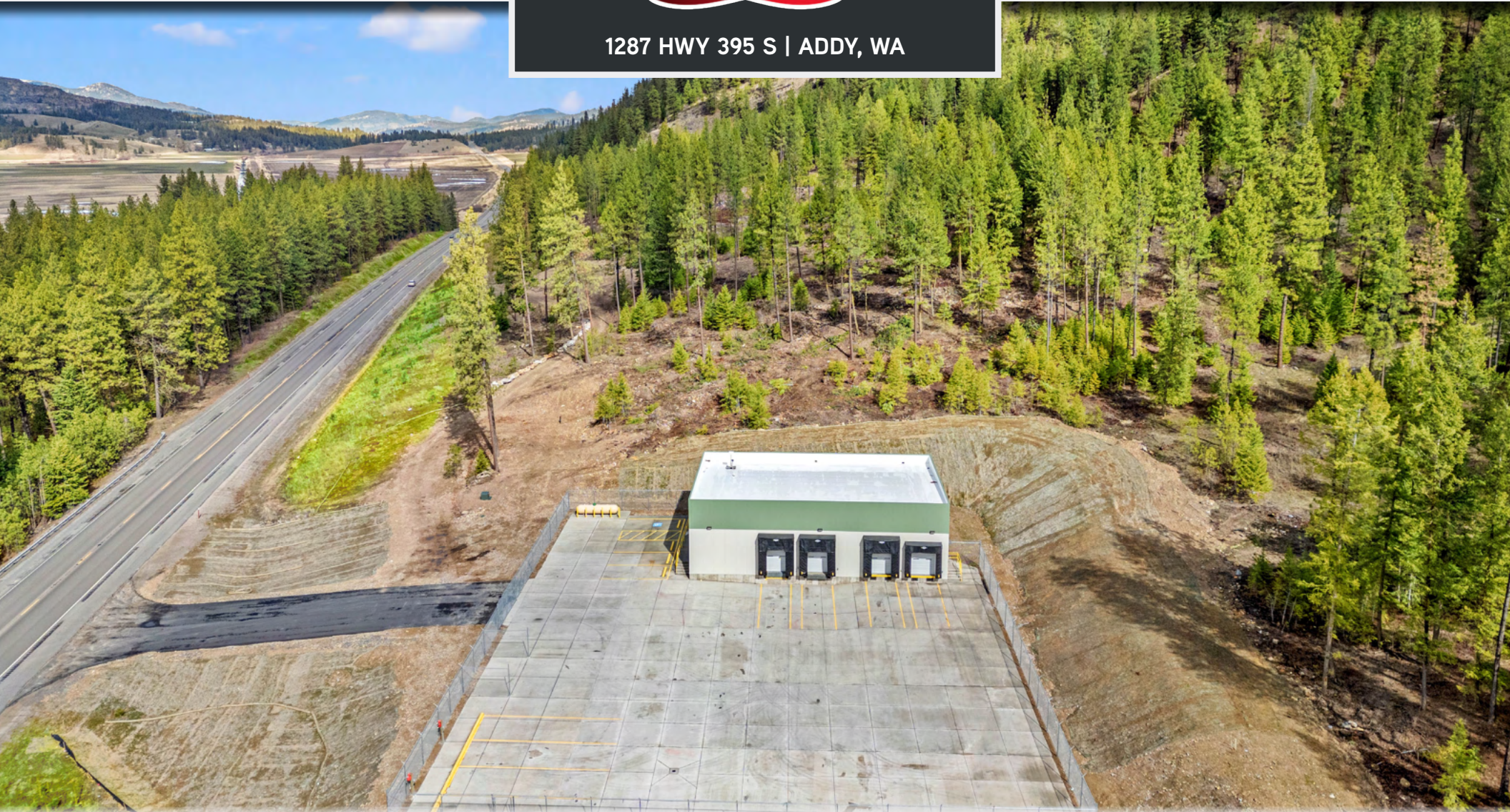


ORIGINAL 10-YEAR LEASE



1287 HWY 395 S | ADDY, WA

\$2,551,781 | 7.89% CAP



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# DEAL SUMMARY



## Address

1287 Highway 395 S  
Addy, WA 99101

## Asking Price

\$2,551,781

## Cap Rate

7.89%

## NOI

\$201,216

## Lease Term

10 Years

## Lease Type

Gross

## Lot Size

13.86 AC



# LEASE SUMMARY

<b>Tenant</b>	Frito-Lay
<b>Lease Guarantor</b>	Rolling Frito-Lay Sales, LP
<b>Address</b>	1287 Highway 395 S Addy, WA 99101
<b>Gross Annual Rent</b>	\$214,610
<b>Lease Commencement</b>	11/1/2024
<b>Lease Expiration</b>	10/31/2034
<b>Lease Type</b>	Gross
<b>Landlord Responsibilities</b>	Structural repairs / capital replacements HVAC amortized over useful life, landscaping, snow removal, building insurance, property taxes
<b>Tenant Responsibilities</b>	Maintenance of all HVAC equipment, roof membrane and drains, utilities
<b>Building Size</b>	4,197 SF
<b>Dock Doors</b>	4
<b>Lot Size</b>	13.68 AC
<b>Year Built</b>	2024
<b>Renewal Options</b>	Two, 5-Year Options at Fair Market Value





