



3125 COLBY AVE  
EVERETT, WASHINGTON

AC AYERS  
COMMERCIAL  
GROUP

## THE PROPERTY —

### ***OWNER-USER MEDICAL OFFICE, OR MEDICAL OFFICE INVESTMENT***

***\$2,318,950 | 6.59% Cap Actual | \$193 / Sq Ft***

Ayers Commercial Group is pleased to present the opportunity to acquire the Colby Professional Center in Everett, Washington. Anchored by Western Washington Medical Group, the building is 56% occupied by medical tenants, including 35% occupied by dentists.

The offering provides flexibility for both owner-users or investors.

- An owner-user can occupy a portion of the building and offset expenses with rental income from the remaining suites .
- Medical office investors will benefit from the strong tenant base and upside potential through lease-up.

## PROPERTY SUMMARY

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ADDRESS	<b>3125 Colby Ave</b>
	<b>Everett, WA 98201</b>
PARCEL NUMBER	<b>00439173701200</b>
BUILDING SIZE	<b>12,028</b>
LOT AREA	<b>13,939 SF   0.32 AC</b>
PARKING	<b>25 Spaces</b>
YEAR BUILT	<b>1958</b>
# OF TENANTS	<b>7</b>
OCCUPANCY	<b>91.35%</b>



# RENT ROLL

Tenant	Suite	Lease Start	Lease End	Lease Type	SF	ACTUAL		
						Monthly	\$/SF	Annual
Assured Independence	A, B	11/1/2018	9/30/2030	NNN	2,722	\$2,471	\$12.95	\$29,652
The American Memorial Association	C	2/1/2011	MTM	NNN	1,044	\$1,288	\$18.18	\$15,456
Heather Eggenberger DDS	D	3/1/2008	MTM	NNN	2,438	\$4,087	\$24.23	\$49,044
Eric L. Anderson CPA	G	5/1/2011	MTM	NNN	429	\$563	\$19.41	\$6,756
Pamela A. Nicoara DDS	H	12/1/2015	MTM	NNN	1,798	\$2,183	\$17.29	\$26,196
Western Washington Medical Group	I, J	4/15/2019	MTM	NNN	2,557	\$3,522	\$19.62	\$42,264
Vacant	F				1,040	\$1,300	\$15.00	\$15,600
<b>TOTAL</b>					<b>12,028</b>	<b>\$15,414</b>	<b>\$15.38</b>	<b>\$184,969</b>

