

CAFFÉ D'ARTE ROASTING HEADQUARTERS

Federal Way Stabilized Investment Opportunity

33926 9TH AVE S, FEDERAL WAY, WA



Rare opportunity to own a coffee roasting facility in the Pacific Northwest!

 **Kidder
Mathews**

EXECUTIVE SUMMARY

Rare opportunity to own a Coffee Bean Roasting facility in the coffee capital of the world. Kidder Mathews is pleased to present the exclusive opportunity to showcase the Caffé D'arte headquarters in Federal Way.

THE OFFERING

This is a rare opportunity to acquire an stabilized investment asset in Federal Way. Caffé D'arte is situated on 9th Ave S in Federal Way, located near Highway 99 and quick access to I-5.

\$8,283,000

SALE PRICE

\$240.20

PRICE PER SF

34,480

RSF BUILDING

PROPERTY OVERVIEW

Address	33926 9th Ave S, Federal Way
Type	Industrial Manufacturing
NRA	34,480 RSF 11,375 SF Office
Site	108,459 SF 2.49 AC
Year Built	1991
Zoning	CE Commercial Enterprise
Parcel	928480 - 0125
Building	Concrete Tilt
Parking	70 Auto Stalls
Site Coverage Ratio	31.79%
Loading Doors	3 Grade Level



LEASE SUMMARY

Tenant	Caffé D'arte
Lease Commencent	July 1, 2023
Term	60 or 120 months
Option to Extend	Two (2) 5 year options
Lease Rate	\$1.00/sf shell , \$1.00/sf office add on (based on 8,000 SF of office), NNN
Lease Base Rental Rate	\$42,480, NNN
Estimated NNN	\$0.24 PSF
Lease Escalation	4% annual

FINANCIAL SUMMARY

Monthly Rent	\$42,480 + NNN
Annual Rent	\$509,760 + NNN
Less Reserves 2.5%	(\$12,744)
Annual NOI	\$497,016
Cap Rate @ 6%	\$8,283,600
Price PSF	\$240.24

OFFERING HIGHLIGHTS

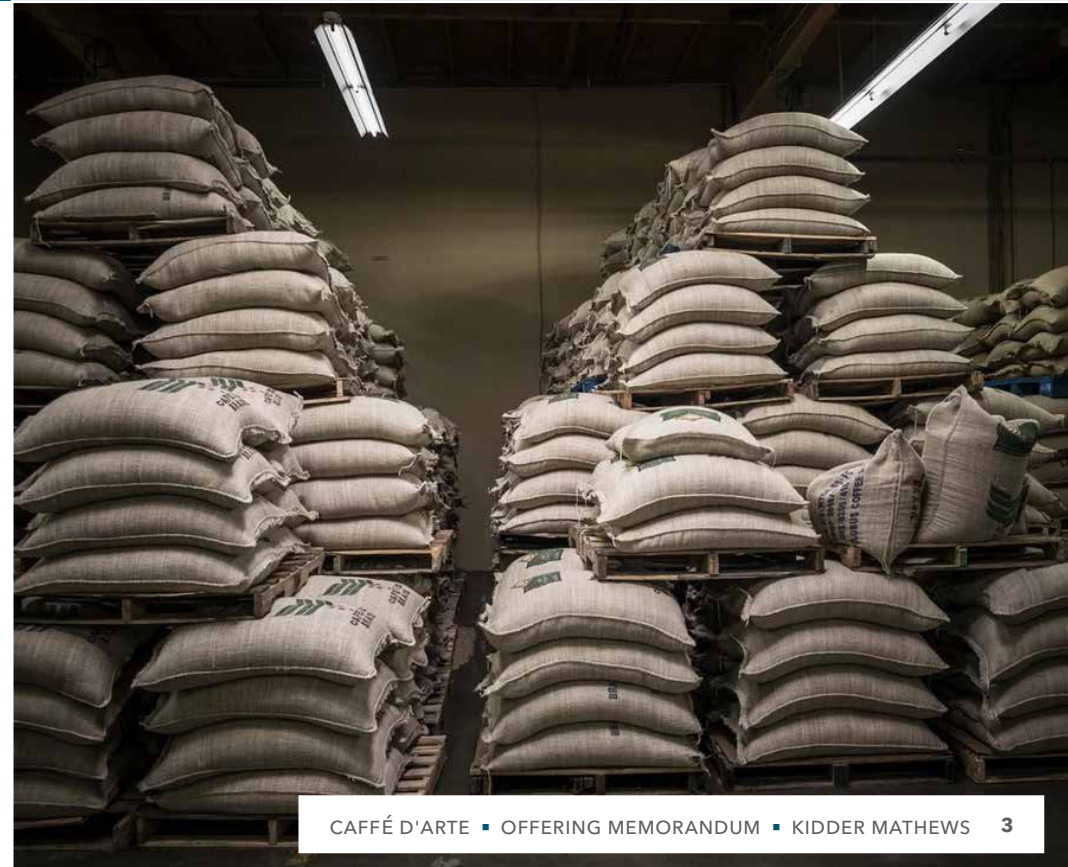
INVESTMENT OPPORTUNITY to own a coffee bean roasting facility in the heart of the Pacific Northwest, known for its history as the coffee capital of the world

