



\$1,250,000 | 5.25% CAP

Regional Coffee Drive-Thru | Kennedy RD, Richland WA



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Financial Summary



Prime location at Kennedy & Keene intersection in the thriving Queensgate corridor.

Offering 7.5 years of remaining base term with a strong coffee tenant. This property boasts a 5.25 CAP rate, generating \$65k NOI, and features double drive-thrus, 12 parking stalls, and convenient access from Kennedy. Built in 2017, it has successfully grown alongside the area's residential and commercial expansion.

SUMMARY

| | |
|-----------------------------|----------------------------|
| TERM | 7.5 YEARS RENEWABLE |
| LEASE TYPE | NNN |
| RENT | \$65,633 |
| NOI | \$65,000 |
| DRIVE THRU'S | TWO |
| PARCEL SIZE | 30,056 |
| BUILDING SIZE + YEAR | 450 SF / 2017 |

Site Map



About Wake Up Call

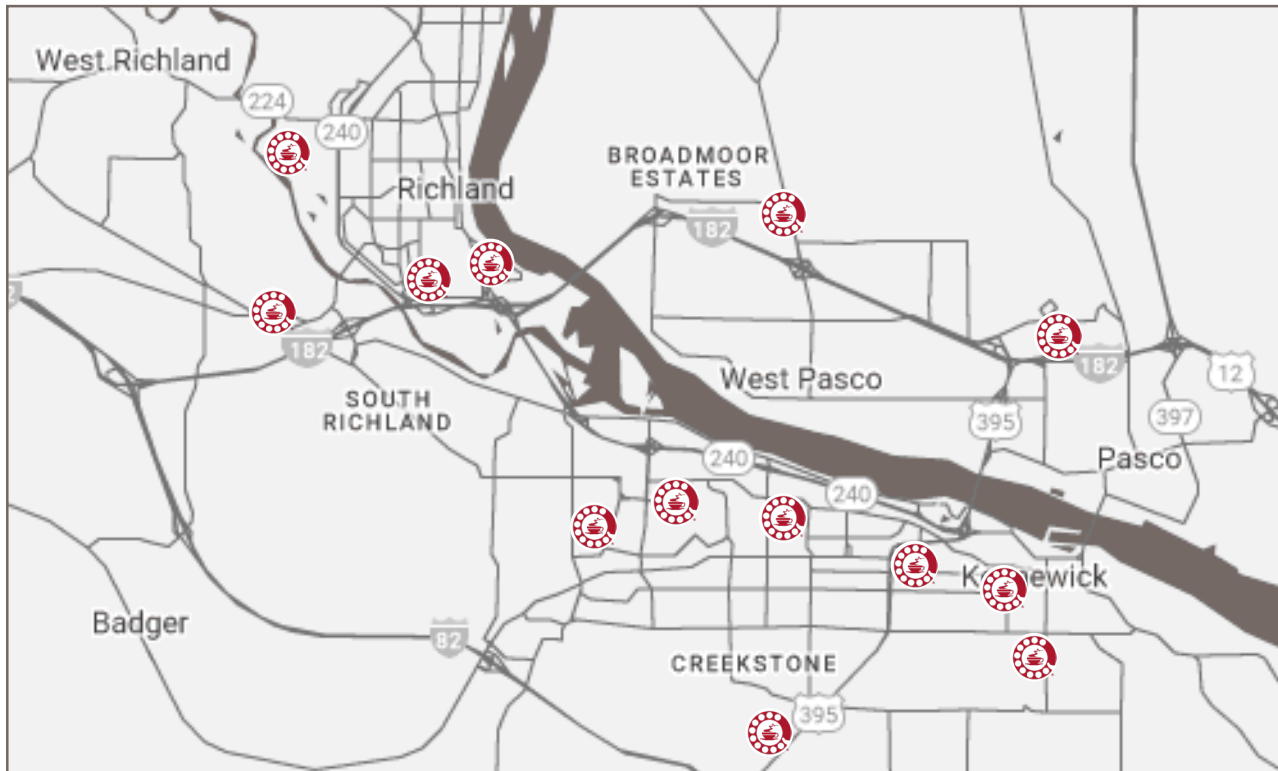


Founded in 2004 in Spokane, Washington, Wake Up Call has established itself as a prominent coffee brand with a commitment to quality and community. Over the years, it has grown from a modest coffee shop into a thriving coffee sensation. Currently, Wake Up Call operates 26 locations, with a recent expansion into the Tri-Cities area, marked by the catchphrase 'waking up the Tri-Cities.'

Wake Up Call prides itself on delivering a diverse coffee menu that caters to a wide range of tastes. Whether patrons seek meticulously sourced single-origin brews or quick, energizing options, they can expect both exceptional coffee and a welcoming atmosphere.

This expansion reflects Wake Up Call's dedication to fostering coffee culture and community bonds. With a legacy of flavor and a focus on quality, Wake Up Call invites customers to join them in savoring a rich coffee experience that has been brewing since 2004.

LOCATIONS: 13 Tri-Cities, WA | 11 Spokane, WA | 1 Walla Walla, WA | 1 Coeur d'Alene, ID





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