



**BIGFOOT JAVA**  
24 HOUR DRIVE THRU COFFEE

DRIVE-THRU  
Coffee

Ice Coffee

YAKIMA, WASHINGTON

**BigFoot Java**



## INVESTMENT HIGHLIGHTS

- **BRAND NEW BUILD-TO-SUIT CONSTRUCTION WITH DUAL DRIVE-THRUS.**
- **15 YEAR LEASE WITH ZERO LANDLORD RESPONSIBILITIES.**
- **10% RENT BUMPS EVERY FIVE YEARS INCREASES YIELD AN ESTIMATED 135 BASIS POINTS OVER THE PRIMARY TERM.**
- **BIGFOOT JAVA HAS 41 LOCATIONS AND PLANS FOR CONTINUED STEADY GROWTH.**
- **THE SUBJECT PROPERTY HAS 150 LINEAL FEET OF FRONTAGE ALONG WEST NOB HILL BOULEVARD, WHICH IS A PRIMARY EAST – WEST COMMERCIAL ARTERIAL IN YAKIMA’S WEST VALLEY. NOB HILL BOULEVARD CONNECTS TO A FULL FREEWAY INTERCHANGE APPROXIMATELY 1 MILE EAST OF THE SUBJECT PROPERTY. THE SUBJECT DIRECTLY BENEFITS FROM STRONG COMMUTER TRAFFIC FLOW IN AND OUT OF THE YAKIMA WEST VALLEY.**





**\$1,810,000**

**PRICE**

**5.25%**

**CAP**

**LAND AREA**

**±27,396 SF**

**LEASE TYPE**

**Absolute NNN**

**LEASE TERM**

**15 Years**

**YEAR BUILT**

**Under Construction  
(July 2021 estimated  
completion)**

**DRIVE-THRU**

**Dual Drive-Thrus**

**ADDRESS**


**82 W Nob Hill  
Yakima, WA 98902**



## ABOUT BIGFOOT JAVA

**BIGFOOT JAVA IS OWNED BY TRIMARK PROPERTY GROUP, LLC** principals. Trimark Property Group, LLC is a successful diversified conglomerate consisting of 3 separate divisions – Trimark Property Group (commercial real estate investment and development), Trimark Petroleum Group (gas stations, c stores, car washes) and Bigfoot Investment Group (drive thru proprietary coffee concept).

The first BigFoot Java opened in 2002 and the brand has since grown to 41 stores. BigFoot has plans for steady expansion in the coming years with a focus on high quality locations and markets. Focusing on quality locations has allowed for every BigFoot store since its founding to remain open today with the exception of one store. The closing of this store was due to a public works project that changed traffic patterns in the trade market.

BigFoot Java is a leader in a niche market between independent, family owned kiosks and nationally recognized brands. It also differentiates itself from its competitors by operating 24 hours per day. More information on BigFoot Java can be found [HERE](#). 

19

YEARS IN  
BUSINESS

41

STORE  
LOCATIONS





REP PHOTO

BIGFOOT JAVA

## CONSTRUCTION

# Construction Timeline

- MARCH 2021**  
Lease Executed
- MARCH 2021**  
Construction Plans Approved
- APRIL 2021**  
Broke Ground
- MAY 2021**  
Framing to Commence
- JULY 23, 2021**  
Estimated Completion/Turnover to Tenant

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### Q: HAS ANY ENVIRONMENTAL TESTING BEEN PERFORMED AT THE PROPERTY?

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A: Yes, AMJ Development engaged Blue Mountain Environmental to complete a Phase 1 Environmental Site Assessment in January 2021. Blue Mountain Environmental concluded no Recognized Environmental Conditions (RECs) exist onsite and recommended no further inquiry

