



**\$895,000 | 5.80% CAP**

Regional Coffee Drive-Thru | W Carmichael Dr. Kennewick WA



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# Financial Summary



Ideally situated on a bustling arterial street, leading to the local high school and the heart of Downtown.

With 7.5 years remaining on the base term, this coffee tenant offers stability and consistent income. The property boasts a 5.80% CAP rate, generating a strong \$52k NOI with annual bumps throughout the remaining term. Featuring a single drive-thru and 15 parking stalls accessible from 4th and Carmichael, this building underwent a renovation in 2017, solidifying its status as a cornerstone of the corridor.

## SUMMARY

<b>TERM</b>	<b>7.5 YEARS RENEWABLE</b>
<b>LEASE TYPE</b>	<b>NNN</b>
<b>RENT</b>	<b>\$52,450</b>
<b>NOI</b>	<b>\$52,000</b>
<b>DRIVE THRU'S</b>	<b>ONE</b>
<b>PARCEL SIZE</b>	<b>9,148 SF</b>
<b>BUILDING SIZE + YEAR</b>	<b>1,056 SF / 2017 RENOVATION</b>

# Site Map



# About Wake Up Call

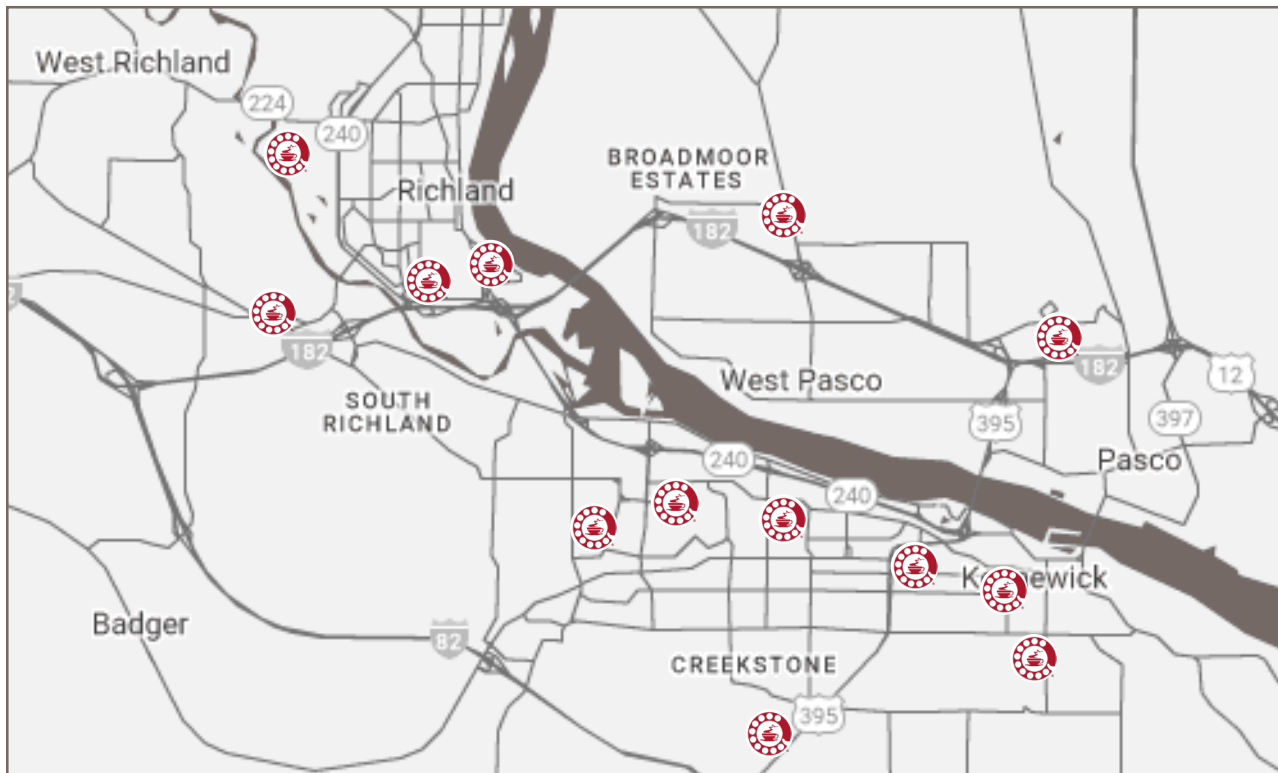


Founded in 2004 in Spokane, Washington, Wake Up Call has established itself as a prominent coffee brand with a commitment to quality and community. Over the years, it has grown from a modest coffee shop into a thriving coffee sensation. Currently, Wake Up Call operates 26 locations, with a recent expansion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