## CASH FLOW SUMMARY

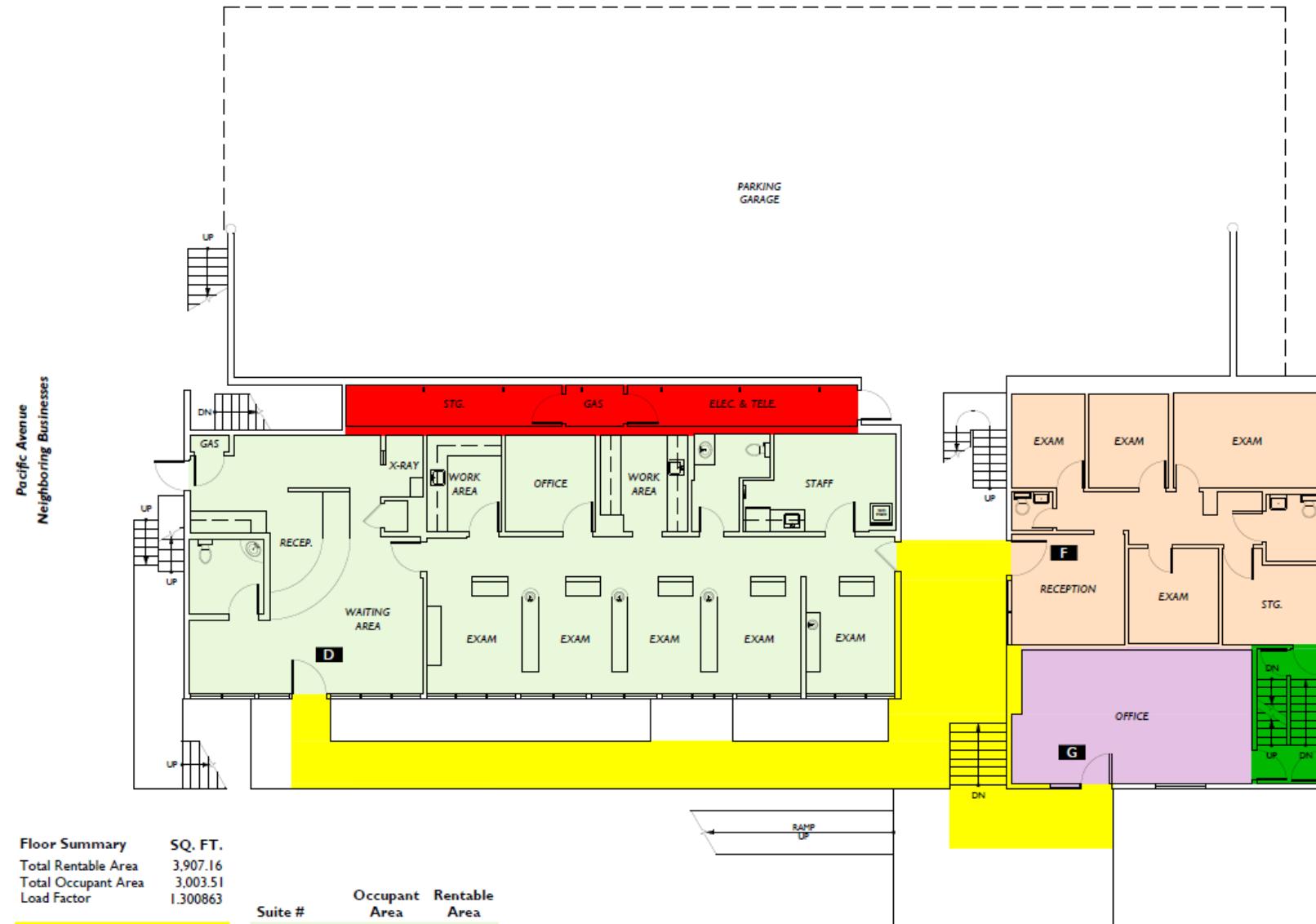
Current	
<b>Income</b>	
Scheduled Base Rental Income	\$184,969
NNN Reimbursement	\$190,735
Vacancy %	8.65%
- Vacancy	(\$32,094)
Effective Gross Income	\$343,610

Current	
<b>Expenses</b>	
CAMs	\$190,735
Total Operating Expenses	\$190,735

Current	
<b>Net Operating Income</b>	
Net Operating Income	\$152,875
Cap Rate	6.59%

