

FOR SALE

*15 Year NNN Leased Investment
Cruisin Coffee, Mt. Vernon, WA
Gold Plated Tenant*



*Business NOT for SALE
Please Do not Disturb Tenant*



Sales, Leasing, Management
Office, Retail and Industrial Properties

114 W. Magnolia Street, Suite 302

For information contact:

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(360) 671-4200

Bellingham, WA 98225

OFFERING SUMMARY



Price: \$701,500.00

Cap Rate: 6.50%

Tenant: Enjack, Inc. (DBA - Cruisin Coffee)

Property Location: 1715 North LaVenture Drive
Mount Vernon, WA 98273

Year Built: 2001

Building Size: 484 SF+/-

Land Area: .445 acres +/-

Company Summary

Cruisin Coffee was founded in 1993 in Bellingham, WA. This strong identifiable brand has brought growth and success within the Pacific Northwest. Cruisin Coffee is an established drive-up coffee company with 12 locations stretching from Lynden to Yakima in WA. Headquartered in Bellingham, WA; Cruisin Coffee employs 180 people, and is constantly seeking new locations for its stores.



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LEASE SUMMARY



Tenant Name: Enjack, Inc. (DBA - Cruisin Coffee)

Company Website: www.cruisincoffee.com

Length of Lease: Fifteen (15) Years

Landlord Expenses: NONE - Absolute Net Lease

Tenant Expenses: CAM, Taxes, and Insurance

Lease

Commencement: April 6th, 2007

Renewal Options: Three (3) @ Five (5) Year Terms Each

Rent Schedule:	Years 1-3	\$43,200*
	Years 4-5	\$45,600
	Years 6-10	\$50,160
	Years 11-15	\$55,176
	Option #1 Years 16-20	\$60,694
	Option #2 Years 21-25	\$66,763
	Option #3 Years 26-30	\$73,440

* Note- Seller to credit at closing adjusted base rent of \$45,600.



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**Skagit Valley
Community
College**



N LAVENTURE RD



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Grocery**

E COLLEGE WA

E FIR ST

**24 Hour
Fitness**

538

Safeway



Walmart

**Office
Depot**



AREWAY DR

