

New Build, NNN Lease Starbucks. Whitefish, MT.



Offering Memorandum

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COMMERCIAL

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Property Information

Brand new build, Starbucks with a 10 year triple-net lease. 2,200 Square feet with an appealing modern design. Excellent location with Highway 93 frontage right as you are entering the city of Whitefish. Surrounded by various retail and multiple hotels. Minutes from Downtown and Whitefish and Whitefish Mountain Ski Resort. 5% Rent bumps every 5 years and four 5-year lease options. Listing Broker has ownership interest in the property.

Property Address:

6405 Hwy 93 S. Whitefish, MT, 59937



Investment Highlights

10 yr NNN Lease

1 Acre Parcel

2,200 SF

Traffic Count Over 23,000/day

Cap Rate: 4.75%

Purchase Price: \$2,225,000



Demographics

 Flathead Valley



Airport
15 minutes



Shopping
5 minutes



Skiing
18 minutes



High School
4 minutes

- Population: 96,147

- Population Growth: 1.53%

- Median Age: 42

- Median Income: \$51,410



WHITEFISH
• MONTANA •



Market Aerial



Income

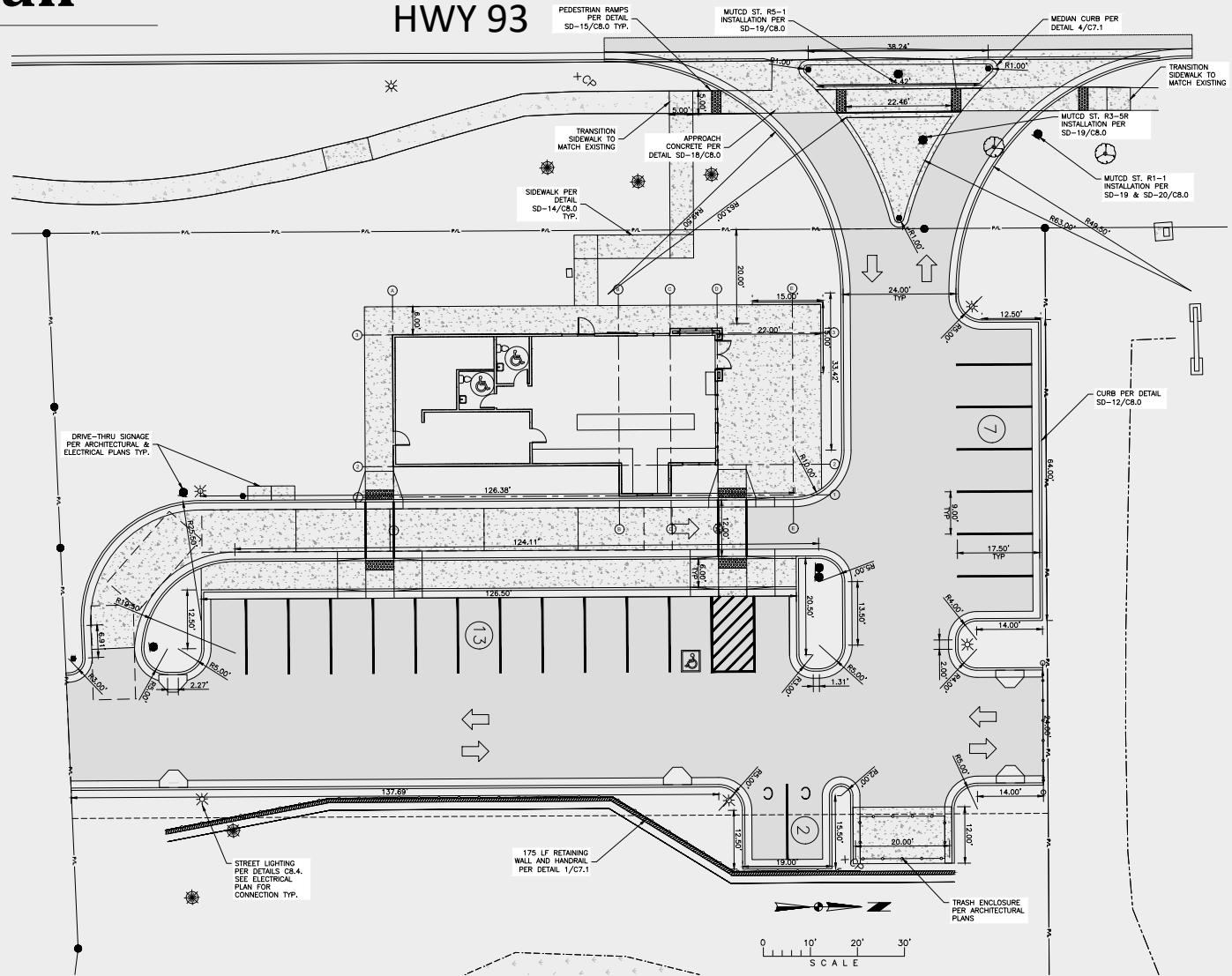
| Years | Monthly | Yearly | Per SF |
|-------|------------|--------------|---------|
| 1-5 | \$8,800.00 | \$105,600.00 | \$48.00 |
| 6-10 | \$9,240.00 | \$110,880.00 | \$50.40 |

| Extension Options | Monthly | Yearly | Per SF |
|-------------------|-------------|--------------|---------|
| 11-15 | \$9,702.00 | \$116,424.00 | \$52.92 |
| 16-20 | \$10,187.10 | \$122,245.20 | \$55.57 |
| 21-25 | \$10,696.46 | \$128,357.46 | \$58.34 |
| 26-30 | \$11,231.28 | \$134,775.33 | \$61.27 |

** Tenant has the right for early termination after year 5 with a \$100,000 fee.*



Site Plan



Traffic Flow



Property Photos



Local Attractions



Whitefish Mountain Resort

Glacier National Park



Downtown Whitefish

The Whitefish Trail



Whitefish Lake



Primary Contacts

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