# RENT SCHEDULE

Term	Gross Rent/SF	Gross Monthly Rent	Gross Annual Rent
11/1/2024 - 10/31/2034	\$51.13	\$17,884	\$214,610

## Pro-Forma P&L

Income	Pro-Forma	Per SF
Gross Annual Rental Income	\$214,610	\$51.13
<b>Total Income</b>	<b>\$214,610</b>	<b>\$51.13</b>
Expenses	Pro-Forma	Per SF
2026 Property Taxes	\$4,372	\$1.13
CAM	\$2,500	\$0.60
Insurance	\$6,162	\$1.47
Utilities	Paid by Tenant Direct	-
<b>Total Expenses</b>	<b>\$13,394</b>	<b>\$3.20</b>
<b>Net Operating Income</b>	<b>\$201,216</b>	<b>\$47.93</b>





# INVESTMENT HIGHLIGHTS

## BRAND NEW CONSTRUCTION | INITIAL 10 YEAR LEASE TERM

Brand new construction using premium quality building materials. Offering features an initial 10-year lease term with two 5-year renewal options at fair market rate.

## ATTRACTIVE RETURN FUNDAMENTALS | 7.89% CAP RATE

At an attractive 7.89% CAP Rate, this opportunity provides an investor with a long-term credit backed lease in a submarket lacking functional warehousing and distribution space.

## INVESTMENT GRADE PARENT COMPANY | MARKET LEADER

Frito-Lay is #1 in terms of market share in the U.S. snack food industry and is wholly owned by PepsiCo, Inc. (NASDAQ: PEP), the largest food & beverage company in North America with revenues in excess of \$91B (2022) and an A+ S&P global rating.

## CRITICAL LOCATION | LAST MILE DISTRIBUTION FACILITY

Conveniently located along US-395 between Colville, WA and Chewelah, WA this location provides the ability to access both markets within a 15 minute drive time and was purposefully built to serve the Northeast Washington region.





# TENANT PROFILE - Frito-Lay

## OVERVIEW

Frito-Lay North America is the \$23 billion convenient foods division of PepsiCo, Inc. (NASDAQ: PEP), which is headquartered in Purchase, N.Y. Frito-Lay makes some of the most popular and high-quality snacks available in the marketplace today. These include Lay's and Ruffles potato chips, Doritos tortilla chips, Cheetos snacks, Tostitos tortilla chips and branded dips, SunChips multigrain snacks and Fritos corn chips.

## CUSTOMERS SERVED

Frito-Lay is known for its "Direct Store Delivery" system - the largest DSD system in North America. We deliver our chips directly to stores to ensure freshness and merchandize them ourselves, which gives us a tremendous competitive advantage in the marketplace. Our go-to-market system also includes warehouse distribution, giving us additional flexibility that helps drive our strong partnerships with our customers. Frito-Lay has nearly 15,000 routes that make over 500,000 weekly service calls on approximately 315,000 customers.



## KEY BRANDS



WEBSITE	<a href="http://www.fritolay.com">www.fritolay.com</a>
NO. OF VEHICLES	23,000 Vehicles
# OF CUSTOMERS	315,000+ Customers



NO. OF FACILITIES  
**30+ Facilities**



HEADQUARTERS  
**Plano, TX**



NO. OF EMPLOYEES  
**68,000 Employees**



TOTAL REVENUE  
**\$24.7B in 2025**



# TENANT PROFILE - PepsiCo, Inc.

## PARENT COMPANY - PEPSICO, INC.

PepsiCo Global Real Estate, Inc., a Delaware corporate is a subsidiary of PepsiCo, Inc. PepsiCo is a global leader in convenient foods and beverages. Their products are enjoyed by consumers more than **one billion times a day in more than 200 countries and territories around the world**. PepsiCo generated more than **\$91 million** in net revenue in 2023, driven by a complimentary beverage and convenient foods portfolio that includes Lay's, Dorito's, Cheetos, Gatorade, Pepsi-Cola, Mountain Dew, Quaker, and SodaStream. PepsiCo's product portfolio includes a wide range of enjoyable foods and beverages, including many iconic brands that generate more than **\$1 billion each in estimated annual retail sales**. **PepsiCo is the largest food and beverage company in North America and the second largest in the world.**

Subway®, one of the world's largest restaurant brands recently announced a 10-year agreement with PepsiCo to supply beverages in U.S. restaurants beginning January 1, 2025 to become the exclusive provider of beverages at all Subway sandwich shops in the U.S. Subway's longstanding partnership with Frito-Lay® will also be extended through 2030, bringing the brand's U.S. snack and beverage portfolio together under one supplier and driving more efficiency across the system. To learn more about the partnership, click [here](#).



