



WAKE UP CALL COFFEE

1621 W Northwest Blvd | Spokane, WA 99205

Asking Price: \$2.88M | 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.
- High-visibility location with frontage on Northwest Blvd. and Ash St. with multiple points of ingress and egress.
- Primary daily needs retail arterial, connecting directly to Interstate 90 and Downtown Spokane.
- Shadow-anchored by a Planet Fitness and Goodwill, and located directly across the street from a high-volume Safeway with strong annual sales.
- Dense surrounding population with approximately 229k residents within a 5-mile radius, supporting strong daily drive-thru traffic and average household incomes of \$89.6k.

