



FOR SALE | HWANG'S PLAZA

Contact Information:

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HWANG'S PLAZA

4104 Martin Way East, Lacey, WA

PRICE
\$4,750,000

CAP RATE
5.51%

Occupancy: 100%

Building SF: 8,372 SQ FT

Property Type: Retail

Tenancy: Multiple

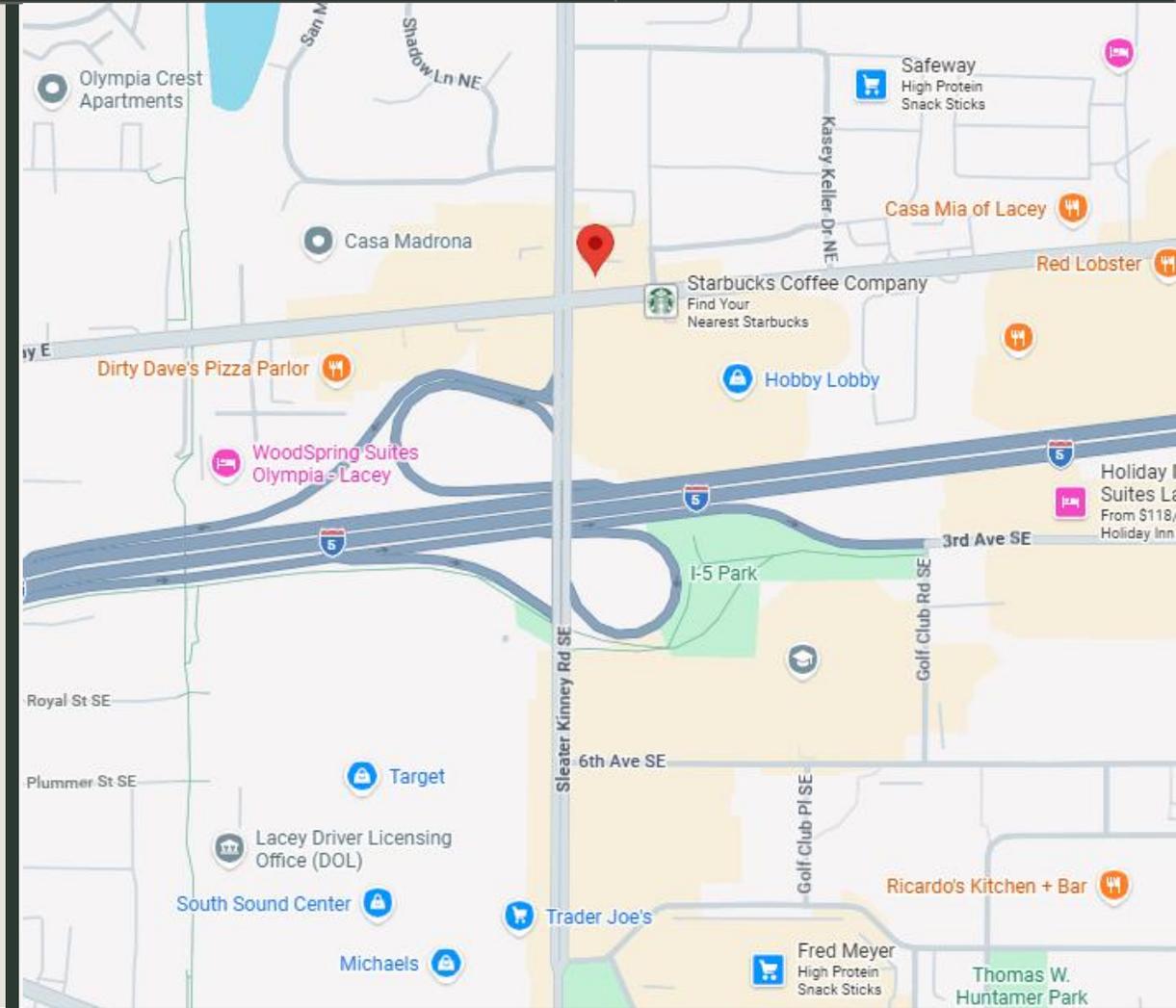
Building Height: 1 Story

Price Per SF: \$567.37/SF

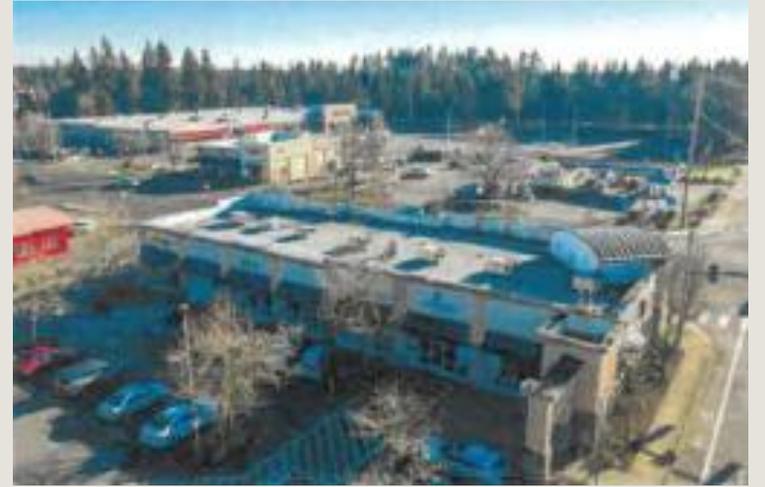
Lot Size: 0.68 AC

Year Built: 2004

Parking: 35 Spaces (4.1 Spaces per 1,000SF Leased)



PHOTOS



FINANCIAL SUMMARY