Q





INTERSTATE  
82

43,000  
VPD

20,000  
VPD

**SAFEWAY**

**POPEYES**  
LOUISIANA KITCHEN

**Starbucks**

**Wendy's**

**YAKIMA  
VALLEY  
COLLEGE**

**DOLLAR TREE**

**Aaron's**

**Starbucks**

**McDonald's**

**SONIC**

**Planet Fitness**

**Little Caesars**

**W NOB HILL BLVD**

**BIGFOOT  
JAVA**

**S 1ST ST**

**SAFEWAY**

**TAHOMA  
SQUARE**

**THE HOME DEPOT**

**GROCERY OUTLET**  
bargain market

**petco**

**Pier 1 imports**

**PANDA EXPRESS**  
CHINESE CHINESE

**Cabela's**

**BEST BUY**

**ROSS**  
DRESS FOR LESS

**ULTA**

**TJ-maxx**

**BED BATH & BEYOND**

**LOWE'S**

**PETSMART**

**McDonald's**

**Jack in the Box**

**VALLEY  
MALL  
CLICK HERE**

**Burlington  
ShopKo**

**W VALLEY MALL BLVD**

**COSTCO  
WHOLESALE**



## Within 5 Miles

**112,433**

**2019  
POPULATION**

**115,457**

**2024  
PROJECTED  
POPULATION**

**\$63,652**

**AVERAGE  
HOUSEHOLD  
INCOME**

**\$48,460**

**MEDIAN  
HOUSEHOLD  
INCOME**

**4,263**

**TOTAL  
BUSINESSES**

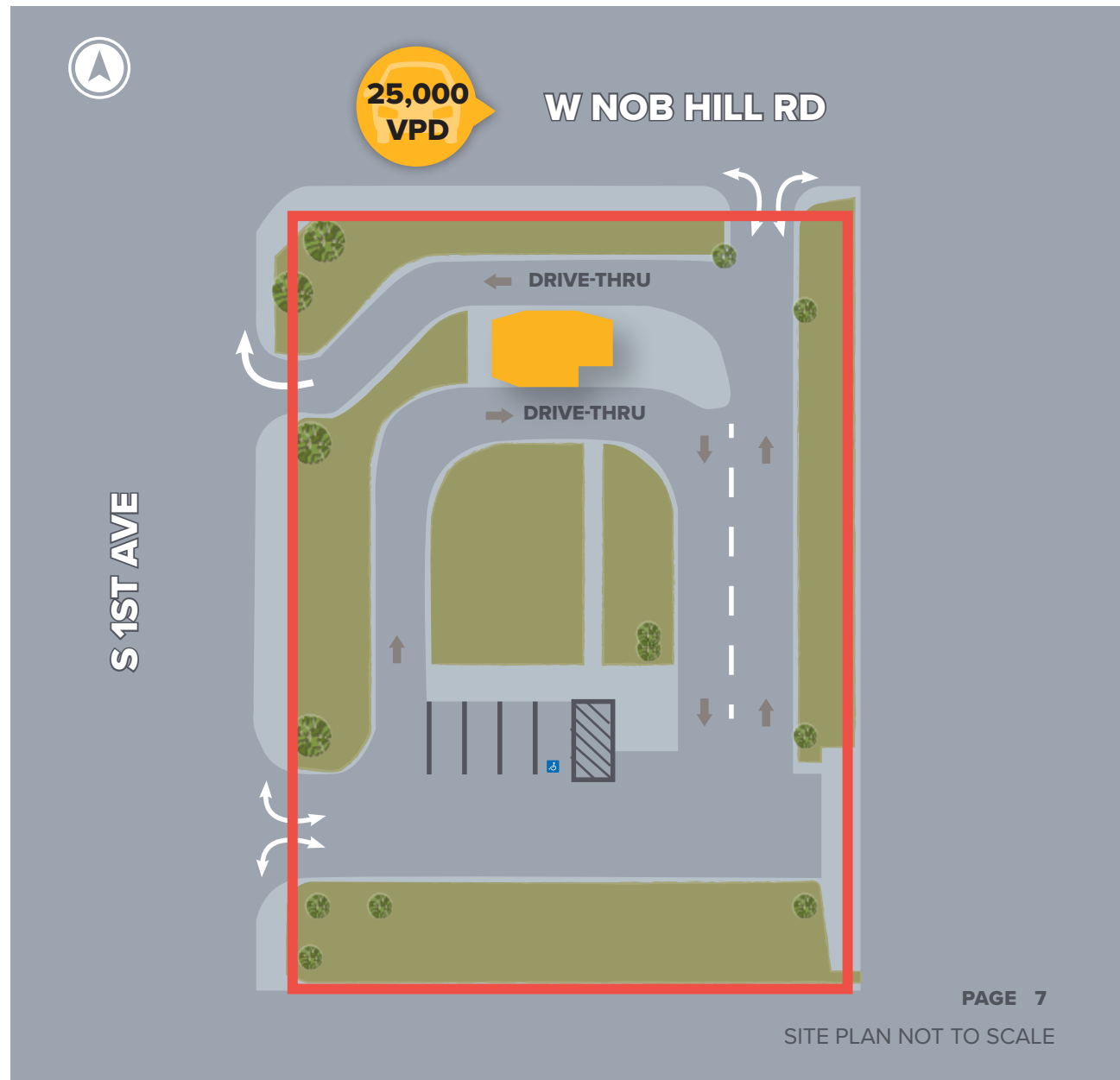
**57,766**

**TOTAL  
EMPLOYEES**

BIGFOOT JAVA

## LOCATION OVERVIEW

**PARCEL LINE**



# FINANCIAL SUMMARY

<b>PRICE</b>		<b>\$1,810,000</b>
<b>CAPITALIZATION RATE</b>		<b>5.25%</b>
<b>CASH FLOW SUMMARY</b>		
<b>SCHEDULED INCOME</b>		
Base Rent for the Period of:	7/1/2021 - 6/30/2022	\$94,800
<b>Total Effective Gross Income (EGI)</b>		<b>\$94,800</b>
<b>OPERATING EXPENSES</b>		
CAMS		NNN
Property Taxes		NNN
Insurance		NNN
<b>Total Operating Expenses</b>		<b>-</b>
<b>NET OPERATING INCOME</b>		<b>\$94,800</b>



**RENT ROLL**

BigFoot Java				
Lease Term:		7/23/2021 - 7/31/2036		
RENT SUMMARY				
DATE	MONTHLY BASE RENT	% INCREASE	ANNUAL RENT	CAP RATE
7/23/2021	\$7,900		\$94,800	5.25%
8/1/2026	\$8,690	10%	\$104,280	5.76%
8/1/2031	\$9,559	10%	\$114,708	6.34%
OPTIONS	4, 5-Yr Options			
8/1/2036	\$10,515	10%	\$126,179	6.97%
8/1/2041	\$11,566	10%	\$138,797	7.67%
8/1/2046	FMR - TO BE AGREED UPON BY BOTH PARTIES			
8/1/2051	FMR - TO BE AGREED UPON BY BOTH PARTIES			
CURRENT	\$7,900		\$94,800	5.25%

