



# RETAIL INVESTMENT GROUP, LLC

1590 E YONEZAWA BLVD | MOSES LAKE, WA 98837

\$2,985,714 | CAP: 5.25%



CLICK TO VIEW  
DRONE VIDEO

**ACTUAL SITE**





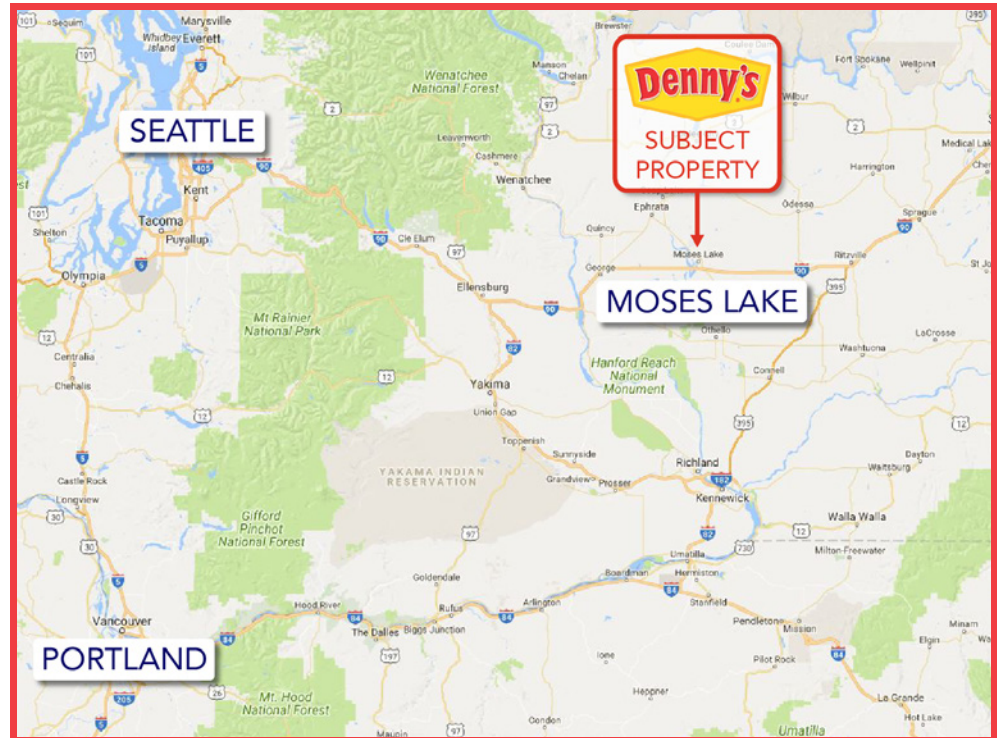
PROPERTY INFORMATION

Address:	1590 E Yonezawa Blvd   Moses Lake, WA
CAP Rate:	5.25%
Lessee:	AWashington, LLC
Building Size:	±3,723 Square Feet
Land Area:	±36,154 Square Feet
Lease Expiration:	June 2038
Lease Options:	4 x 5 Year Options
NOI:	\$156,750
Lease Type:	Absolute NNN
Guarantee:	AWashington, LLC (19 Units)
Increases:	8.5% Every 5 Years

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no representation, guarantee or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, estimates, opinions use are for example only. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

INVESTMENT HIGHLIGHTS

- ▶ Brand New Building
- ▶ Multiple Unit Operator
- ▶ Outparcel to Brand New Lowe's
- ▶ Adjacent to Taco Bell, Arby's, Starbucks, Carl's Jr. McDonald's
- ▶ Sale-Leaseback
- ▶ New 20 Year Lease to Commence at COE
- ▶ New Growth Area for Moses Lake
- ▶ 1/2 Mile from I-90

