

SINGLE TENANT STARBUCKS INVESTMENT

12811 4TH AVE W, EVERETT, WA 98204, UNITED STATES



**EARLY LEASE
EXTENSION**

**FULL TENANT
REMODEL**

**RELOCATION FROM
IN-LINE STORE**

**RENTAL INCREASE
IN 2026**

**MAJOR I-5 INTERCHANGE
LOCATION**

NEWMARK

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I THE OFFERING

Starbucks presents an exceptional investment opportunity, benefiting from a phenomenal 'story' with Starbucks relocating to this site in 2016 from a neighboring in-line store location, recently exercising an early five-year option providing six years of lease term remaining, completing an extensive store remodel in 2023 at the Tenant's costs, and a 10% rental increase in May 2026 increasing the going-in yield approximately 60 basis points. Located on a prime corner parcel at the intersection of 4th Ave W and 128th St SW in Everett, the asset is strategically positioned and sees ample consumer foot traffic and vehicle traffic counts in excess of 50,000 cars per day. This opportunity offers ease of management, and strong growth potential, and stands as a prime acquisition for investors looking for a high-quality, secure, and growth-oriented real estate asset.

TERMS OF THE OFFERING

PRICE	\$2,940,000
CAP RATE	5.00%
NOI	\$147,068
2026 CAP RATE	5.63%
BUILDING AREA	2,050 SF
LAND AREA	0.51 Acres
ADDRESS	12811 4th Avenue W, Everett, WA

INVESTMENT HIGHLIGHTS

HIGH-QUALITY PHYSICAL PLANT

- The Tenant relocated to this site in 2016 and completed a full store remodel in 2023 at the Tenant's cost, substantiating their commitment to the site and location.

EARLY LEASE EXTENSION

- The Tenant executed their option early and a 10% rental increase will take place in May 2026, moving the going-in cap rate approximately 60 basis points.

STRONG HISTORICAL OCCUPANCY

- This has operated as a successful Starbucks location since 2016, featuring over 8 years of historical occupancy.

STRONG SITE VISITS

- Placer.ai ranks this location in the top 13% in Washington State and top 30% in the country for total visits for Starbucks locations. (data collected on last full 12-months).

FREE-STANDING SINGLE TENANT DRIVE THRU

- The offering presents a rare opportunity to acquire a single-tenant drive-thru on a highly sought after corner location and contributes to the already desirable site.

CORPORATE GUARANTEED LEASE

- The lease has a corporate guarantee with Starbucks, providing strong investment grade credit from a leading nationally recognized company.

EXCELLENT LOCATION

- The Property is a free-standing pad on a prime corner parcel within a strong retail node of Everett.
- Neighboring national credit retailers include Safeway, McDonald's, Taco Bell, Taco Time, Dairy Queen, and Dollar Tree.
- The Property is located in close proximity to a major 1-5 interchange at the intersection of the highly trafficked 4th Ave W and 128th St., with over 50,000 vehicles per day.
- Sound Transit is in the midst of planning the Everett Link Extension that will add 16 miles of light rail and will connect Snohomish County residents to the regional light rail network. There are two potential station sites both located within a half mile of Starbucks. The asset will see a significant increase in consumer foot traffic and vehicular traffic once the extension is completed in late 2030.

HIGH-GROWTH TRADE AREA

- The site is embedded within a dynamic and high-growth trade area. Within a 3-mile radius of the site, there are 160,000 people and the average household income is nearly \$150,000.

