

Starbucks

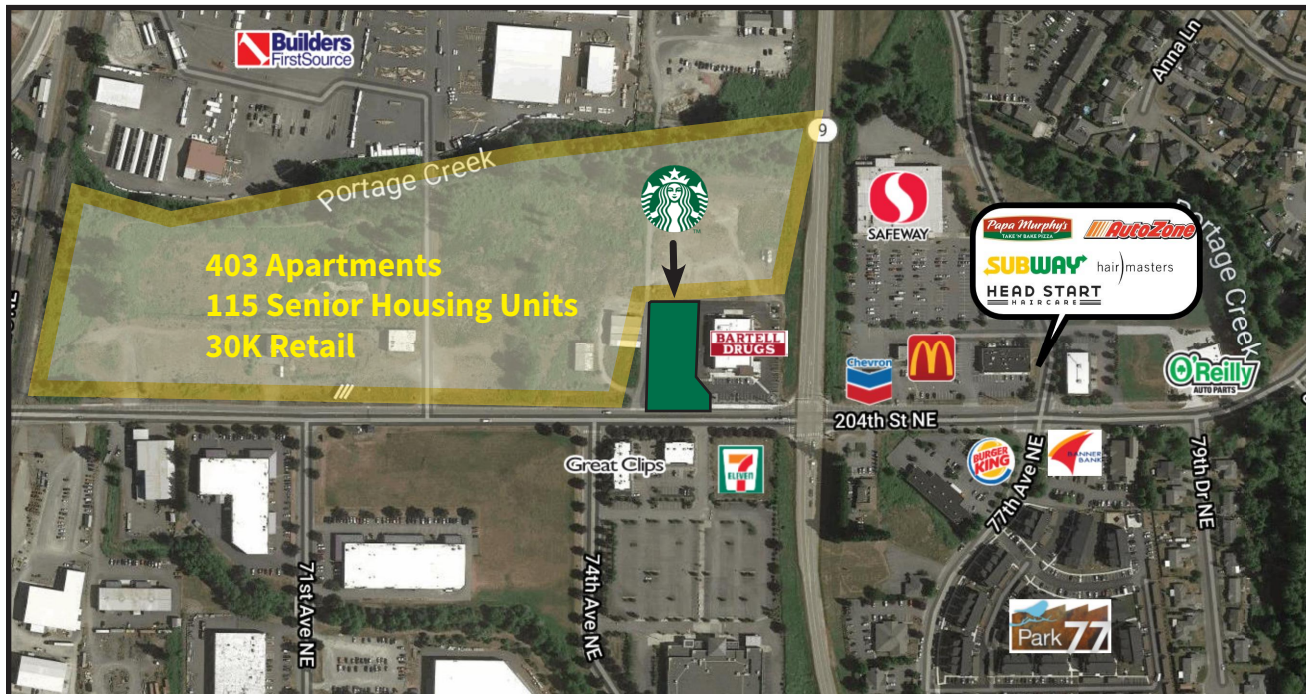
7401 204th Street NE Arlington, WA 98223



\$2,600,000.00 | 1,950 RSF

EXECUTIVE SUMMARY

This offering is an investment grade Starbucks (BBB+), currently under construction with a newly executed ten year lease and four 5 year options. Starbucks Coffee has over 15,000 locations in the United States and approximately 31,000 locations worldwide. This opportunity is located in Arlington Washington, a thriving community in Snohomish County, which has a population of greater than 800,000 residents. Arlington is located approximately 40 miles north of Seattle and 70 miles south of the Canadian border. Arlington has a strong manufacturing and industrial presence. The city has shown tremendous growth over the past decade and has an expected future job growth rate of greater than 40% over the next decade. In addition, the annual Arlington Airport Fly-in is rated the number one fly-in airshow in the nation. The subject property is located minutes from I-5, SR-9, Highways 530 and 531, as well as major retail tenants such as Costco, Target, and Walmart, and medical service providers such as The Everett Clinic.



