



RETAIL INVESTMENT GROUP, LLC

3704 FRUITVALE BLVD | YAKIMA, WA 98902

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



ACTUAL SITE



8255 E. RAIN TREE DR, SUITE 100
SCOTTSDALE, AZ 85260
(480) 429-4580 | info@retail1031.com

SEAN STEPHENSON
Associate
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STEVEN I. DAVIS
Managing Member
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MARK MCLOONE
Associate
mark@retail1031.com

LEE WHITE
Broker of Record
License #WA 44022



PROPERTY INFORMATION

Address:	3704 Fruitvale Blvd Yakima, Washington
CAP Rate:	5.25%
Lessee:	AWashington, LLC
Building Size:	±3,970 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:	July 2023 - \$170,074 July 2028 - \$184,530 July 2033 - \$200,215 July 2038 - \$217,233 - Option Period 1 July 2043 - \$235,698 - Option Period 2 July 2048 - \$255,733 - Option Period 3 July 2053 - \$277,470 - Option Period 4

INVESTMENT HIGHLIGHTS

- ▶ Brand New Building
- ▶ 22 Unit Operator
- ▶ Outparcel to Comfort Suites
- ▶ 1/4 mile from US-12
- ▶ Yakima is the Producer of 77% of all Hops grown in the United States
- ▶ Sale Leaseback
- ▶ New 20 Year Lease to Commence at COE
- ▶ Yakima Valley is Home to 120 Vineyards
- ▶ Adjacent to Fred Meyer Bi-Mart, McDonalds



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.

22 UNITS



TENANT OWNED LOCATIONS



 **DOWNTOWN YAKIMA**
2.75 MILES FROM SUBJECT PROPERTY

 **YAKIMA VALLEY COLLEGE**
10,608 STUDENTS

 **YAKIMA AIR TERMINAL**
122,995 PASSENGERS IN 2017

 **YAKIMA VALLEY MEMORIAL HOSPITAL**
11,751 PATIENTS IN 2017 - 2,800 STAFF

 **INDUSTRIAL**

 **INDUSTRIAL**

 **CHILDREN'S VILLAGE SPECIAL NEEDS CENTER**



 **Denny's**
SUBJECT PROPERTY

 **COMFORT SUITES**

 **CHESTERLEY PARK**
HEAVILY USED LOCAL PARK

12

 **PENINSULA PACKAGING COMPANY**
150+ EMPLOYEES




 **25,246 VPD**

US-12 FREEWAY



Fred Meyer



 **29,000 VPD (2016)**

 **NANCHES RIVER**



12



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2017)	5,549	67,802	119,729
Avg. Household Inc.	\$38,547	\$47,336	\$46,774
2022 Est. Population	5,679	68,717	121,308