LOCATED in the heart of Federal Way - only 2 miles to I-5 / Hwy 18

IDEAL position in the middle of the suburban market

DEEP labor and housing pool which provides strong demographics

LONG TERM tenancy with significant specialized improvements



ABOUT THE TENANT



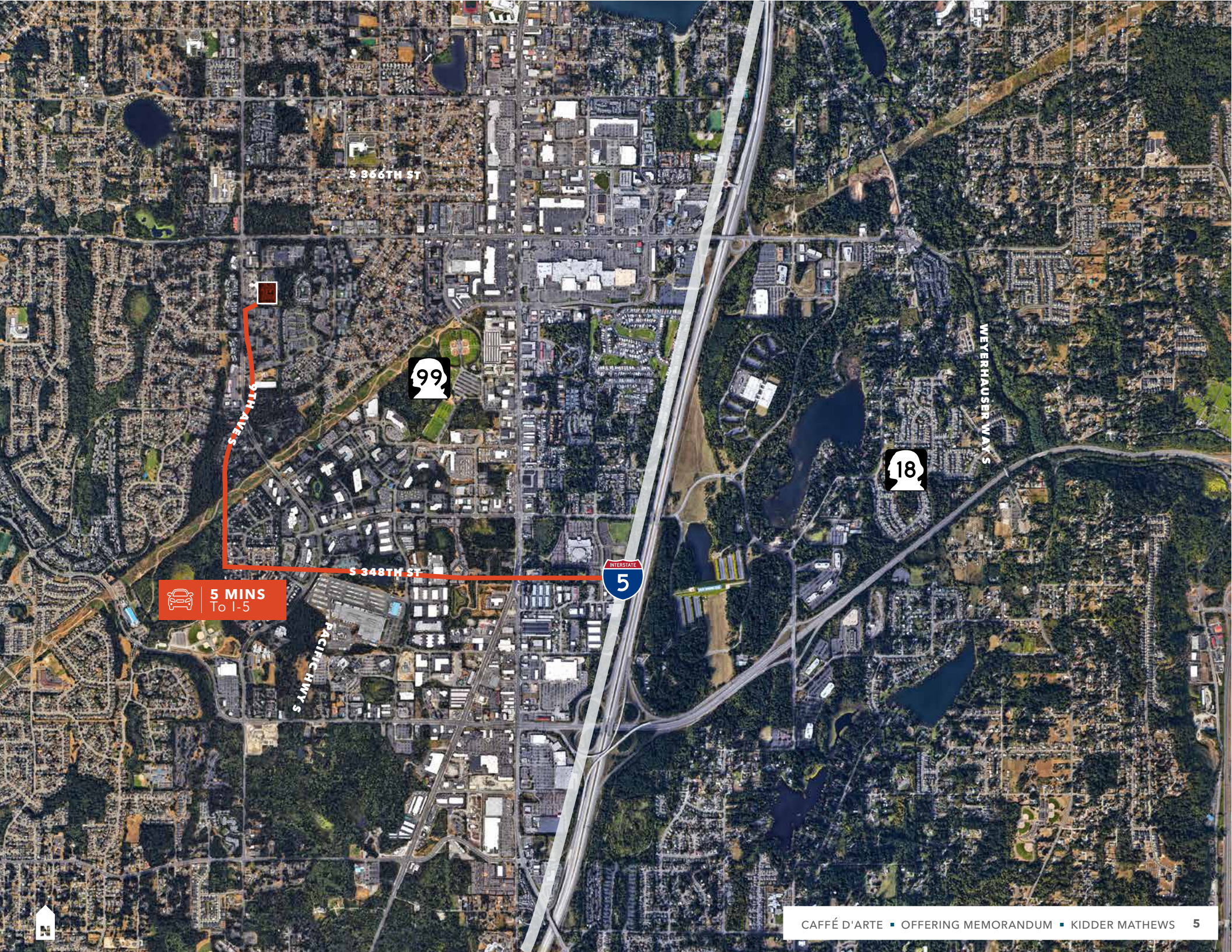
GENERATIONS OF ROASTING & BLENDING COFFEES

In the beginning, founder Mauro Cipolla would meticulously taste and blend the best coffee varieties, tinkering with the wood-fired roaster he brought from his native Italy, to achieve perfection in the finished cup. Since those early days, Caffé D'arte has progressed to supplying a full spectrum of blends and coffee-related services to discerning palates around the world. Today, Caffé D'arte provides not only distinctive coffees roasted in the style of the various regions of Italy but also the warmth and uniqueness of traditional Italian culture.

Before Mauro began Caffé D'arte, an award-winning Seattle based coffee roaster with an international reputation for quality, he started his apprenticeship in Naples, Italy under the demanding eye of a fourth generation master roaster. His insight into the science and art of coffee roasting and espresso blending have been the cornerstone of our company, founded on the traditional Italian values of craftsmanship and quality, with great visibility and direct access to Highway 410.

QUALITY IS THE STANDARD

Known for their expertise and quality, Caffé D'arte is one of few roasters devoted to the art of the "Post-Blending" technique. Each single origin coffee is profiled and roasted separately to extract the origin's unique flavor. The art of blending is the final stage; the knowledge of how each bean origin will perform as espresso or brewed coffee requires a great deal of knowledge and experience. Their team of coffee professionals meticulously perfects each blend to our highest quality standards, with a relentless focus on the best-tasting coffees in the world.



 **5 MINS**
To I-5

EXCLUSIVELY REPRESENTED BY

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