# FIRST FLOOR

Wetmore Avenue  
Alleyway  
Parking Lot

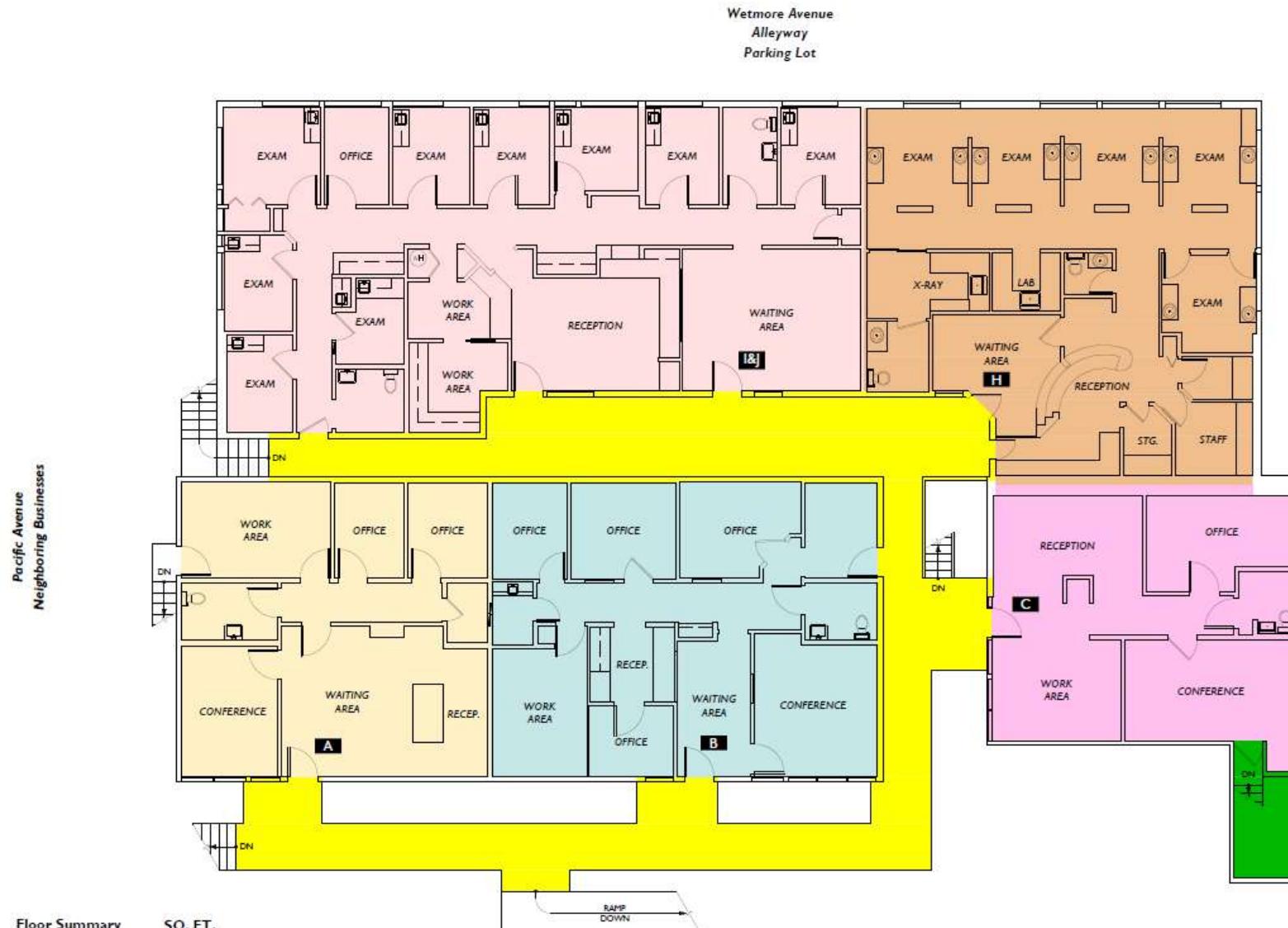


Floor Summary	SQ. FT.
Total Rentable Area	3,907.16
Total Occupant Area	3,003.51
Load Factor	1.300863
Occupant Area	Occupant Area
Rentable Area	Rentable Area
<b>Floor Service Area</b>	<b>711.82</b>
<b>Building Service Area</b>	<b>262.43</b>
<b>Total Vertical</b>	<b>97.00</b>
Suite #	
Suite D	1,874.49
Suite F	799.52
Suite G	329.50

Area Analysis performed in accordance with ANSI/BOMA Z65.1 - 2017 Method A Standard.