I SITE AERIAL

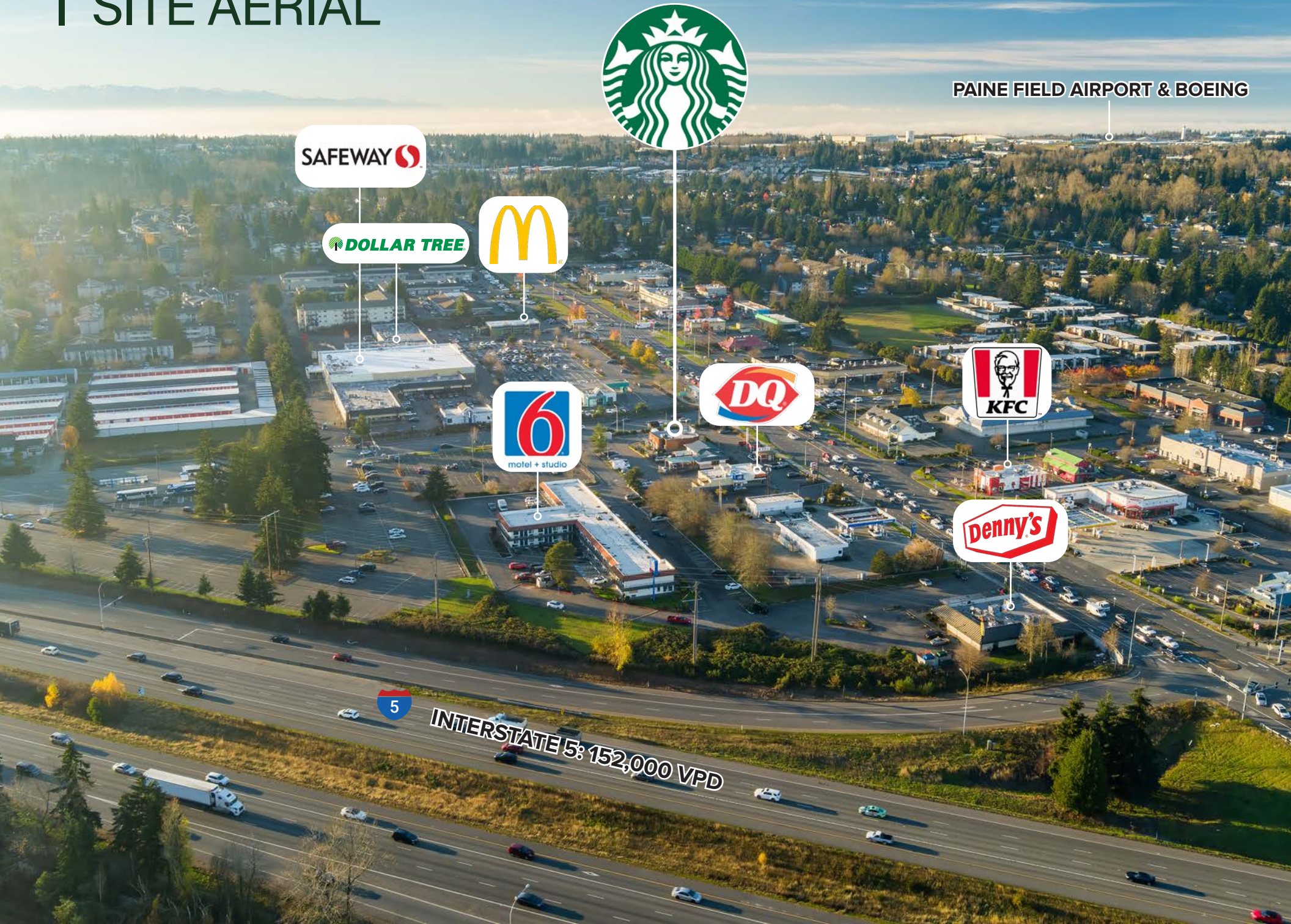


4th AVE W: 24,075 VPD

128th ST SW: 36,200 VPD



I SITE AERIAL



PAINE FIELD AIRPORT & BOEING

SAFeway

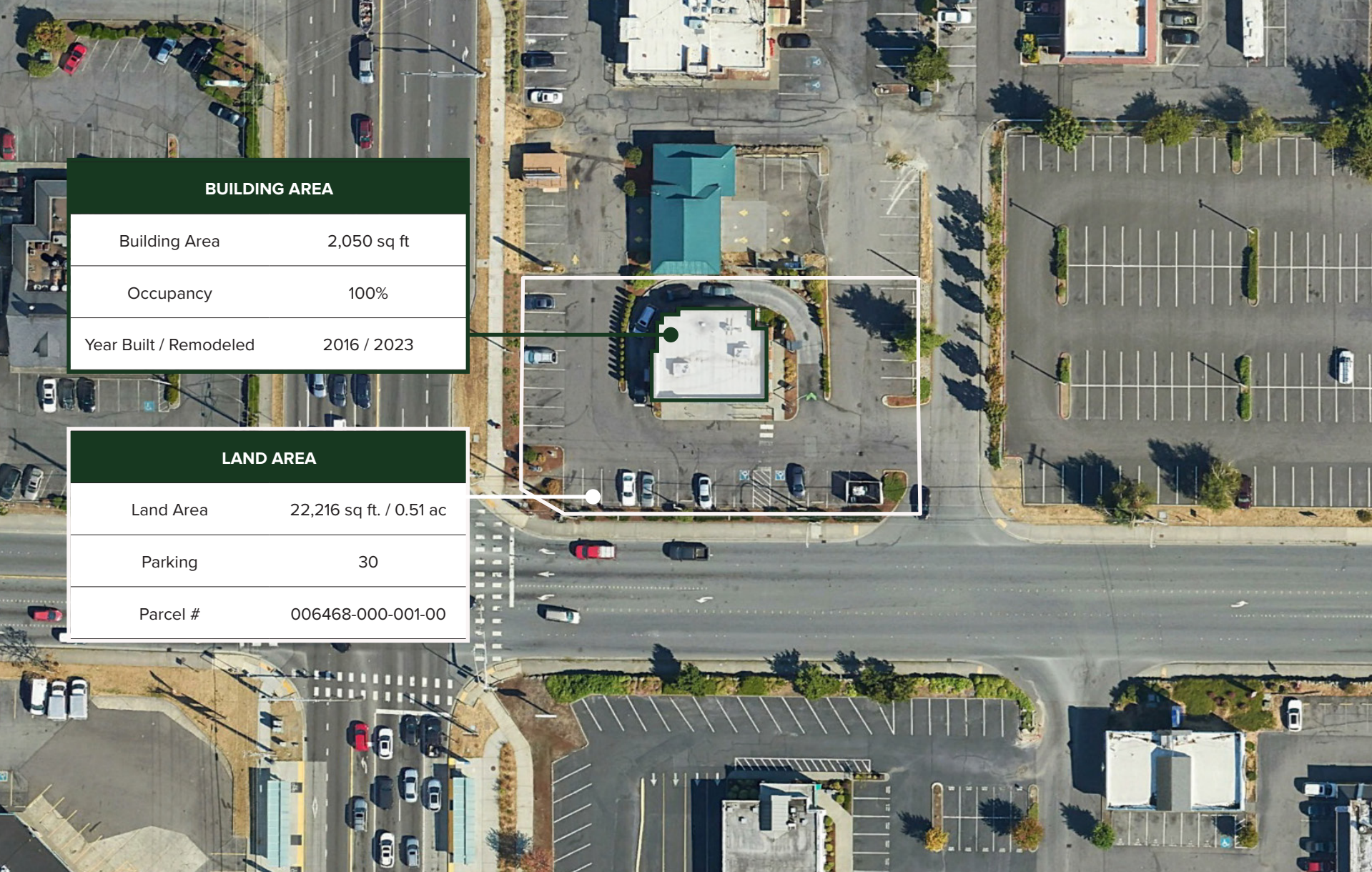
DOLLAR TREE



INTERSTATE 5: 152,000 VPD

I SITE DESCRIPTION

PROPERTY ADDRESS: 12811 4TH AVE W, EVERETT, WA 98204, UNITED STATES



BUILDING AREA

Building Area	2,050 sq ft
Occupancy	100%
Year Built / Remodeled	2016 / 2023

LAND AREA

Land Area	22,216 sq ft. / 0.51 ac
Parking	30
Parcel #	006468-000-001-00

I DISCLAIMER

Newmark Real Estate of Washington, LLC, a Delaware limited liability company doing business as Newmark has been engaged as the exclusive sales representative for the sale of Starbucks (the "Property") located at 12811 4th Ave W, Everett, WA by Granston Starbucks LLC (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

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By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

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