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HAWKINS  
EDWARDS



ACRE

FOR SALE \$3,018,000 | 5.00% CAP RATE

# Circle K (Ground Lease)

70 North Beck Road, Post Falls, ID 83854

Corporate Guaranteed Circle K Adjacent to Walmart Supercenter (2.2M+ Annual Visits)

DESIGNATED BROKER

BEN HAWKINS

MARKETING & PROPERTY INFORMATION

CHRIS EDWARDS

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HAWKINS EDWARDS INC. (DBA ACRE)

## 70 North Beck Road

# Investment Overview

- **Corporate Credit Tenant**
  - Lease assigned to Circle K Stores Inc.
  - Globally recognized convenience and fuel retailer
  - Strong institutional credit profile
  - Significant operational scale and long-term real estate commitment
- **Absolute NNN Ground Lease**
  - True passive investment structure
  - Tenant responsible for: Taxes, Insurance, Maintenance, Operating expenses
  - Zero landlord responsibilities
- **Long-Term Lease Security**
  - 15-year primary lease term
  - Four (4) additional 5-year options
- **Built-In Rent Growth**
  - 10% rent increases every 5 years
- **Strategic Real Estate Positioning**
  - Approximately 1.9-acre site
  - Located at a high-traffic intersection in Post Falls
  - Prominent hard-corner positioning
  - Strong visibility and accessibility
  - Regional growth corridor with expanding residential development
- **Tenant maintains ROFR on property sale**
  - ROFR proves strategic importance of the site with long-term commitment

70 N. Beck Road is a 6,656 SF retail pad site built in 2024, offered for sale at \$3,018,000. The property is situated on a 1.91-acre parcel within The Pointe at Post Falls, one of North Idaho's most dynamic and rapidly expanding commercial corridors anchored by Cabela's and Walmart.

Located at the Idaho/Washington State line interchange off I-90 Exit 1, this well-positioned retail property sits adjacent to major national tenants including Cabela's, Walmart, Dutch Bros, Taco Bell, Wendy's, Starbucks, and Panda Express, delivering exceptional freeway visibility and strong daily customer draw.

Post Falls is the fastest-growing city in North Idaho and one of the top 100 fastest-growing cities in the United States, supported by explosive population growth, rising median home values, and a diversified economy anchored by healthcare, manufacturing, retail, and logistics.





70 North Beck Road

# Investment Highlights

## 01

### PRIME LOCATION

Positioned at the last fuel stop before entering Washington State, Idaho's lower gas prices draw a consistent, high-volume stream of cross-border customers daily.

## 02

### ABS NNN GROUND LEASE

Structured as a true Absolute NNN ground lease, the property requires zero landlord management responsibilities, making it an ideal passive investment for out-of-state ownership.

## 03

### 10% RENT INCREASES

The lease includes predetermined rent escalations of 10% every five years, providing a built-in, contractual hedge against inflation over the full term.

## 04

### LOCATION GROWTH

One of Idaho's fastest-growing markets, Post Falls has seen nearly 25% population growth since 2020, with the Coeur d'Alene MSA recording 11%+ metro growth and forecasts projecting the city to exceed 100,000 residents by 2045.



The Property sees 58,000+ VPD via 1-90



70 North Beck Road

# Property Location

Post Falls, Idaho, is one of the fastest-growing cities in the Coeur d'Alene metropolitan area (along with Coeur d'Alene and Hayden) in northern Idaho's Idaho Panhandle region, situated along the Spokane River. With a population of approximately 45,000-47,000, it offers a small-city feel with rapid suburban expansion, a strong job market in manufacturing, logistics, construction, retail, and healthcare, plus one of the most affordable costs of living in the Pacific Northwest and easy access to both Spokane and Coeur d'Alene.