# PEPSICO



STOCK TICKER  
**NASDAQ: PEP**



LOCATED IN  
**200+ Countries**

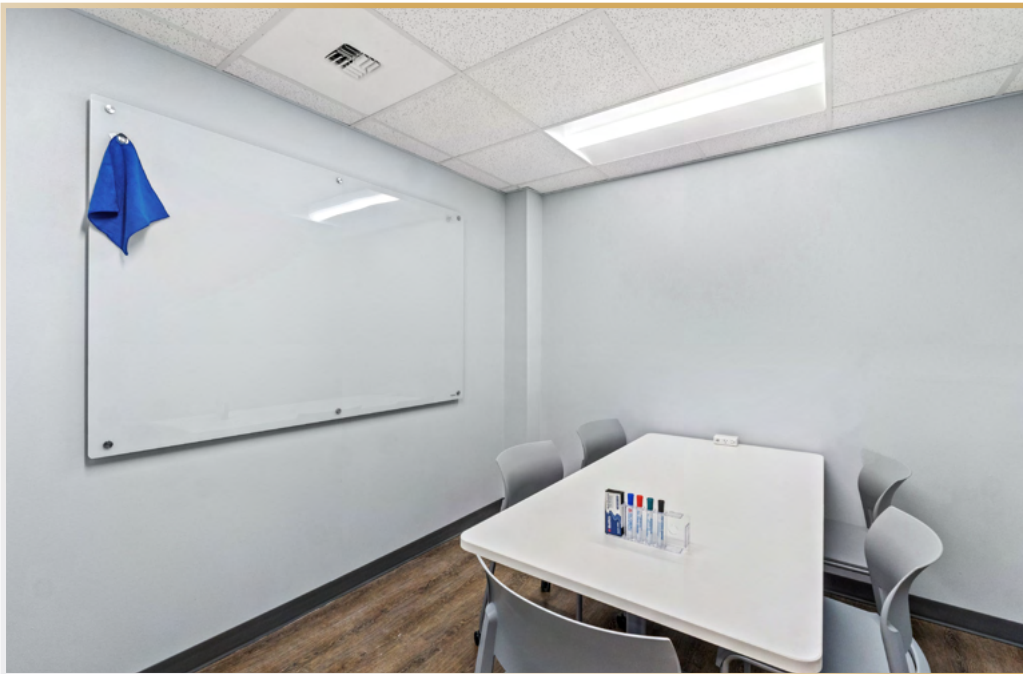


NO. OF EMPLOYEES  
**315,000+ Employees**



Q4 2025 REVENUE  
**\$29.34 Billion**

# PROPERTY PHOTOS





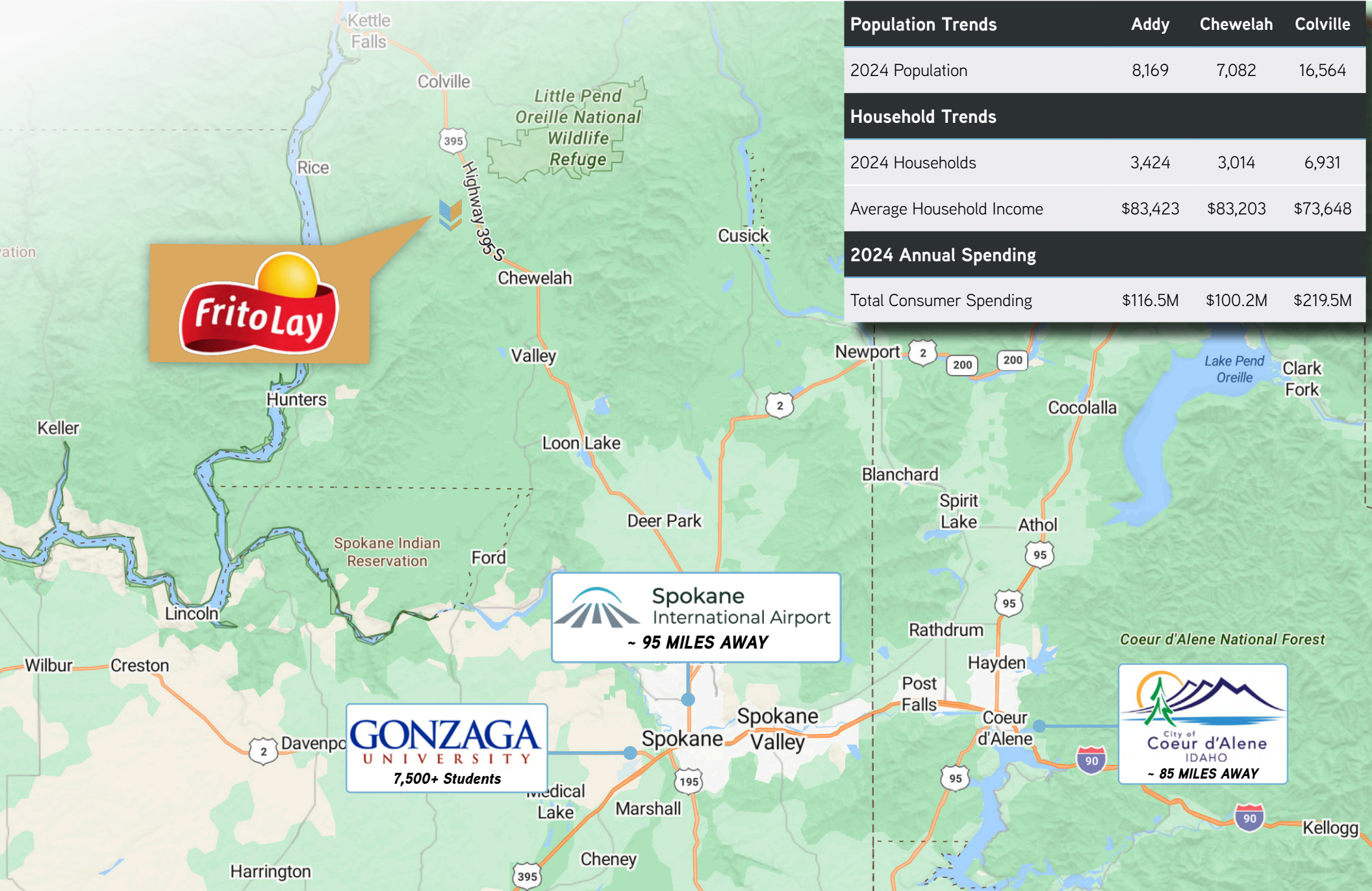
# PROPERTY AERIAL



Hwy 385 S - 6,050 NPD



# DEMOGRAPHICS - Addy, WA



Population Trends	Addy	Chewelah	Colville
2024 Population	8,169	7,082	16,564
Household Trends			
2024 Households	3,424	3,014	6,931
Average Household Income	\$83,423	\$83,203	\$73,648
2024 Annual Spending			
Total Consumer Spending	\$116.5M	\$100.2M	\$219.5M



 **Spokane International Airport**  
~ 95 MILES AWAY

**GONZAGA UNIVERSITY**  
7,500+ Students

 **City of Coeur d'Alene IDAHO**  
~ 85 MILES AWAY

# LOCATION OVERVIEW - Addy, WA



Addy, Washington is a small rural community located in Stevens County in northeastern Washington along the Colville River. Positioned along U.S. Route 395 between Colville and Chewelah, Addy benefits from regional connectivity throughout northeastern Washington and into nearby Idaho. Stevens County is home to approximately 49,000 residents and functions as part of the broader economic region anchored by Spokane, Washington, the largest metropolitan center in eastern Washington located roughly 70 miles to the south. The surrounding area supports a stable rural population base driven primarily by agriculture, forestry, local trade, and small business activity.

The regional economy is historically rooted in agriculture and timber production, with additional economic activity supported by outdoor recreation and tourism. The community is located near several major natural destinations including Colville National Forest, Lake Roosevelt National Recreation Area, and Little Pend Oreille National Wildlife Refuge, which attract seasonal visitors and outdoor enthusiasts. With affordable land, access to U.S. Route 395, and proximity to regional service centers such as Colville and Spokane, the Addy area supports agricultural operations, small-scale manufacturing, logistics support services, and neighborhood-serving retail throughout Stevens County.

- *Located in Stevens County in northeastern Washington **along U.S. Route 395** between Colville and Chewelah.*
- *Approximately **70 miles north of Spokane**, providing access to the largest economic center in eastern Washington.*
- ***Near major recreation destinations** including Colville National Forest, Lake Roosevelt, and Little Pend Oreille National Wildlife Refuge.*
- ***Regional economy** supported by agriculture, forestry, light manufacturing, and service sector employment.*
- ***Rural location** with affordable land and highway connectivity supporting agricultural and logistics activity.*





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