

**FOR SALE | 3,933 SF**

10814 Valley Ave E, Puyallup, WA



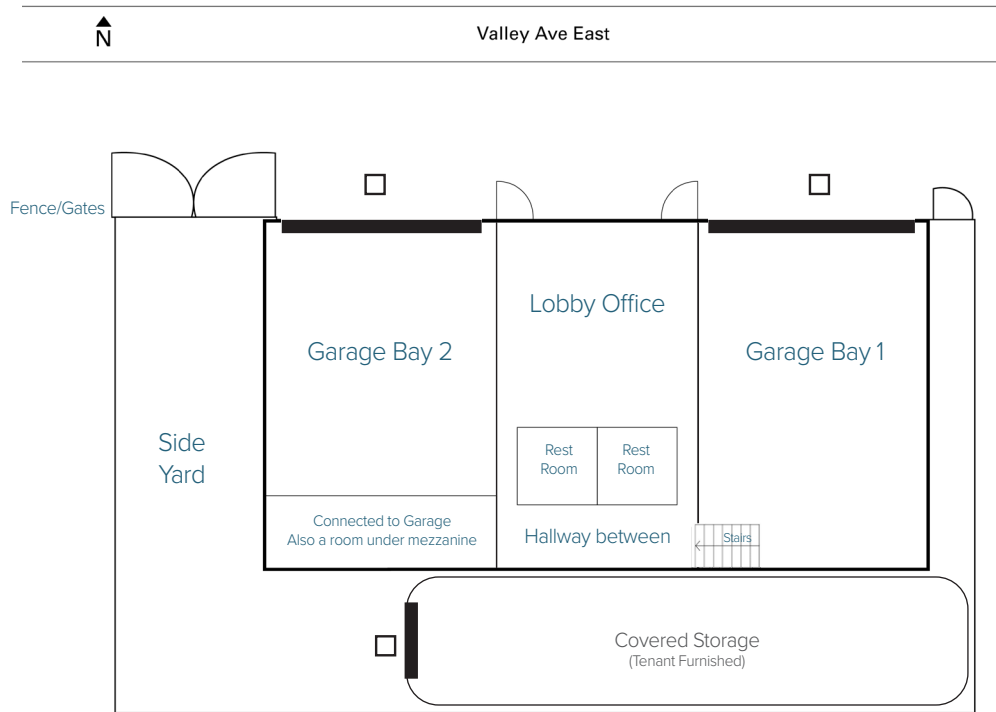
**NEWMARK**

**MORGAN RICHEY, SIOR**  
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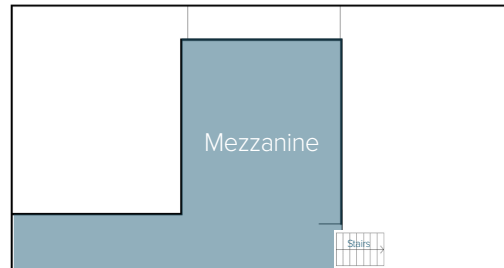
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## SITE PLAN



□ GRADE LEVEL



**NEWMARK**

## BUILDING & PROPERTY DETAILS

**TOTAL BUILDING SF**  
3,933 SF

**MEZZANINE OFFICE**  
1,197 SF Finished - HVAC, Lighting, Restrooms

**LOADING**  
2 Grade Level Roll-Up Doors 12' W x 14' T

**HVAC**  
Full Heating & Air Conditioning Throughout

**RESTROOMS**  
2 Restrooms

**LIGHTING**  
Ample Shop & Office Lighting Throughout

**EXTERIOR YARD**  
±3,566 SF Fully Fenced, Flat, Partially Asphalted

**PARKING**  
Ample Front Parking - High Curbside Visibility

**PRICE**  
\$1,350,000

**CAP RATE**  
~5.0%

**LEASE TYPE**  
Triple Net (NNN)

**TENANT**  
Custom Trucks Northwest, LLC

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## INVESTMENT SUMMARY & RENT SCHEDULE

Fully Leased NNN

### INVESTMENT OVERVIEW

Offering Price	\$1,350,000
Price Per SF	\$493 / SF
Cap Rate	~5.0%
Annual NOI (Yr 1)	\$66,000 + NNN
Lease Type	Triple Net (NNN)
Lease Term	June 2025 - June 2028
Tenant	Custom Trucks NW, LLC

- Fully Leased - zero landlord Obligations (NNN)
- Built-in - 3.5% annual rent escalations
- Established automotive tenant
- SR 167 corridor - high traffic main road

### RENT SCHEDULE

PERIOD	MONTHLY RENT	ANNUAL RENT
Months 00-01 (Free Rent)	\$0.00 + NNN	\$0.00
Months 02-12	\$5,500.00 + NNN	\$66,000.00
Months 12-24	\$5,692.50 + NNN	\$68,310.00
Months 25-36	\$5,891.73 + NNN	\$70,701.00
Months 37	\$6,097.95 + NNN	\$6,098.00

NNN - Tenant pays all taxes, insurance, and maintenance. Landlord receives rent free and clear

Built-in - 3.5% Annual Rent Escalations  
Lease Expires June 2028

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## TENANT SUMMARY

### Custom Trucks Northwest, LLC

Custom Trucks Northwest (Custom Trucks NW) is the Pacific Northwest's premier custom truck and SUV dealer, headquartered in Puyallup, Washington. The company specializes in transforming stock vehicles into fully personalized custom builds, combining expert fabrication with a curated inventory of pre-owned trucks and SUVs across top brands including Ford F-Series, GMC Sierra, Chevrolet Silverado, RAM, and Toyota.

Operating from their Puyallup location, Custom Trucks NW offers an end-to-end ownership experience - from vehicle selection and custom fabrication to financing. Their in-house shop delivers suspension lift kits, custom wheels and tires, performance upgrades, engine tuning, exhaust systems, protective armor, overlanding builds, and bespoke fabrication including skid plates and storage solutions.

The company maintains an active inventory of 100+ custom trucks and SUVs and ships coast-to-coast, serving customers throughout the Pacific Northwest and beyond. Custom Trucks NW positions itself as more than a dealership - a destination for drivers who treat their vehicles as a canvas, with a commitment to PNW-terrain performance and uncompromising craftsmanship.

## AT A GLANCE

### TYPE

Automotive Dealer & Custom Fabrication

### LOCATION

Puyallup, WA

### MARKET

Pacific Northwest

### SHIPS

Coast to Coast

### BRANDS

Ford, GMC, Chevy, RAM, Toyota

### WEBSITE

CustomTrucksNW.com





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