UNITED STATES  
POSTAL SERVICE

THE FLYING PICKLE  
- POST FALLS

CIRCLE K

MAVERIK

THE GREYHOUND  
PARK AND EVENT  
CENTER

PITBULL TACTICAL

Sysco

Wendy's

STARBUCKS  
COFFEE

I-90 (58,000+ VPD)

Cafe Rio  
MEXICAN GRILL

POINTE PKWY  
(5,000+ VPD)

Gesa  
CREDIT UNION

LOUISIANA  
KITCHEN  
POPEYES

Freddy's  
STEAKBURGERS

EST. 1976  
Capriotti's  
SANDWICH SHOP

NAPA  
AUTO PARTS

POST FALLS  
ER & HOSPITAL

70 North Beck Road

# Property Details

TENANT	CIRCLE K
GUARANTOR	CORPORATE GUARANTEE FROM CIRCLE K STORES INC.
LEASE TYPE	GROUND LEASE
RENT INCREASES	10% RENT INCREASE EVERY 5-YEARS

LEASE PERIOD	TIMEFRAME (PROJECTED)	MONTHLY BASE RENT	ANNUAL BASE RENT	RENT INCREASE
PRIMARY TERM (YRS 1-5)	02/01/2024 - 01/31/2029	\$12,575.00	\$150,900.00	INITIAL
PRIMARY TERM (YRS 6-10)	02/01/2029 - 01/31/2034	\$13,832.50	\$165,990.00	10%
PRIMARY TERM (YRS 11-15)	02/01/2034 - 01/31/2039	\$15,215.75	\$182,589.00	10%
OPTIONS				
OPTION 1 (YRS 16-20)	02/01/2039 - 01/31/2044	\$16,737.33	\$200,847.96	10%
OPTION 2 (YRS 21-25)	02/01/2044 - 01/31/2049	\$18,411.06	\$220,932.72	10%
OPTION 3 (YRS 26-30)	02/01/2049 - 01/31/2054	\$20,252.17	\$243,026.04	10%
OPTION 4 (YRS 31-35)	02/01/2054 - 01/31/2059	\$22,277.38	\$267,328.56	10%

