



HUGE PERFORMING STORE! STORE SALES ACHIEVE 2.5X NATIONAL AVERAGE

DAIRY QUEEN

1119 South Pioneer Way
Moses Lake, Washington 98837

- » **New 20 Year Absolute-Net Lease:** to be Signed at the Close of Escrow.
- » **Experienced Operator:** 35 Unit Operator (11 Unit Guaranty) with Over 35 Years of Industry Experience.
- » **Excellent Visibility & Access:** Frontage & Monument Signage on South Pioneer Way Which Connects Highway 90 to Downtown Moses Lake.
- » **Multiple Schools Nearby:** Within a 1 Mile Radius there are 3,878 Students.



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Chief Moses Middle School
971 Students



Moses Lake High School
2,385 Students



Garden Heights Elementary School
522 Students



South Pioneer Way (6,860 VPD)

Heron Creek Apartments
96 Units

Pioneer Meadows Apartments
181 Units

Moses Lake Estates
40 Units



South Pioneer Way (6,860 VPD)



Grant County Mall



DAIRY QUEEN

Address:	1119 South Pioneer Way Moses Lake, Washington 98837
Price:	\$3,600,000
CAP:	5.00%
NOI:	\$180,000

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Building Area:	2,530 SF
Land Area:	21,641 SF
Year Built / Renovated:	1984 / 2021
5 Mile Radius Population:	42,539



HIGHLIGHTS

- » **Huge Performing Store:** Store Sales Achieve 2.5X the National Average.
- » **New 20 Year Absolute-Net Lease:** to be Signed at the Close of Escrow.
- » **Experienced Operator:** 30 Unit Dairy Queen Operator / 5 Unit Taco John's Operator (11 Unit Guaranty) with Over 35 Years of Industry Experience.
- » **Excellent Visibility & Access:** Frontage & Monument Signage on South Pioneer Way Which Connects Highway 90 to Downtown Moses Lake.
- » **Multiple Schools Nearby:** Within a 1 Mile Radius Moses Lake High School (2,385 Students), Chief Moses Middle School (971 Students), & Garden Heights Elementary School (522 Students) to Name a Few.
- » **Nearby National Tenants:** Safeway, Lowes, Starbucks, Maurices, Ace Hardware, AutoZone, The UPS Store, Subway, Valvoline, Dollar Tree and Shell.



Representative Photo

TENANT OVERVIEW

Dairy Queen, often abbreviated DQ, is a chain of soft serve ice cream and fast-food restaurants owned by International Dairy Queen, Inc., A Subsidiary of Berkshire Hathaway. International Dairy Queen, Inc., Also owns Orange Julius and Karmelkorn. DQ operators have been providing consumers with treats and food since 1940 and is headquartered in Edina, Minnesota.

DQ Grill & Chill locations feature hot food, treats, table delivery and self-serve soft drinks. In most cases, they offer an expanded menu including breakfast, GrillBurgers, and grilled sandwiches, as well as limited table service (customers still place orders at the counter). They also contain self-serve soft drink fountains allowing free refills.

The franchisee at this location currently operates 30 Dairy Queen units & 5 Taco John's Units in Colorado, Washington, Oklahoma and Oregon. They have over 35 years of operating experience with multiple concepts. Founded in 1995 they are headquartered in Laguna Hills, California.

Company Name:
Madras Group, Inc.

Headquarters:
Laguna Hills, CA

Number of Stores:
Dairy Queen - 30 Units Taco John's - 5 Units

Year Founded
1995

TENANT SUMMARY

Tenant Name:	Madras Group, Inc.
Guaranty:	11-Units
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Close of Escrow
Lease Expiration:	20 Years from COE
Term Remaining:	20 Years
Increases:	10% Every 5 Years
Options:	Four, 5 Year
Right of First Refusal:	None



ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Close of Escrow - Year 5	\$180,000.00	\$15,000.00
Year 5 - Year 10	\$198,000.00	\$16,500.00
Year 10 - Year 15	\$217,800.00	\$18,150.00
Year 15 - Year 20	\$239,580.00	\$19,965.00