2025 Financial Report is based on Tax Return and 2026 is based on the rent schedule and expenses are same as year 2025.

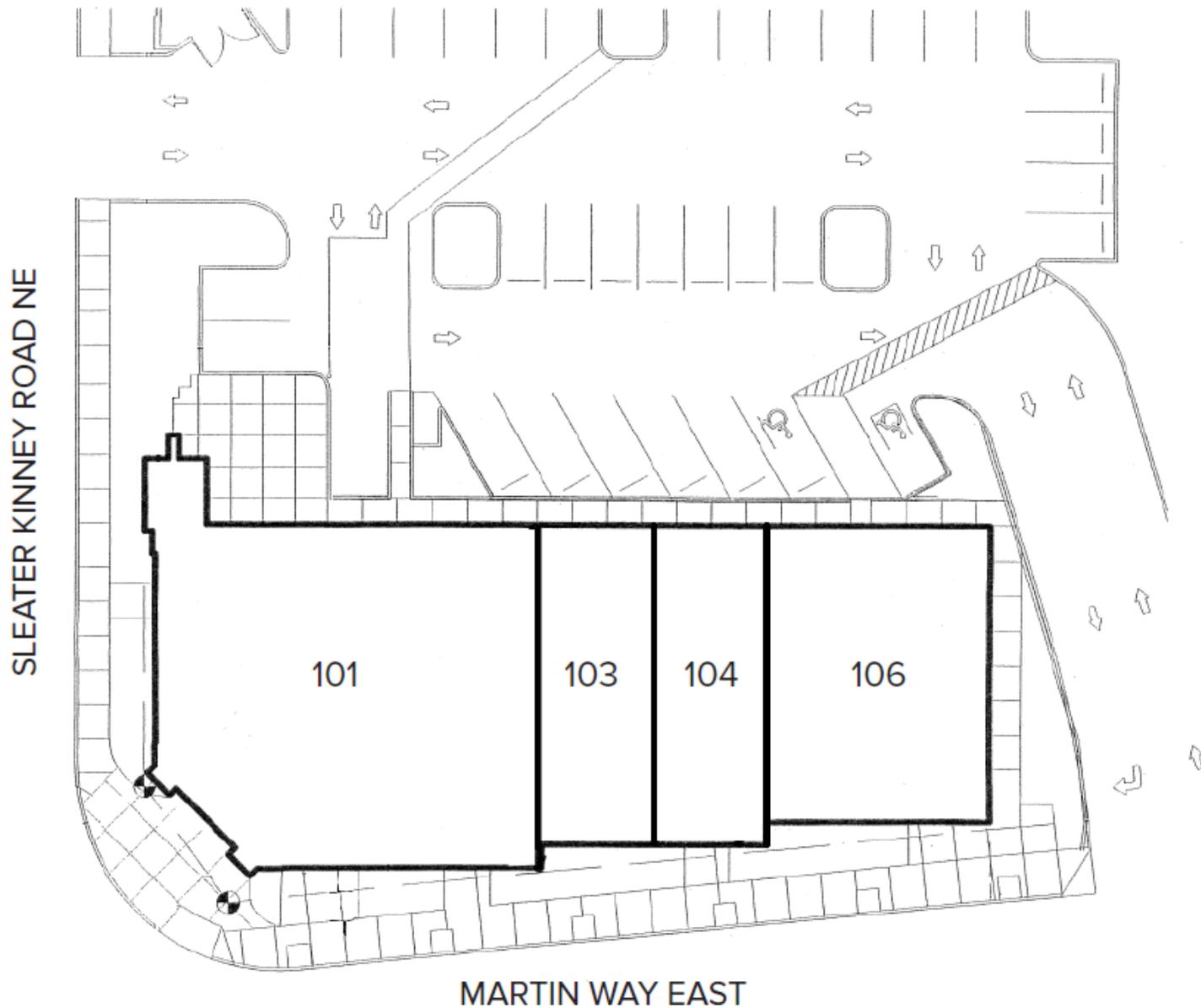
		Scheduled
Year	2025	2026
Gross Income	\$ 339,049.00	\$ 339,338.52
Cleaning/Maintenance	\$ 17,848.00	\$ 17,848.00
Insurance	\$ 7,153.00	\$ 7,153.00
Management Fee	\$ 12,000.00	\$ 12,000.00
Repairs	\$ 8,724.00	\$ 8,724.00
Property Taxes	\$ 27,909.00	\$ 27,909.00
Security	\$ 3,456.00	\$ 3,456.00
Total expenses	\$ 77,090.00	\$ 77,090.00
Net Operating Income	\$ 261,959.00	\$ 262,248.52
Cap Rate at 5.51%	\$ 4,745,634.06	\$ 4,750,878.99