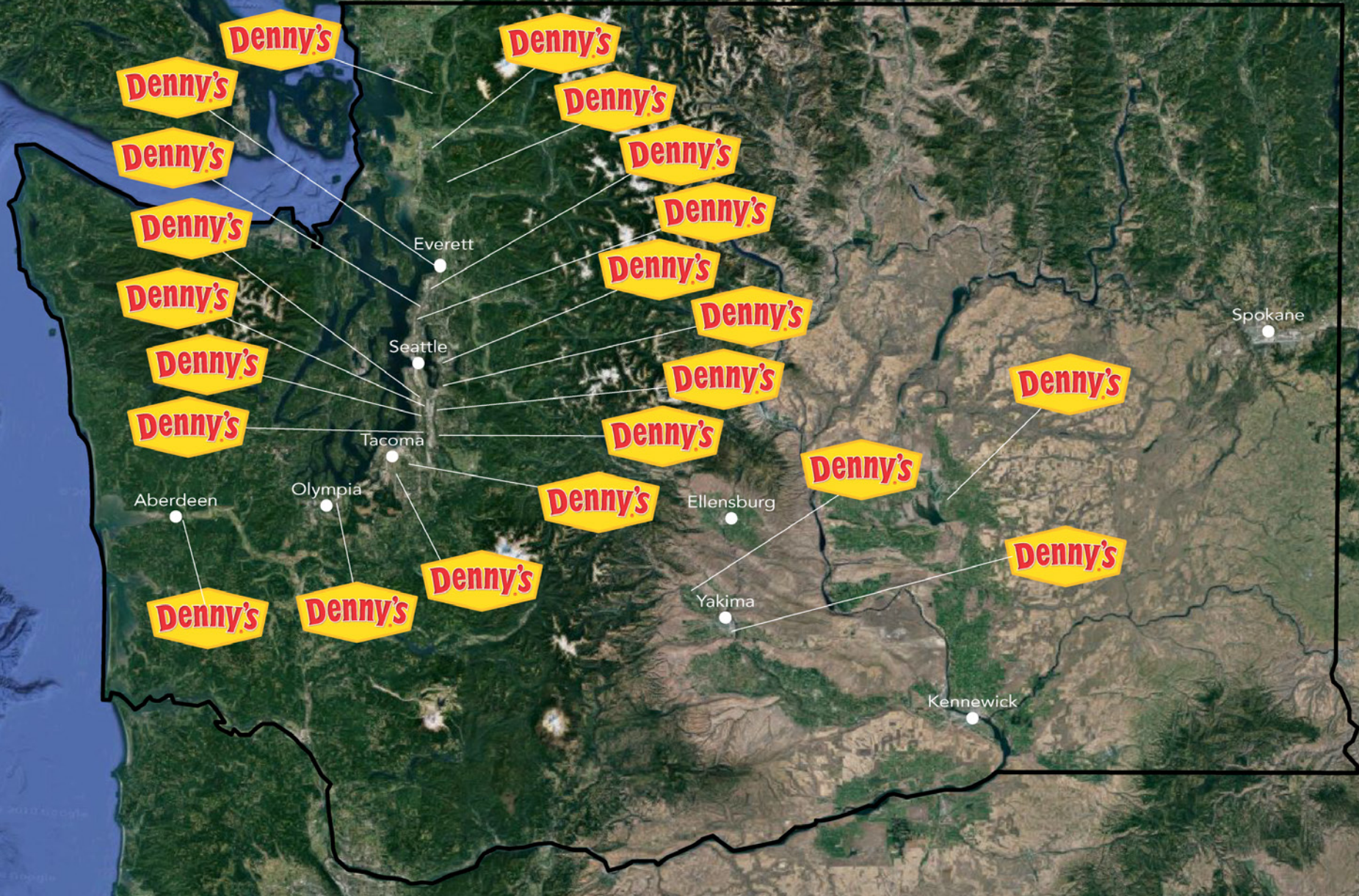




22 UNITS



TENANT OWNED LOCATIONS







 SAMARITAN HEALTHCARE HOSPITAL

 15,000 VPD

**Denny's**  
SUBJECT PROPERTY

FUTURE DEVELOPMENT SITE

**LOWE'S**

FUTURE DEVELOPMENT SITE

 SHERWIN WILLIAMS

**SONIC**

 COMFORT SUITES

**CONOCO**

 Holiday Inn Express & Suites


 Wendy's

 TACO BELL

 Arby's

 BURGER KING

 STARBUCKS COFFEE

 17,000 VPD

INTERSTATE 90

17 HIGHWAY 17

 McDonald's

 Carl's Jr.