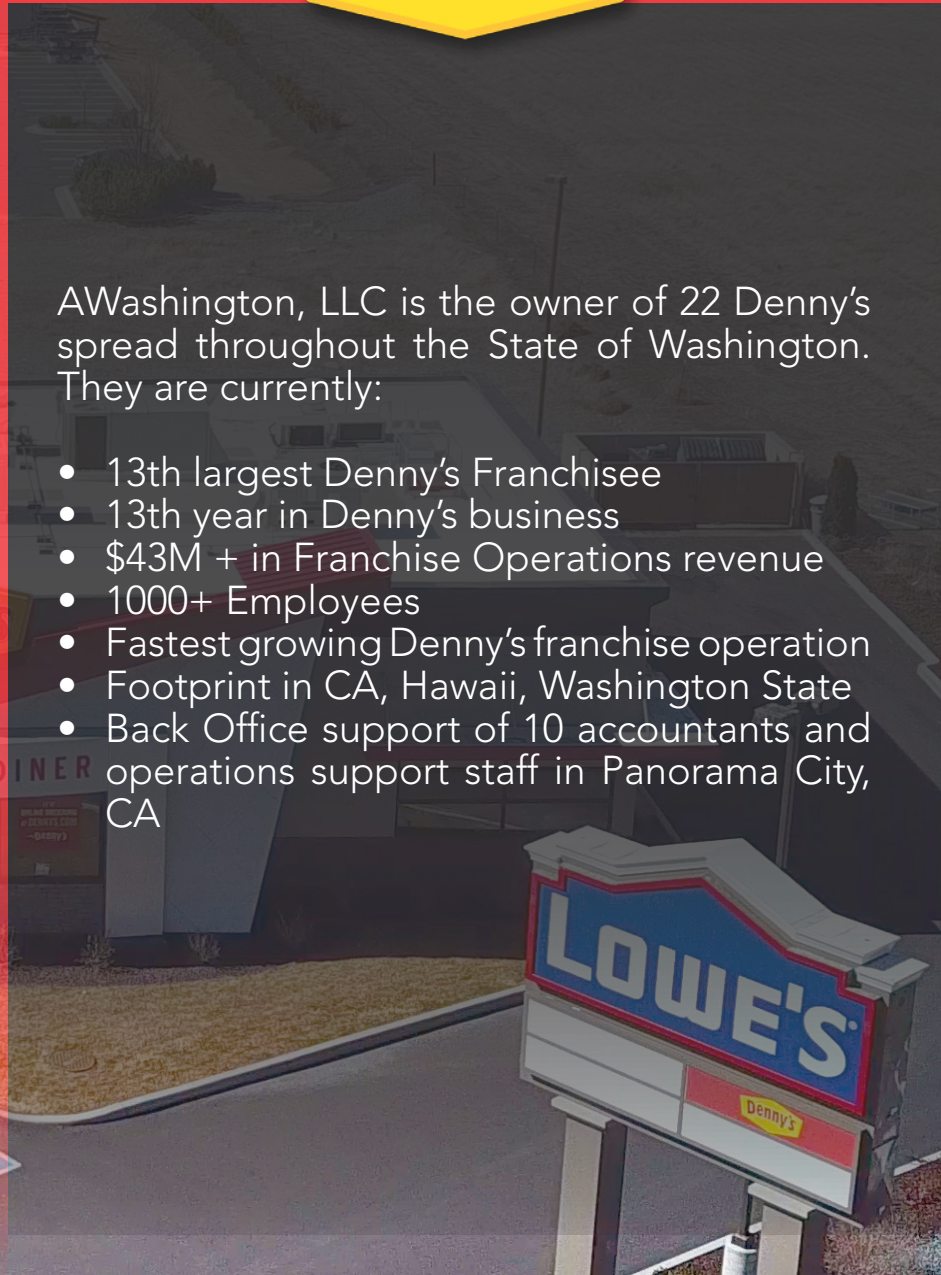


ABOUT TENANT



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



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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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ABOUT YAKIMA VALLEY WINE COUNTRY



Home to over 120 wineries and five American Viticulture Areas (AVA's) in just 70 short miles, the Yakima Valley contains more than 17,000 acres of producing vineyards, and proudly produces over half of Washington State's wine grapes.

The trend for quality wine production started by a few home winemakers and visionary farmers has become a respected and influential \$3 billion plus industry. Washington wine is available in 50 states and more than 40 countries globally. Washington ranks second nationally for premium wine production and more than 40,000 acres (16,187 hectares) are planted to vinifera grapes.

www.yakimavalleywinecountry.com

WINERY LOCATIONS





The Yakima Valley, located in South central Washington, is known for the quality and quantity of its agricultural crops and products, blue sky and affordable housing. Take advantage of Yakima's affordable housing, time-saving commutes, skilled business community and knowledgeable civic leaders and discover Yakima's beauty, quality and diversity in its people, landscape and products.

Agriculture is the dominating influence in Yakima, a city located at the eastern base of the Cascade Range. Good soil, sunny days, and irrigation from the Yakima River support the area's many orchards, which produce apples, pears, peaches, and other fruits. The city has a plain small-town character, although a large Hispanic population attracted by farm labor adds a hint of cultural diversity.

Yakima, located in a small east-west valley, resides in an area of complex topography with a number of minor valleys and ridges rising as much as 1,000 feet. There are marked variations in temperature and winds within short distances. The valley is mostly farm and orchard land while surrounding hills are dry and grass-covered. The valley climate is relatively mild and dry. It has characteristics of both maritime and continental climates modified by nearby mountains.

Summers are dry and hot; afternoons can reach 100 deg. F, but the dry air reduces the impact and leads to cool evenings usually in the 50's. Summer inversions can trap air in the valley, creating poor air quality. The maritime influence is strongest in winter, which is cloudy and cool with only light snowfall. Below-zero temperatures may occur. Most precipitation arrives in fall and winter. First freeze is early November, last is late March.