



\$3,795,000 | 6.03% CAP | \$229,000 NOI

OM OFFERING MEMORANDUM

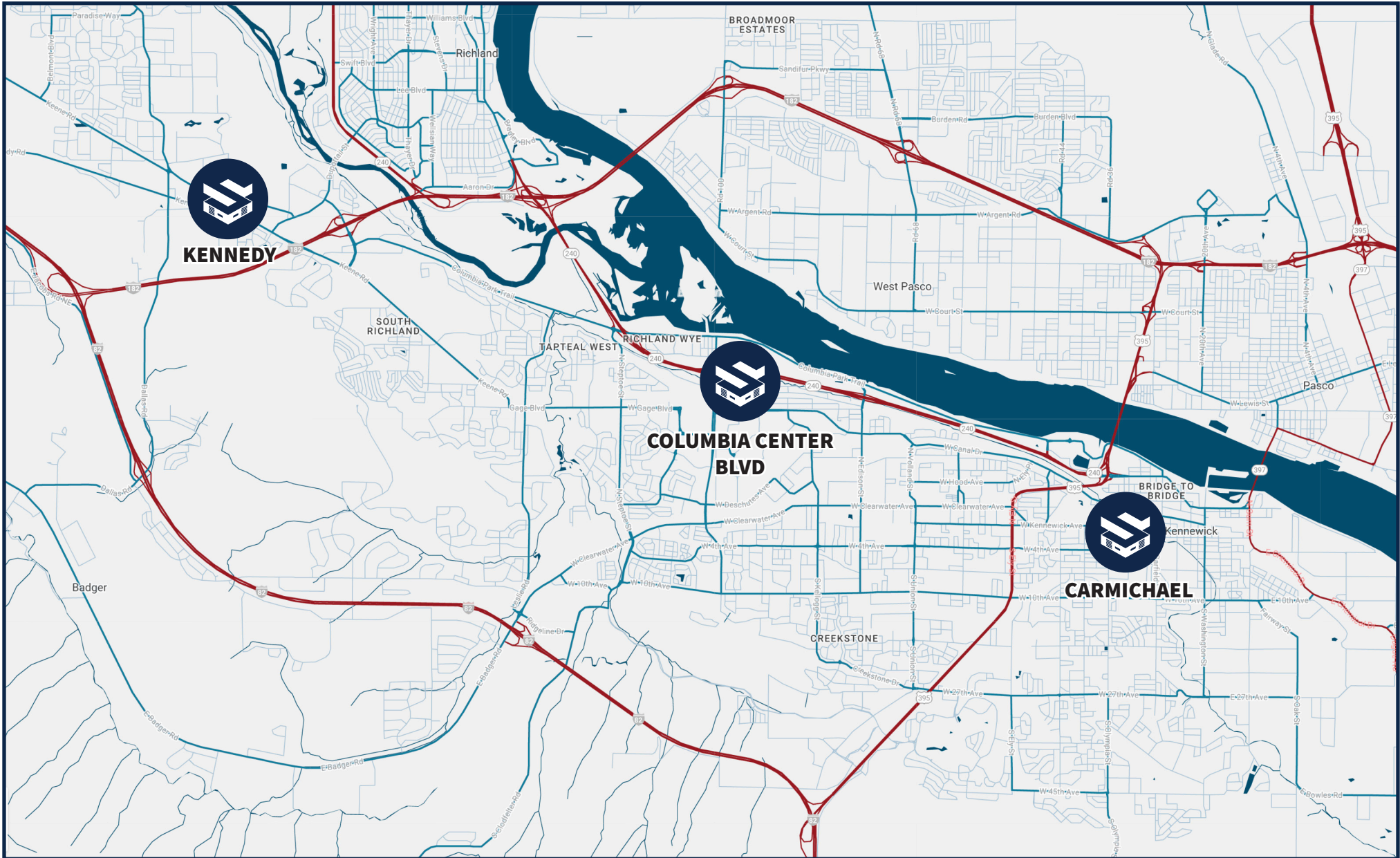
Regional Coffee Drive-Thru Portfolio | Tri-Cities, WA



Prepared by StrickerCRE® | June 2023

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Locations



Financial Summary



Kennedy Rd. - Richland WA

\$1,250,000 | 5.25% CAP

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



N Columbia Center Blvd. - Kennewick WA

\$1,650,000 | 6.75% CAP

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



W Carmichael Dr. - Kennewick WA

\$895,000 | 5.80% CAP

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

Kennedy Rd. - Richland WA



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.

