



Sunnyside Shopping Center

2600 Yakima Valley Hwy | Sunnyside, WA 98944

💰 Price: \$9,220,000

📊 Cap Rate: 7.25%



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THE OFFERING

Northmarq is pleased to present the opportunity to acquire the Sunnyside Shopping Center, a five-tenant, 93,000-square-foot [grocery-anchored](#) shopping center in Sunnyside, Washington, at [3-4 times below replacement cost](#) at \$99/SF. Current income with attractive assumable financing at 4.99% provides strong year one returns with a [cash-on-cash returns of 7.39%](#). The center is 96% leased to top-performing tenants, including Fortune 500 companies Grocery Outlet (Nasdaq: GO), Tractor Supply Company (Nasdaq: TSCO), and publicly traded Planet Fitness (NYSE: PLNT), each reported to be a [top-performing](#) store in the State. The national tenants are complimented by regional tenants including Adams Wonderland, an indoor children's playpark, and the China Buffet restaurant which has been at the shopping center for over 18 years. Strategically located just off Yakima Valley Hwy and near the confluence of Interstate 241 and Highway 82, the property is exposed to traffic counts over [40,000 VPD](#). Over 81% of property rental income comes from Grocery Outlet, Tractor Supply, and Planet Fitness.

HIGHLIGHTS

- **Assumable Financing:** The property comes with assumable financing at an attractive interest rate of [4.99%](#).
- **Attractive Price per Square Foot:** The property is priced well below replacement cost at [\\$99 per square foot](#) and strategically located in extremely low vacancy sub-market of below 3%.
- **96% Occupied:** The center is well-occupied by a strong mix of national tenants, including Grocery Outlet, Tractor Supply Company, and Planet Fitness, ranked #11 in the state for number of visits and #2 in visits per square foot, and a new five-year extension executed by Adams Wonderland.
- **Grocery Outlet:** Grocery Outlet is a [Fortune 500 company](#) and a top-performing store in Washington.
- **Tractor Supply Company:** Tractor Supply Company is a [Fortune 500 company](#) and benefits from being the only store location between the Tri-Cities and Yakima MSAs. This location is reported to be one of the top performing locations in the state.
- **Low Anchor Rents:** The anchor rents are below market at \$9.90/SF for Grocery Outlet, \$5.51/SF for Tractor Supply Company, and \$7.88/SF for Planet Fitness, providing for long term stability for future ownership.
- **Walmart Supercenter Across Street:** The Property is directly across the street from a Walmart Supercenter, which provides additional traffic and visibility.



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