



WAKE UP CALL COFFEE

2517 N 4th St | Coeur d'Alene, ID 83814

Asking Price: \$2.4M | Cap Rate: 5.00%

[CLICK TO VIEW OFFERING MEMORANDUM](#)



INVESTMENT HIGHLIGHTS

- 10-Year term with annual 2% rent increases. Yield increases 100 basis points in the primary term.
- Absolute NNN lease structure provides zero Landlord responsibilities. Seller to execute a brand-new lease at closing.
- Strong regional brand with 49+ locations and 20+ years of operational success, all 100% company owned. Voted "Best Drive-Thru Coffee" four years in a row by Inlander.
- Highly visible location with frontage on N 4th St. within the Appleway-North 4th St. neighborhood, a walkable neighborhood known for daily-needs retail and trendy restaurants.
- Coeur d'Alene has experienced significant growth with a 23% increase in population between 2013-2023.



Northmarq
6120 S Yale Ave, Suite 300
Tulsa, OK 74136
northmarq.com



Sean Mack
Senior Vice President
smack@northmarq.com
503.957.7945
ID Lic. #SP34992

Kevin Adatto
Managing Director
kadatto@northmarq.com
503.675.7726
ID Lic. #DB39857