**Lease Notes**

Comments: Dates are estimated for purpose of Analysis. Lessee is Bigfoot Properties XLIII, LLC with a guaranty provided by Bigfoot Investments Group II< LLC. Options automatically renew unless Tenant provides at least 12 month's notice to terminate prior to the start of the next Option period. Tenant to receive a 1-month base rent abatement not reflected in UW. Absolute NNN lease.



BIGFOOT JAVA

# LEASE ABSTRACT

## Premise & Term

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### LESSEE

Bigfoot Properties XLIII, LLC

### GUARANTOR

Bigfoot Investment Group II, LLC

## Maintenance & Repair

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### TENANT'S OBLIGATIONS

Tenant is solely responsible for all maintenance, repair, or replacement necessary – both interior/exterior, structural/nonstructural.

### LANDLORD'S OBLIGATIONS

Landlord has no maintenance, repair, or replacement responsibilities.



REP PHOTO





# Expenses

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## **TAXES**

Tenant will pay property taxes directly to the billing authority if directed by Landlord.

## **INSURANCE**

Tenant to maintain general liability insurance and reimburse Landlord's property insurance (Landlord may direct Tenant to maintain property insurance directly if they prefer).

## **UTILITIES**

Tenant to pay all utilities directly to the billing authority.

# Misc. Lease Provisions

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## **RADIUS RESTRICTION**

If Landlord owns adjacent land, they will not permit a competing operator to own or occupy immediately adjacent land.

## **FORCE MAJEURE**

If the Tenant is required to close completely due to unforeseeable events such as Covid, Landlord will give good faith consideration to Tenant to defer base rent.

## **FINANCIAL STATEMENT**

Tenant to provide a copy of BigFoot Properties XLII, LLC financial statement within 10 days of written request from Landlord, not to be requested more than twice in any 12 month period.





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**REP PHOTO**

## **Our brokers collaborate.**

**KEVIN ADATTO**

**SEAN TUFTS**

**MICHAEL HORWITZ**

**SCOTT FRANK**

**SEAN MACK**

**DAVID GELLNER**

**LANCE SASSER**

**PETER DUNN**

**MICHAEL LOWES**

**MAGGIE WOLK**

**AUSTIN COHN**

**MEET THE ENTIRE TEAM [HERE.](#)**