



Starbucks

SUMNER, WASHINGTON



CAPITAL PACIFIC

Overview

Starbucks

2418 136TH AVE CT. E, SUMNER, WA 98390



\$2,880,000

PRICE

4.50%

CAP

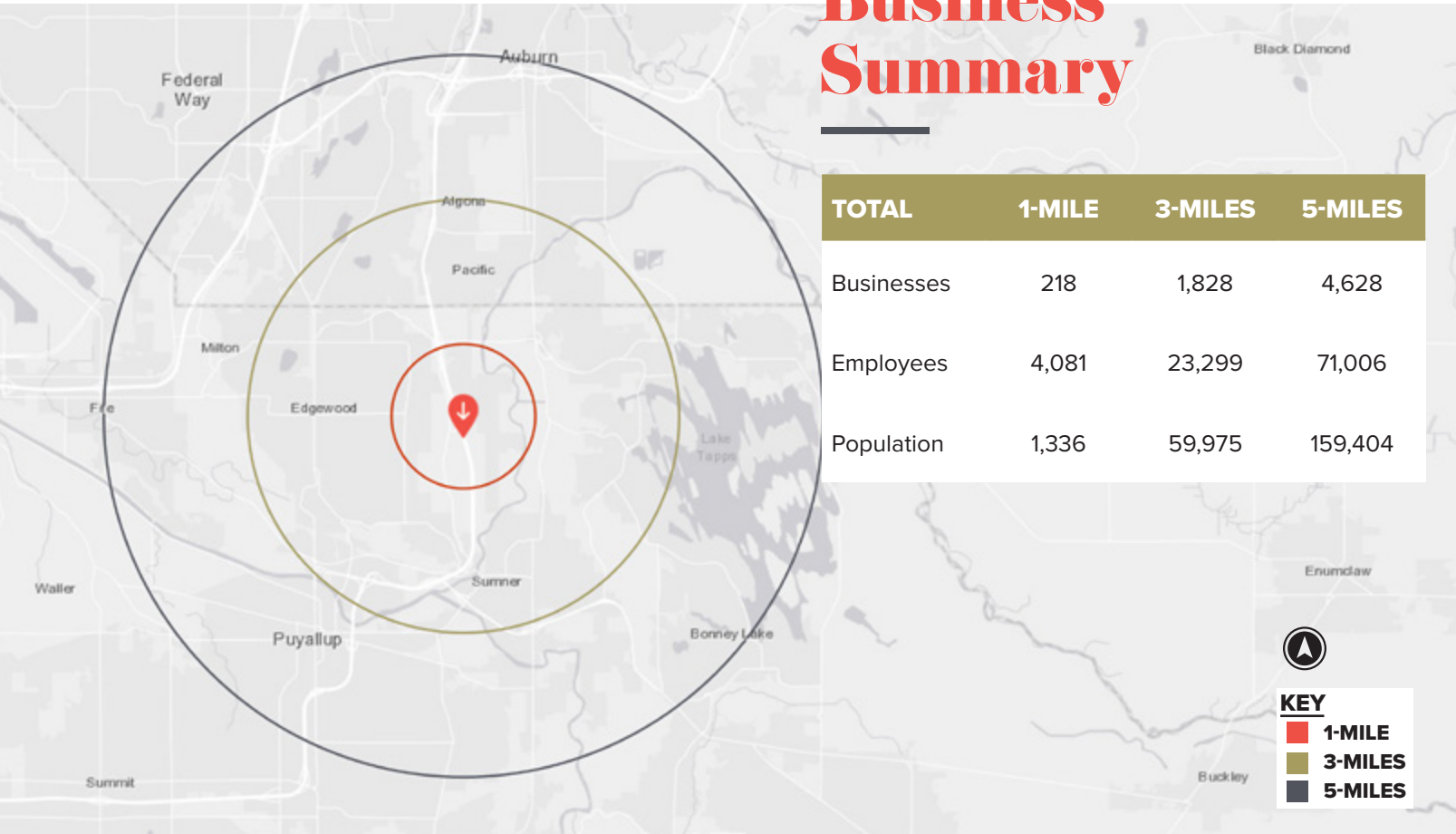
Investment Summary

LEASEABLE SF 2,200 SF	LAND AREA .5 Acres	LEASE TYPE NNN
TERM 10 Years	YEAR BUILT 2020	PARKING ±14 Spaces; 6.4/1,000 SF

- **BRAND NEW BUILD-TO-SUIT STARBUCKS DRIVE-THRU, AN INVESTMENT GRADE CREDIT TENANT (S&P: BBB+).**
- **10-YEAR NNN LEASE WITH 10% RENT INCREASES EVERY 5 YEARS; SCHEDULED RENT BUMPS INCREASE YIELD AN ESTIMATED 46 BASIS POINTS AT YEAR 6.**
- **ADJACENT TO A NEWLY CONSTRUCTED 7-ELEVEN GAS STATION PROVIDING INCREASED DRAW.**
- **BENEFITS FROM COMMUTER TRAFFIC AND EXPOSURE TO 92,000 VPD, SITUATED DIRECTLY OFF HWY 167 ON-OFF RAMPS.**
- **STRONG LOCAL DEMOGRAPHIC WITH AVERAGE INCOMES OF \$96,000 AND 159,000 RESIDENTS WITHIN 5 MILES.**
- **CLOSE PROXIMITY TO NUMEROUS SEATTLE MSA EMPLOYERS, INCLUDING BOEING, R.E.I., COSTCO, AND AN AMAZON FULFILLMENT CENTER.**

Surrounding Retail & Area Employers

Business Summary



MAJOR RETAIL

7-Eleven
