



OPENING: MAY / JUNE 2020



Representative Photo

INVESTMENT HIGHLIGHTS

- **Prominent Location:** Newly Developed Retail Corner “Shadow Anchored” by New 7-Eleven, also Available for Sale.
- **2019 Population Demographics:**
 1 Mile Radius - 12,898
 3 Mile Radius - 75,419
 5 Mile Radius - 192,986
- **Located on Primary Traffic Artery:** NE 117th Avenue (SR 503) is a Heavy Traffic Corridor Connecting Battle Ground with Vancouver.
- **Hard Corner Location:** NE 117th Avenue (SR 503) and NE 99th Street is a Signalized Corner with a Combined Traffic count of 30,748^{+/-} vehicles per day.
- **Corporate Starbucks Lease:** Over 28,000 locations in 76 countries. NNN Lease - No Early Termination Clause.
- **Investment Grade Tenant:** Starbucks has a S&P rating of BBB+. Corporate Revenues in Excess of \$24 Billion (NASDAQ: SBUX)

INVESTMENT SUMMARY

Value:	\$2,111,000
Cap Rate:	4.5%
NOI:	\$95,000
Rent Bumps:	10% Every 5 Years
Year Built:	2020
Initial Term:	10 Years
Options:	Four 5-Year Terms



A 2,000^{+/-} SqFt Bldg on a 29,687^{+/-} SqFt Lot

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