



\$1,650,000 | 6.75% CAP

Regional Coffee Drive-Thru | N Columbia Center Blvd. - Kennewick WA



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Financial Summary



Incredible visibility and access on Columbia Center Blvd, strategically located across from the Simon Regional Mall and adjacent to HWY 240 on-ramps.

This property offers 7.5 years of remaining base term with a strong coffee tenant, generating a noteworthy \$112k NOI with annual bumps scheduled. With two buildings on the site, including a double drive-thru building and a vacant 4500 SF office/retail building, the NNN portion presents a solid 5.52% CAP rate. Additionally, the proforma indicates the potential for the vacant building to be leased at \$12/SF NNN, boasting an attractive 8.90% CAP rate. When blended together, the NNN and value-add components create an enticing 6.75% CAP deal.

SUMMARY

TERM	7.5 YEARS
LEASE TYPE	NNN
RENT	\$115,000
NOI	\$112,000
DRIVE THRU'S	TWO
PARCEL SIZE	9,148 SF
BUILDING SIZE + YEAR	4,447 SF + 448 SF / 1967 & 2015

Site Map



About Wake Up Call

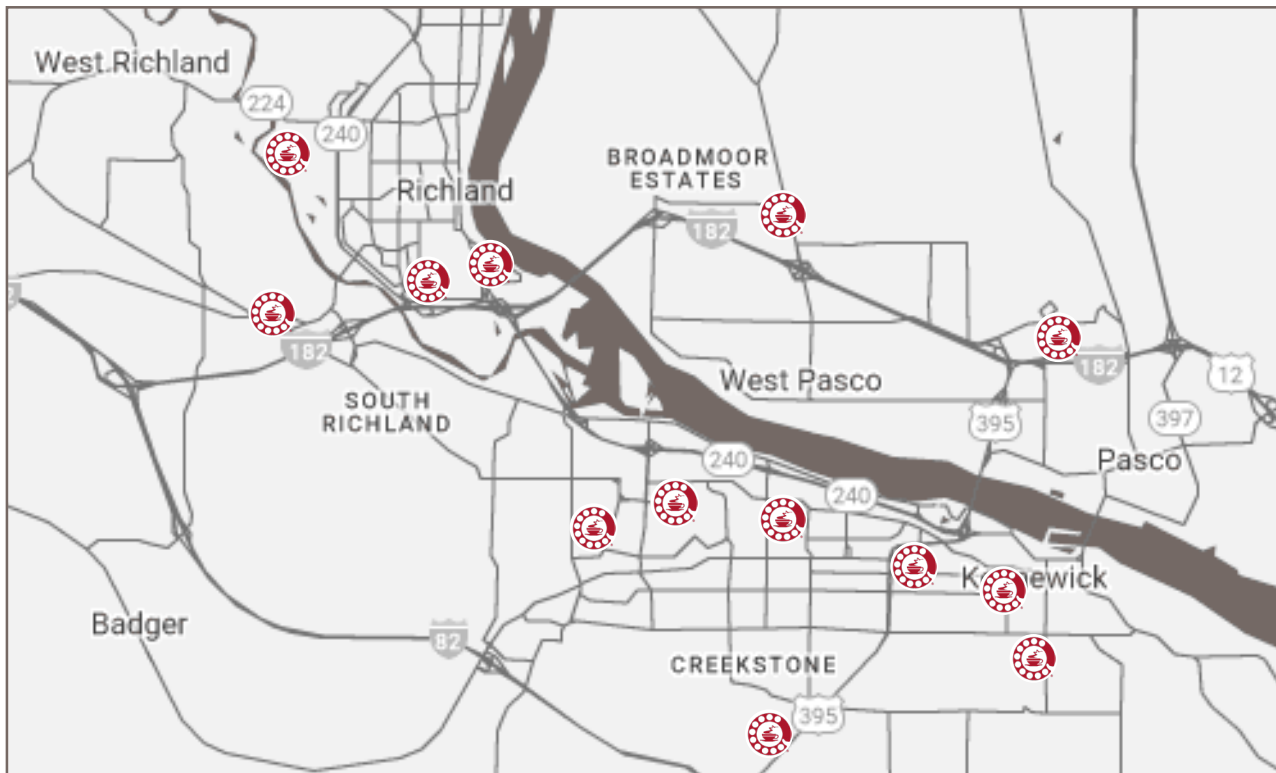


Founded in 2004 in Spokane, Washington, Wake Up Call has established itself as a prominent coffee brand with a commitment to quality and community. Over the years, it has grown from a modest coffee shop into a thriving coffee sensation. Currently, Wake Up Call operates 26 locations, with a recent expansion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