Baskin Robbins

Fred Meyer
Jack in the Box
Jimmy John's
McDonald's

Mud Bay
O'Reilly Auto Parts
Subway
WinCo

AREA EMPLOYERS

Amazon Fulfillment Center
Boeing Space & Defense

Costco Distribution Center
R.E.I. Distribution Center

SEATTLE
30 MI
NORTH

BOEING
OFFICES
6 MILES N

92,000
VPD

amazon
FULFILLMENT
CENTER

STARBUCKS



167

COSTCO
WHOLESALE
DISTRIBUTION
CENTER

REI
DISTRIBUTION
CENTER

SUMNER
HIGH
SCHOOL

Fred Meyer
MUD BAY
Starbucks
Baskin Robbins

SUBWAY
Jack
in the box
McDonald's

WinCo
FOODS
O'Reilly
AUTO PARTS

410



Surrounding Retail & Area Employers

Questions & Answers

Q: IS THERE AN EASEMENT FOR CROSS ACCESS WITH THE NEIGHBORING PROPERTIES?

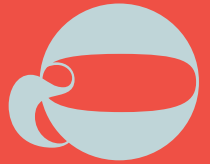
A: Yes, there is an easement allowing Starbucks patrons, employees and customers, to cross the 7-Eleven and neighboring Holiday Inn Express and Candlewood Suites parcels.

Q: WHAT IS THE ANTICIPATED RENT COMMENCEMENT DATE?

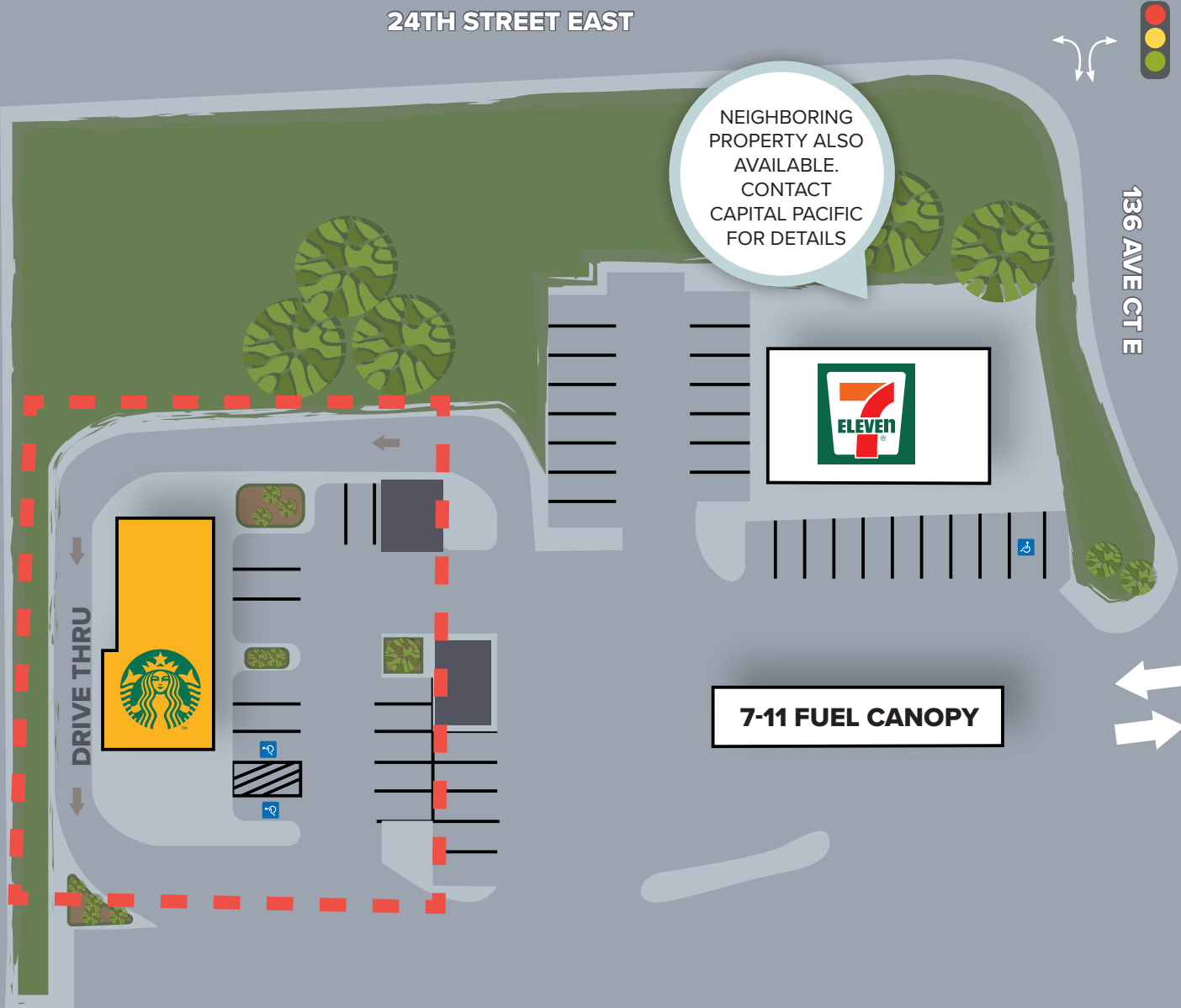
A: Rent commencement and the grand opening of the store are projected for May 15, 2020.