**Denny's**  
SUBJECT  
PROPERTY

GRANT COUNTY INTERNATIONAL AIRPORT

INDUSTRIAL

SAMARITAN HEALTHCARE HOSPITAL

**1 MILE**

**5 MILE**

MOSES LAKE

MOSES LAKE MUD FLATS AND SAND DUNES

**10 MILE**

DEMOGRAPHICS    **1 MILE** | **5 MILE** | **10 MILE**

Population (2017)    2,931    33,899    42,500

Avg. Household Inc.    \$77,838    \$55,240    \$54,800

2022 Est. Population    3,047    35,045    43,775



# PROPERTY PHOTOGRAPHY

PHOTOS TAKEN - MARCH 2018



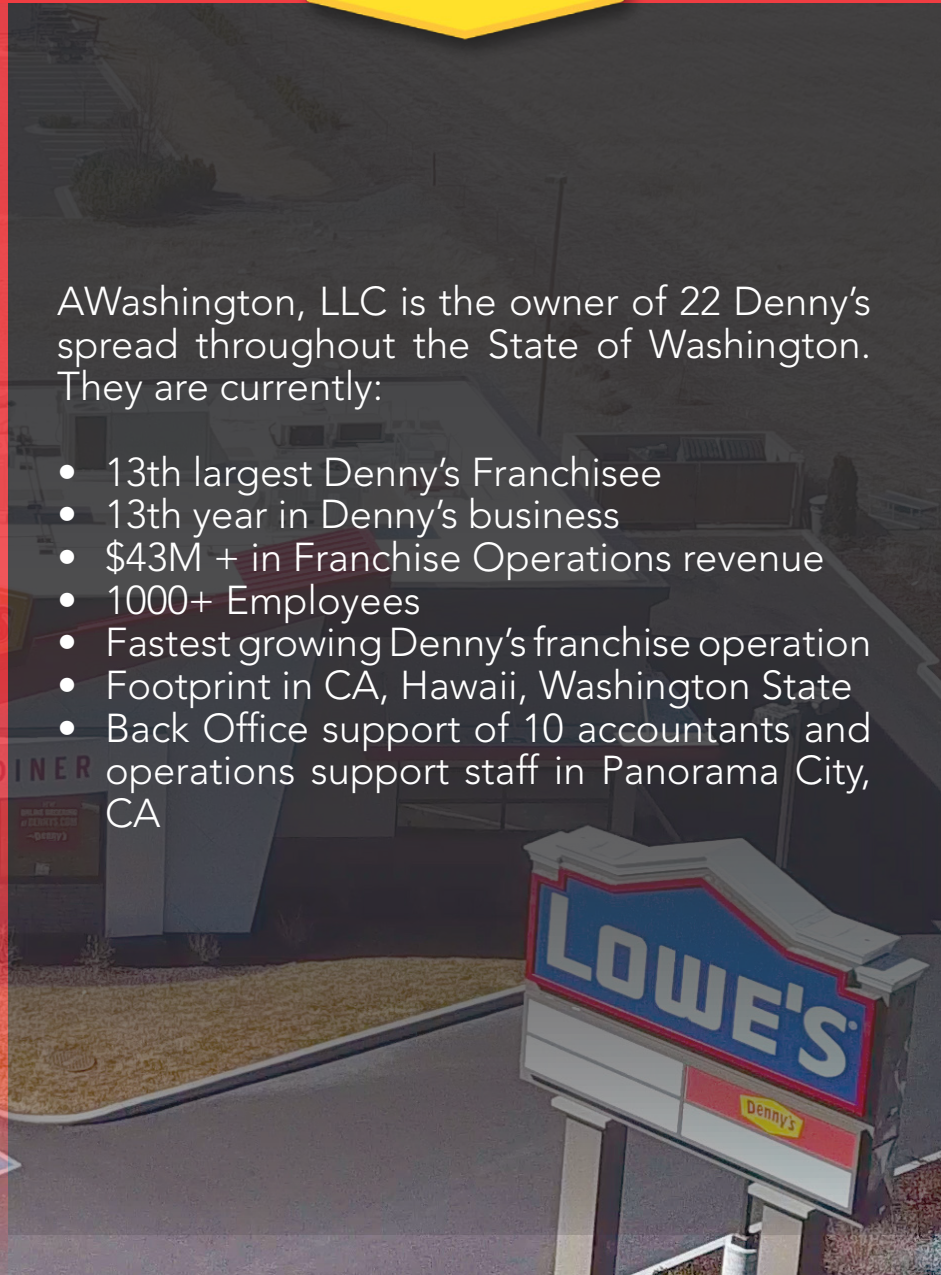


# ABOUT TENANT



A Washington, LLC is the owner of 22 Denny's spread throughout the State of Washington. They are currently:

- 13th largest Denny's Franchisee
- 13th year in Denny's business
- \$43M + in Franchise Operations revenue
- 1000+ Employees
- Fastest growing Denny's franchise operation
- Footprint in CA, Hawaii, Washington State
- Back Office support of 10 accountants and operations support staff in Panorama City, CA



## TENANT OWNED DENNY'S - ACTUAL SITE



8255 E. RAIN TREE DR, SUITE 100  
SCOTTSDALE, AZ 85260  
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**LEE WHITE**  
Broker of Record  
License #WA 44022



# ABOUT DENNY'S



Denny's is America's largest full service family-style restaurant chain (market share and number of units). The Denny's brand consists of over 1,600 restaurants, 553 of which were company-owned and operated and 1,050 of which were franchised/licensed restaurants. These Denny's restaurants are operated in 49 states, the District of Columbia, two U.S. territories and four foreign countries. Denny's restaurants are open 24 hours a day, 7 days a week. This "always open" operating platform is a distinct competitive advantage. Denny's provides high quality menu offerings, generous portions at reasonable prices with friendly and efficient service in a pleasant atmosphere.



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Moses Lake successfully embodies a fresh mix of vitality within a culturally and economically diverse community. The city's location in Central Washington makes it especially attractive to both families and businesses as a place where lifestyle meets business opportunity, and technology meets creativity.

Moses Lake's economy in the past has been mainly supported by the agricultural industry. However in recent years Moses Lake and the surrounding area has experienced a considerable amount of growth in manufacturing & technology. Due to the availability of affordable power & inexpensive land, many companies are choosing to establish or relocate here.