

FOR
SALE



EVERETT STARBUCKS

12811 4TH AVENUE W, EVERETT, WASHINGTON

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EXECUTIVE SUMMARY

Everett Starbucks

| | |
|----------------------|---|
| Property Name: | Everett Starbucks |
| Opportunity Type: | Freestanding Single Tenant Investment |
| Address: | 12811 4th Avenue W, Everett, WA 98204 |
| Total Building Area: | 2,050 SF |
| Year Built: | 1984 (2016 Effective Year) |
| Total Land Area: | 22,216 SF |
| Zoning: | UC |
| Jurisdiction: | Everett/Unincorporated Snohomish County |
| Parcel Number: | 00646800000100 |
| Asking Price: | \$3,042,000.00 |
| Capitalization Rate: | 4.5% |



Property Introductions

First Western Properties, Inc. is pleased to present the sale offering of the Everett Starbucks. This freestanding Starbucks is a relocation of an older store that had been located across the street for more than 17 years. By relocating to a drive-thru on a prime corner, Starbucks secured their long-term solution for this trade area. With nine years left on the initial lease term, and a scheduled rent increase of 10% in 4 years time, this investment will provide a Buyer dependable cash flow combined with the stability of hassle-free ownership.



Aerial View



MARINER
HIGH SCHOOL
2,147 STUDENTS

5

96 128TH ST SW 39,000 ADT

16TH AVE 16,000 ADT

41,000 ADT

SWEDISH
120 EMPLOYEES

128TH ST SW

4TH AVE

N

Aerial View



BOEING

PAINE FIELD

EVERETT

**SUBJECT
PROPERTY**

5

5

99

96

525

FINANCIAL INFORMATION

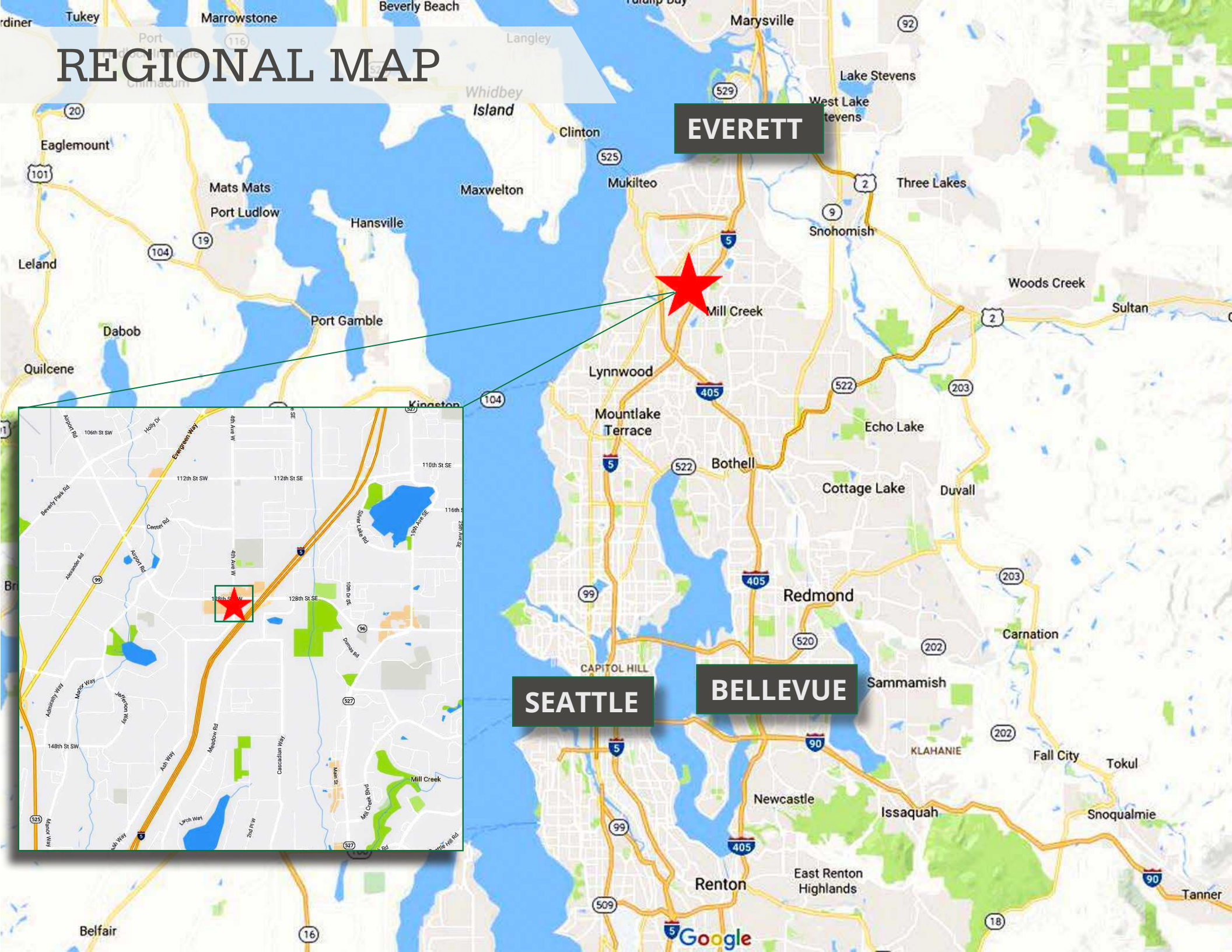
Rent Roll

| Tenant | Rentable Square foot | Monthly Base Rent | Annual Base Rent | Annual Base Rent PSF | Lease Commencement Date | Lease Expiration Date | Rent Adjustment Date | Rent Adjustment Rate | Options/Terms |
|-----------|----------------------|-------------------|------------------|----------------------|-------------------------|-----------------------|----------------------|----------------------|--|
| Starbucks | 2,050 | \$11,406.67 | \$136,880.00 | \$66.77 | 04/21/2016 | 04/30/2026 | 05/01/2021 | \$73.44 | No Early Termination Right. Tenant has four, 5 year options to extend at 10% rental increases. |



