

# Starbucks Retail

1342 E F Street  
Oakdale, CA



- Prime highway location to serve the local as well as tourist trade
- Drive Thru building
- High percentage of national credit

**FOR FURTHER INFORMATION CONTACT:  
TIM BETTENCOURT  
(209) 521-1591**



# Financial Summary

1342 E F Street  
Oakdale, CA

SUITE	TENANT NAME	SIZE (±)	SHARE	START	END	RENT			INCREASES		OPTIONS
						ANNUAL	MONTHLY	\$/SF/MO	ON	TO	
1	Starbucks	1,752	40.8%	Apr-07	Apr-17	\$72,000	\$6,000	\$3.42	May 12	\$6,600	4, 5-yr opts with 10% bumps
2	Mr. Pickles	1,225	28.5%	Aug-09	Aug-14	\$22,050	\$1,837.50	\$1.50	Aug 10	\$1,892	2, 5-yr opts, 3% annual increases
3	Supercuts	1,313	30.6%	Apr-07	Apr-12	\$37,026	\$3,085.55	\$2.35	Apr 12	\$3,413	2, 5-yr 10% increase

**Total Size:** 4,290 Sq. Ft.

**Income:** 4,290 Sq. Ft.

Minimum Rent 131,076

Reimbursements 26,928

Total Gross Income 158,004

**Effective Gross Income 158,004**

Expenses

CAM Expenses 12,495

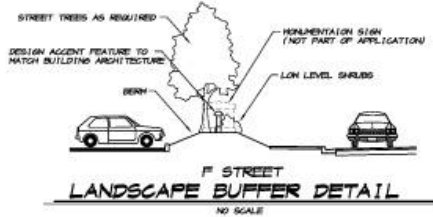
Insurance 3,300

Property Taxes 17,000

Total Expenses 32,795

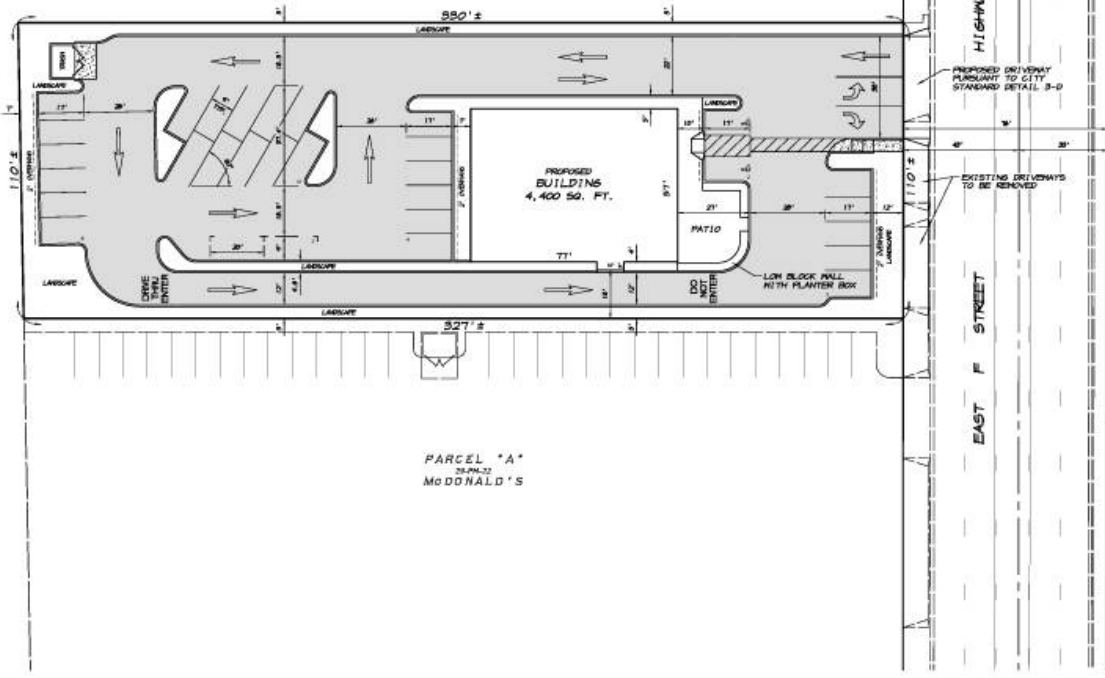
**Net Operating Income \$125,209**





PARCEL 2  
24-PK-23

PARCEL 1  
24-PK-23



PARCEL "A"  
23-PK-32  
McDONALD'S



**OWNER/APPLICANT:**  
  
TIM L. BETTENCOURT  
2020 STANDIFORD, SUITE D1  
MODESTO, CA 95350  
PH. (209) 521-1591

- NOTES:**
1. ASSessor'S PARCEL NUMBER: 064-011-025
  2. SITE SUMMARY: TOTAL SITE = 36,130 SQ. FT.
  3. PROPOSED BUILDING = 4,500 SQ. FT.
  4. PRESENT ZONING: C-2 - GENERAL COMMERCIAL
  5. THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM DEEDS, ASSessor'S MAPS, OR BOTH, AND PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL, AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.

**SUMMARY**

**PROJECT SITE COVERAGE:**

PROPOSED BUILDING	= 4,500 # (12% COVERAGE)
LANDSCAPED AREA	= 0,000 # (17% COVERAGE)
PAVING # CONCRETE	= 20,541 # (71% COVERAGE)
<b>TOTAL SITE</b>	<b>= 36,130 # (100% COVERAGE)</b>

**PARKING SUMMARY:**

PARKING REQUIRED = 1 STALL PER 200 #  
4,500 / 200 = 23 STALLS  
PARKING PROVIDED = 31 STALLS

- LEGEND**
- EX. CURB AND GUTTER
  - PROP. 6" CURBING
  - PROP. AREA OF CONCRETE
  - PROP. AREA OF ASPHALT PAVING

REVISION	DATE	DESCRIPTION

**ASSOCIATED ENGINEERING, INC.**  
Surveying - Design - Planning  
PROJECTS, CALIFORNIA, INC.  
P.O. BOX 545-0399    PH: (209) 545-0397



**SITE PLAN**  
DRAWN BY: JCH / RSW  
DATE: 12/08/17  
SCALE: 1" = 20'  
SHEET: 1 OF 1  
PROJECT: SITE-PLANE  
CHECKED: JCH  
JOB # 441-05

FOR CUREL, SEE 414  
DATE: 08/04/17  
PROJECT: 15.718