\$2,600,000.00
PRICE

NNN
LEASE

4.15%
CAP RATE

10 YEAR
BASE
LEASE
TERM

Four
5 Year
Options

1,950
RSF

20
On -Site
PARKING
STALLS



Royce Cottle
rcottle@leibsohn.com
(425) 586-4656

Tyler Jones
tjones@leibsohn.com
(425) 586-4648

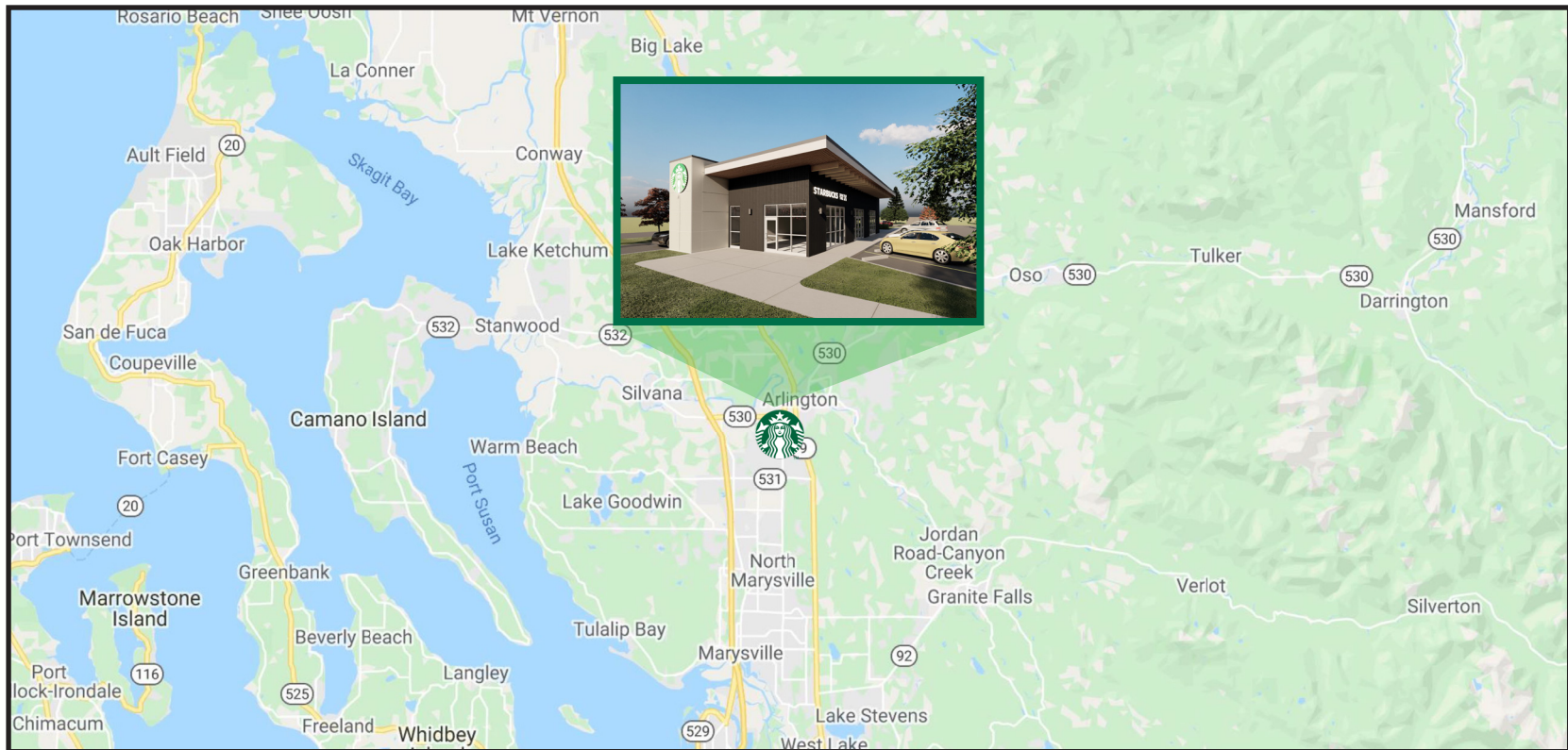
Melissa Johnson
melissaj@kwcommercial.com
(425) 765-3568



AREA OVERVIEW

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
POPULATION	6,679	24,200	46,447
INCOME	\$88,822	\$99,879	\$102,110
DAYTIME POPULATION	6,397	15,740	30,867



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PROPERTY OVERVIEW

PROPERTY SUMMARY

ADDRESS:

7401 204th Street NE
Arlington, WA 98223

TENANT: Starbucks

PROPERTY SUB-TYPE: Drive Thru

CREDIT RATING: BBB+

PRICE: \$2,600,000

CAP RATE: 4.15%

PROPERTY DESCRIPTION

CONSTRUCTION: New

LOT SIZE: 0.69 Acres

PARCEL NO: Snohomish County
APN: 31051100305400

ZONING: General Commercial

LEASE SUMMARY

LEASE TYPE: NNN

LANDLORD RESPONSIBILITY: Structure

TENANT RESPONSIBILITY: RE Taxes, RE insurance,
CAM, HVAC

LEASE TERM: 10 Years

LEASE OPTIONS: Four, Five Year

RENT COMMENCEMENT: TBD

LEASE EXPIRATION: TBD

INCREASES: 10% every five years

OPTIONS TO TERMINATE: None

RIGHTS OF FIRST REFUSAL: None



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RENT ROLL

LEASE TERM

RENT SUMMARY

		BEGINNING	END	RENT PSF	MONTHLY RENT	ANNUAL RENT	LEASE TYPE
Base Term:	Yrs 1-5	Est. 1/2021	TBD	\$55.38	\$9,000.00	\$108,000.00	NNN
	Yrs 6-10	TBD	TBD	\$60.92	\$9,900.00	\$118,800.00	NNN
Options:	Yrs 11-15	TBD	TBD	\$67.02	\$10,890.00	\$130,680.00	NNN
	Yrs 16-20	TBD	TBD	\$73.72	\$11,979.00	\$143,748.00	NNN
	Yrs 21-25	TBD	TBD	\$81.08	\$13,176.90	\$158,122.80	NNN
	Yrs 26-30	TBD	TBD	\$89.20	\$14,494.59	\$173,935.08	NNN



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A photograph of a Starbucks building exterior, featuring large glass windows and a Starbucks logo on the right side. The image is used as a background for the top section of the document.

EXCLUSIVELY LISTED BY:

ROYCE COTTLE
rcottle@leibsohn.com
425-586-4656

TYLER JONES
tjones@leibsohn.com
425-586-4647

MELISSA JOHNSON
melissaj@kwcommercial.com
(425) 765-3568

www.leibsohn.com

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenants. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenants and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenants history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenants if the current tenants should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenants considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Leibsohn & Company and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this multi-tenant property.



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