## *Colby Avenue*

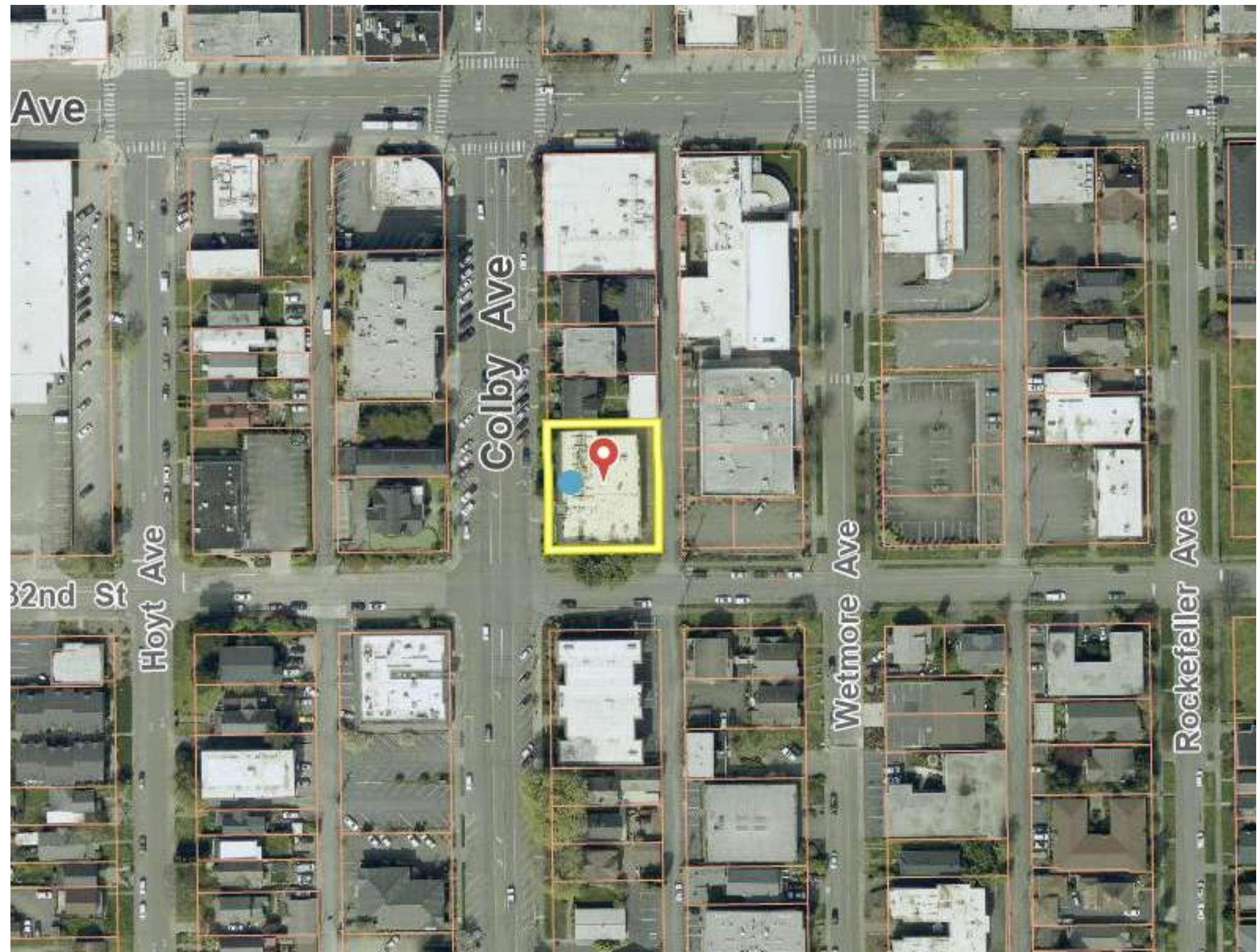
# SECOND FLOOR

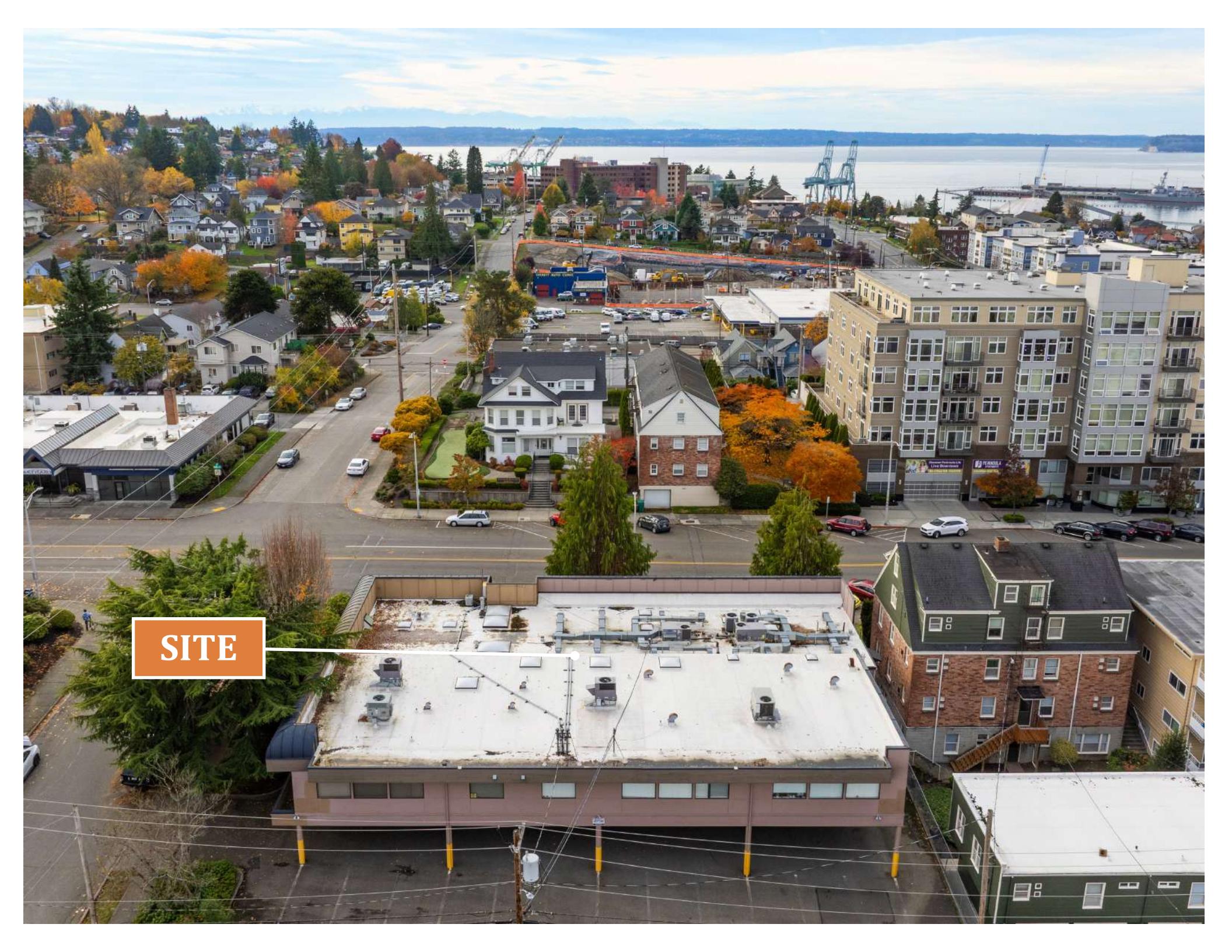


Floor Summary	SQ. FT.	Occupant Area	Rentable Area
Total Rentable Area	8,120.93		
Total Occupant Area	6,440.22		
Load Factor	1.260972		
Floor Service Area	1,282.01		
Building Service Area	0		
Total Vertical	80.44		

Area Analysis performed in accordance with ANSI/BOMA Z65.1 - 2017 Method A Standard.

Colby Avenue





**SITE**



**SITE**







**SITE**



**SITE**

# DEMOGRAPHICS

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Population	1 mile	3 miles	5 miles
2020 Population	15,223	56,478	121,110
2024 Population	15,420	58,008	123,910
2029 Population Projection	16,088	60,671	129,507
Annual Growth 2020-2024	0.3%	0.7%	0.6%
Annual Growth 2024-2029	0.9%	0.9%	0.9%
Median Age	39.1	39.6	38.8
Bachelor's Degree or Higher	30%	27%	26%
U.S. Armed Forces	592	1,411	1,557
Income	1 mile	3 miles	5 miles
Avg Household Income	\$82,744	\$96,817	\$100,735
Median Household Income	\$61,028	\$78,905	\$82,118
< \$25,000	1,503	3,968	6,474
\$25,000 - 50,000	1,656	4,148	7,985
\$50,000 - 75,000	1,058	3,488	7,899
\$75,000 - 100,000	1,028	3,547	7,110
\$100,000 - 125,000	707	2,742	5,955
\$125,000 - 150,000	427	1,838	3,884
\$150,000 - 200,000	583	2,679	5,297
\$200,000+	453	1,906	4,161



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