All information contained herein was prepared from information provided by the Owner of the property and neither First Western Properties, Inc. nor Owner makes any representation or warranties as to the accuracy or completeness of the information. The Buyer is strongly advised to independently review all of the Due Dilligence Materials and consult with their own independent counsel in orderto determine the detail and accuracy.

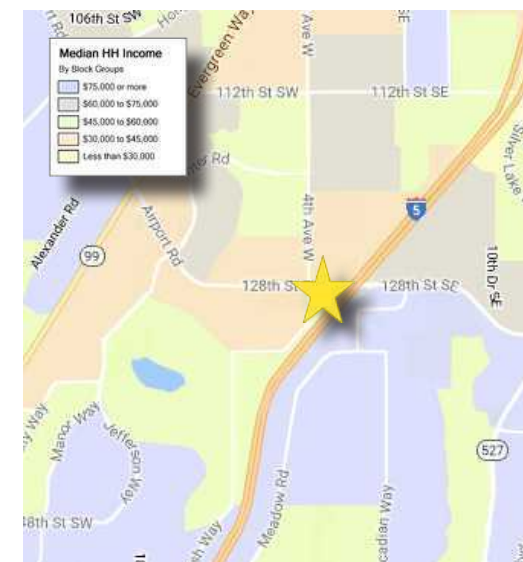
REGIONAL MAP



LOCATION INFORMATION

Location & Demographics

| Population | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|--|---------------|---------------|---------------|
| Estimated Population (2016) | 22,614 | 151,021 | 309,975 |
| Historical Annual Growth (2010-2016) | 2.2% | 2.4% | 2.0% |
| Estimated Population Density (2016) psm | 7,201 | 5,343 | 3,948 |
| Households | | | |
| Estimated Households (2016) | 9,185 | 58,532 | 116,358 |
| Historical Annual Change (2000-2016) | 2.6% | 2.7% | 2.6% |
| Average Household Income | | | |
| Estimated Average Household Income (2016) | \$63,255 | \$78,879 | \$88,820 |
| Projected Average Household income (2021) | \$71,658 | \$91,544 | \$104,338 |
| Historical Annual Change (2000-2016) | 2.0% | 2.3% | 2.6% |
| Median Household Income | | | |
| Estimated Median Household Income (2016) | \$56,802 | \$68,494 | \$77,831 |
| Projected Median Household Income (2021) | \$62,352 | \$75,691 | \$86,266 |
| Per Capita Income | | | |
| Estimated Per Capita Income (2016) | \$25,728 | \$30,622 | \$33,392 |
| Estimated Average Household Net Worth (2016) | \$516,351 | \$763,268 | \$950,519 |
| Daytime Demographics | | | |
| Total Businesses (2016) | 549 | 5,454 | 10,275 |
| Total Employees (2016) | 5,114 | 47,425 | 131,970 |
| Adjusted Daytime Demographics <16 | 11,805 | 87,334 | 212,005 |



EVERETT, WA

Everett is situated along the Port Gardner Peninsula in the Puget Sound region in Snohomish County. Everett includes the second biggest marina on the West Coast. The city is home to a prominent Boeing Assembly facility, the Naval Station Everett and a large Kimberly-Clark paper mill. The international shipping port is a major factor for the economy. With a current population of approximately 103,100, the city of Everett accommodates an ethnically diverse populace that's both younger (median age of 32) and more educated (84% high school graduates) than the national average.



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