



# WAKE UP CALL COFFEE

3526 E 5th Ave | Spokane, WA 99202

Asking Price: \$ 1.8M | Cap Rate: 5.00%

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## 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.
- Strategic, high-visibility location on a one-way portion of Freya Street carrying all I-90-bound traffic directly past the property, just minutes from the Interstate 90 interchange.
- Dense surrounding population with approximately 230,711 residents within a 5-mile radius, supporting strong daily drive-thru traffic and average household incomes of nearly \$95k.
- Additional daily draw provided by proximity to Fred Meyer, the only large-footprint grocery serving the immediate submarket just south of I-90.
- South Spokane is a highly desirable area, offering proximity to Spokane's CBD and consistent population growth exceeding the national average.



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