Q: IS THERE A CC&R AGREEMENT OVERSEEING THE GREATER CENTER?

A: Yes, the agreement names the Holiday Inn Express as the anchor, which is responsible for the maintenance of the center's common areas. Each parcel owner shall pay their monthly pro-rata share of the centers annual estimated CAM cost, including up to a 5% administrative fee, which is reimbursed by the tenant.



SITE PLAN NOT TO SCALE



Financial Summary

PRICE	\$2,880,000
CAPITALIZATION RATE	4.50%

CASH FLOW SUMMARY			
SCHEDULED INCOME		PER SF	
Base Rent for the Period of:	8/1/2020 - 7/31/2021	\$59.00	\$129,800
Total Effective Gross Income (EGI)		\$59.00	\$129,800
OPERATING EXPENSES		PER SF	
CAMS			NNN
Property Taxes			NNN
Insurance			NNN
Total Operating Expenses		NNN	-
NET OPERATING INCOME			\$129,800

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Rent Roll

STARBUCKS					
Lease Term:		5/15/2020 - 5/31/2030			
Size (SF):		2,200			
RENT SUMMARY					
DATE	MONTHLY BASE RENT	% INCREASE	ANNUAL RENT	PSF	CAP RATE
5/15/2020	\$10,817		\$129,800	\$59.00	4.50%
6/1/2025	\$11,898	10%	\$142,780	\$64.90	4.96%
OPTIONS					
1 6/1/2030	\$13,088	10%	\$157,058	\$71.39	5.45%
2 6/1/2035	\$14,395	10%	\$172,744	\$78.52	6.00%
3 6/1/2040	\$15,835	10%	\$190,014	\$86.37	6.60%
4 6/1/2045	\$17,417	10%	\$209,000	\$95.00	7.26%
CURRENT	\$10,817		\$129,800	\$59.00	4.50%

Lease Notes

Comments: Tenant operates on a NNN lease. Tenant reimburses CAMS, insurance, and property taxes and pays all utilities directly. CAMs are capped to 5% increase over prior year. Rent commencement is estimated. Tenant may exercise each option with 180 day's prior notice.

Lease Abstract

Premise & Term

TENANT LEASE TYPE

Starbucks Corporation
NNN

Maintenance & Repair

TENANT'S OBLIGATIONS

Tenant is directly responsible for all interior, non-structural portions of the building, including but not limited to, plumbing, electrical, store front, doors and plate glass of the premises.

LANDLORD'S OBLIGATIONS

Landlord is responsible for the maintenance, repair, and replacement of the foundation, slab, roof, and all structural components of the building. Seller shall transfer all applicable construction warranties with the property.

Expenses

CAMS

Tenant reimburses Landlord for all common area maintenance expenses, including a 10% Admin Fee based on CAMs. Total CAMs are capped at a 5% increase from the previous year. Tenant also reimburses landlord for monument sign maintenance (responsibility shared with neighboring parcel owner).

TAXES

Tenant will reimburse Landlord for all property taxes associated with the property.

INSURANCE

Tenant reimburses Landlord's required insurance.

UTILITIES

Tenant is directly responsible for payment of utilities to service providers.

Misc. Lease Provisions

EXCLUSIVE USE

So long as the Subject Property is occupied by a Starbucks, the adjacent parcel currently occupied by 7-Eleven will not be used for the sale of coffee and related products - 7-Eleven is permitted to sell coffee.

Contact Us

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