Purchase Price

\$3,018,000

Cap Rate

5.00%

Avg Cap Over Term

6.80%

Price Per SF

\$453

Building Size

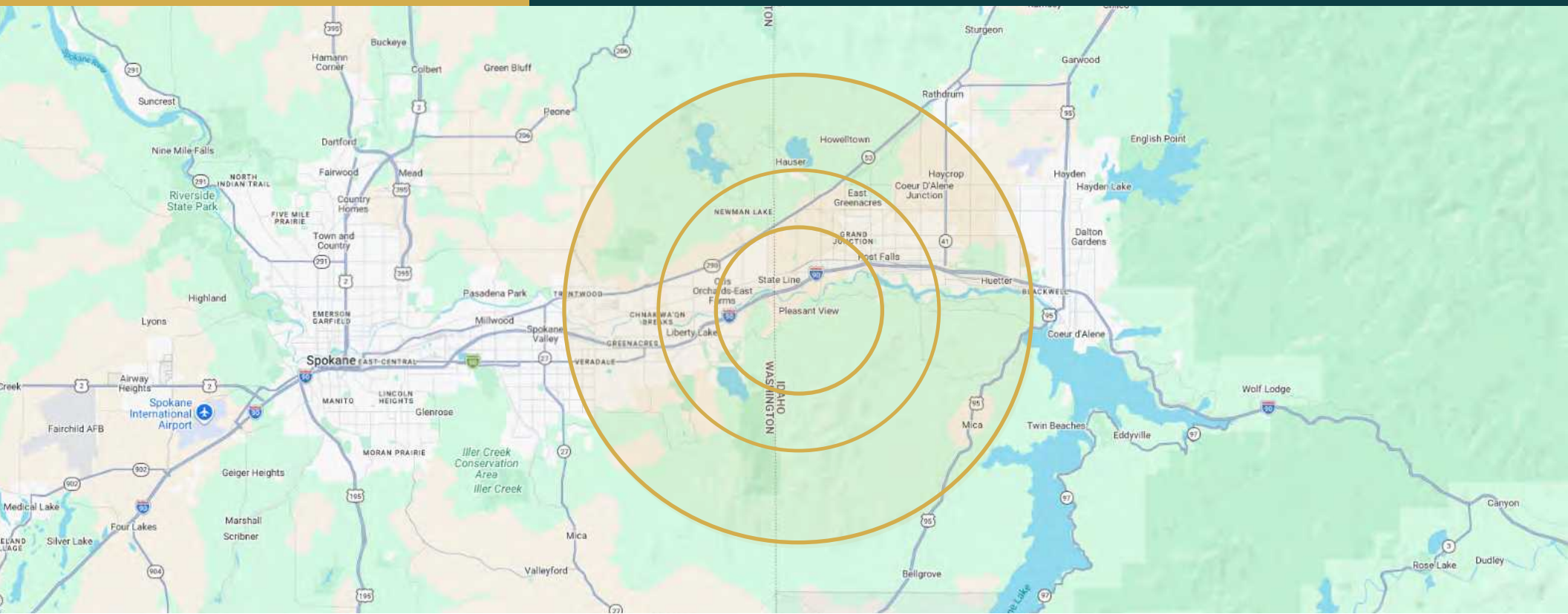
6,656 SF

Land

1.9 ACRES

Year Built

2024



POPULATION (APPROX.)

HOUSEHOLDS (APPROX.)

	3 MILES	5 MILES	10 MILES		3 MILES	5 MILES	10 MILES
<b>2020 POPULATION</b>	11,480	48,300	196,000	<b>MEDIAN HOME VALUE</b>	\$513,000	\$525,000	\$510,000
<b>2024 POPULATION</b>	14,063	57,160	241,500	<b>2024 HOUSEHOLDS</b>	5,136	21,474	93,000
<b>2029 PROJECTED POPULATION</b>	16,573	67,828	281,000	<b>2029 PROJECTED HOUSEHOLDS</b>	6,080	25,547	108,000
<b>ANNUAL GROWTH RATE</b>	+3.4%	+3.5%	+3.0%	<b>PROJECTED GROWTH</b>	+18.4%	+19.0%	+16.1%
<b>AVERAGE HH SIZE</b>	2.70	2.60	2.60	<b>MEDIAN HH INCOME</b>	\$74,088	\$77,482	\$76,200
<b>MEDIAN AGE</b>	40	40	39	<b>AVERAGE HH INCOME</b>	\$92,500	\$96,800	\$94,000

70 North Beck Road

# Post Falls Highlights

Post Falls, the fastest-growing city in north Idaho's Kootenai County, offers investors and residents a compelling combination of explosive population growth, an affordable cost of living relative to the Pacific Northwest, and a diversified local economy. Situated along the Spokane River near the Idaho–Washington border, the city benefits from strong in-migration, a young workforce, and rising consumer spending across healthcare, manufacturing, retail, and logistics sectors.

**45,800**

**EST. POPULATION**

Post Falls reached an estimated 45,800 residents as of 2024 — ranking 70th among the 100 fastest-growing U.S. cities.

Source: U.S. Census Bureau

**\$83,388**

**MEDIAN HH INCOME**

2024 median household income exceeds the Idaho statewide median of \$81,166, reflecting an affluent and growing resident base.

Source: U.S. Census Bureau / City-Data

**81%**

**FAMILY HH**

Over 81% of the population lives in family households, with children making up roughly 22% of the total population.

Source: U.S. Census Bureau ACS

**8.2%**

**EMPLOYMENT GROWTH**

From 2023 to 2024, employment in Post Falls grew 8.16%, from 19k to 20.5k jobs — well above national averages.

Source: Data USA / Census ACS

**35**

**YOUNG MEDIAN AGE**

The median age in Post Falls is 35.0 years — younger than many national and state averages, signaling long-term demand.

Source: U.S. Census Bureau

**3.42%**

**ANNUAL POP. GROWTH**

Post Falls is growing at 3.42% annually. Since the 2020 Census (39,304), the city has grown nearly 25%, driven by net in-migration.

Source: World Population Review

Post Falls stands out as one of the Pacific Northwest's most dynamic growth markets — affordable, family-oriented, and strategically positioned between Coeur d'Alene and Spokane, making it a compelling target for long-term real estate investment.



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# Photo Gallery





## DESIGNATED BROKER

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