N Columbia Center Blvd. - Kennewick WA



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.

W Carmichael Dr. - Kennewick WA



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.

StrickerCRE® TEAM



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Not Shown

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Facilities

About Wake Up Call

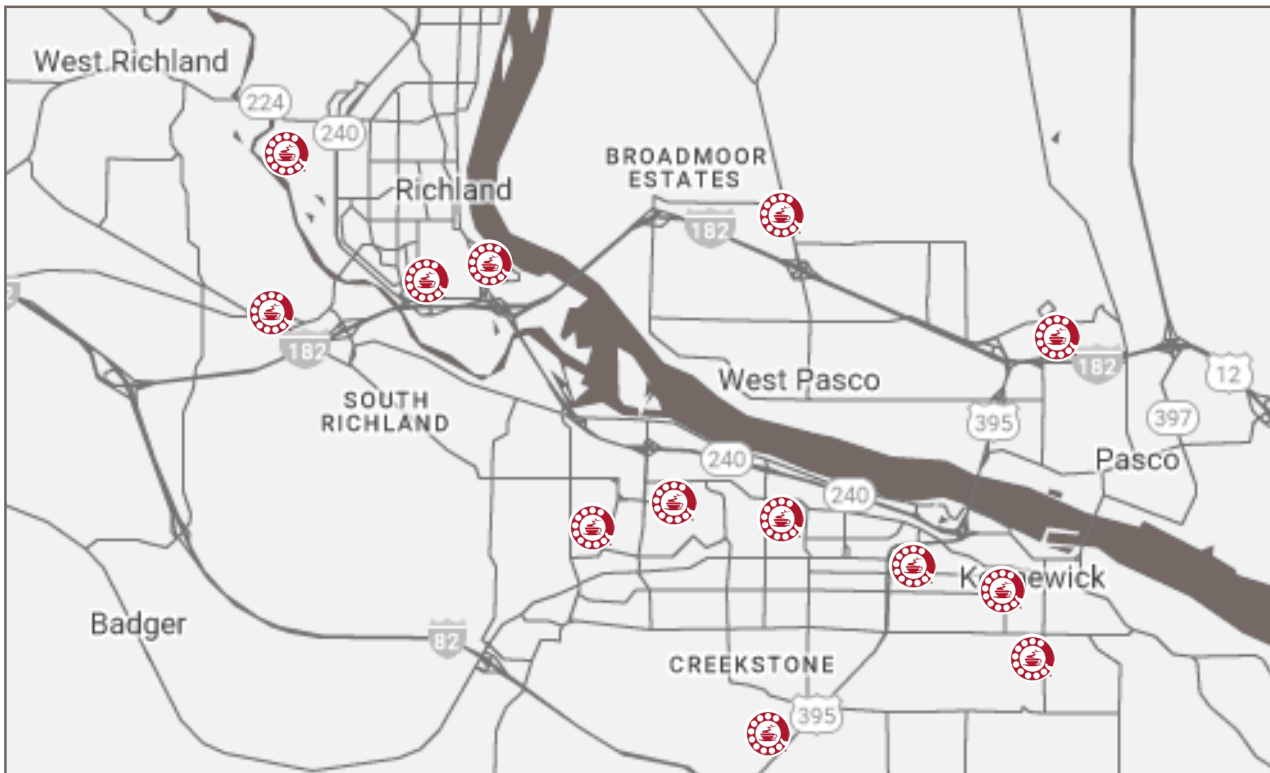


Founded in 2004 in Spokane, Washington, Wake Up Call has established itself as a prominent coffee brand with a commitment to quality and community. Over the years, it has grown from a modest coffee shop into a thriving coffee sensation. Currently, Wake Up Call operates 26 locations, with a recent expansion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