REGIONAL MAP



Subject Property

Moses Lake, WA

104 Miles

Spokane, WA

177 Miles

Seattle, WA

199 Miles

Tacoma, WA

288 Miles

Portland, OR

301 Miles

Missoula, MT

397 Miles

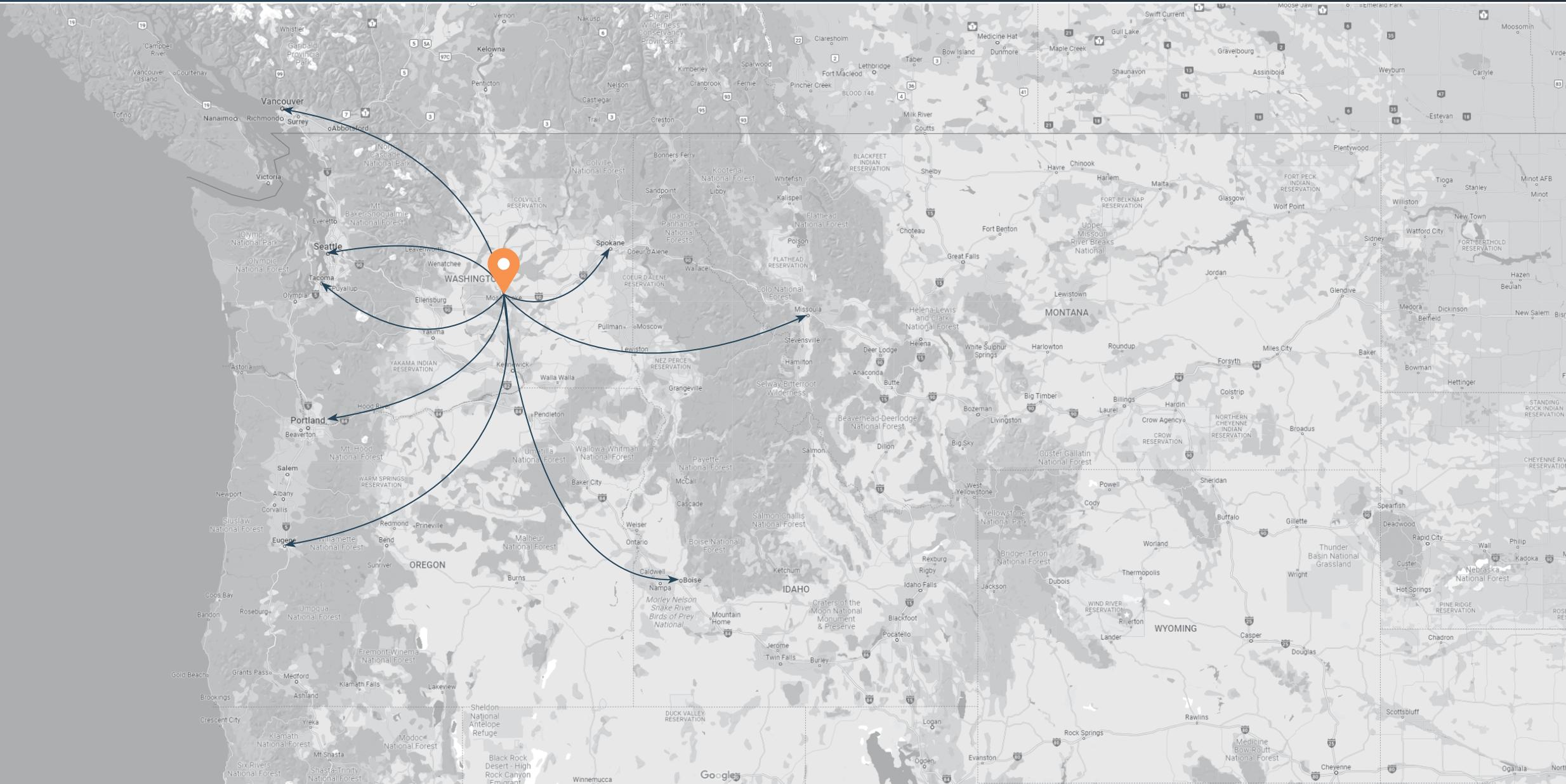
Eugene, OR

407 Miles

Vancouver, BC

358 Miles

Boise, ID





MOSES LAKE, WA

Moses Lake appears unexpectedly in the middle of central Washington’s flat farm country. The smell of earth and onions follows you into town on a warm day, the 18-miles of shimmering lake, named for Chief Moses, lures visitors farther on come summer.

Local attractions revolve primarily around bird-spotting and bird-hunting. Moses Lake is located on the Pacific Flyway, the migratory waterfowl route of the west. For a shot with your camera or a side-by-side, the Potholes Reservoir is a good place to start. Vast stretches of water used for irrigation often teem with waterfowl during the winter months.

Potholes State Park should be your destination if you’re after fish or an afternoon on the air mattress. Covering 2,500 acres, there are camping sites and picnic spots with easy water access. Canoes, fishing boats and other craft are available for rent near Cascade Park on Moses Lake and would-be anglers can throw a line in for bass, bluegill and perch.

Moses Lake is 147 miles east of Seattle and 96 miles southwest of Spokane.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	9,972	29,535	42,539
Households:	3,570	10,142	14,443
Household Income:	\$74,474	\$81,527	\$80,853

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Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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