DISCLAIMER: Any information given herein was obtained from sources we consider reliable; however, we are not responsible for facts, errors, prior sale, withdrawal from market, or change in price.

RENT SUMMARY

Suite	Tenant	Size	Pro Rate CAM	RENT	CAM/NNN	Total Rent	Lease Started	Lease Term	Option
101	Super Supplements	3,900 SF	46.91%	\$ 10,400.00	\$ 3,470.51	\$ 13,870.51	Since 2003 (23yrs)	04/30/2029	2-5yrs
103	Vern Fonk Insurance	1,604 SF	19.30%	\$ 3,858.44	\$ 1,466.15	\$ 5,324.59	Since 2010 (16yrs)	10/31/2028	-
104	Pink & White Nails	1,008 SF	12.13%	\$ 2,808.20	\$ 987.41	\$ 3,795.61	Since 2009 (17yrs)	12/31/2030	-
106	Xfinity	1,800 SF	21.66%	\$ 3,819.00	\$ 1,440.00	\$ 5,259.00	Since 2022 (4yrs)	09/30/2027	2-5yrs
	Total	8,312	100.00%	\$ 20,885.64	\$ 7,364.07	\$ 28,249.71			

SITE PLAN



Suite	Tenant	Size
101	Super Supplements	3,900 SF
103	Vern Fonk Insurance	1,604 SF
104	Pink & White Nails	1,008 SF
106	Xfinity	1,800 SF

TENANT INFORMATION



Vitamin Shoppe / Super Supplements

- *National Omni-Channel Retailer*
- *775+ Stores*
- *In Center Since 2003*

Vitamin Shoppe is a major national health & wellness retailer with a strong footprint across the U.S. and internationally. Their Super Supplements banner is well-established in the Pacific Northwest



Vern Fonk Insurance

- *Largest Insurance Broker in Washington 60+ Years in Business*
- *In Center Since 2010*

Vern Fonk is a well-known regional insurance brand with deep roots in Washington and Oregon. Their long operating history and loyal customer base make them a stable, recession-resistant tenant.

TENANT INFORMATION



Pink & White Nails

- *Long-Term Local Operator*
- *High Customer Retention*
- *In Center Since 2009*

Pink & White Nails is a proven, service-based tenant with over a decade of successful operation at this location.



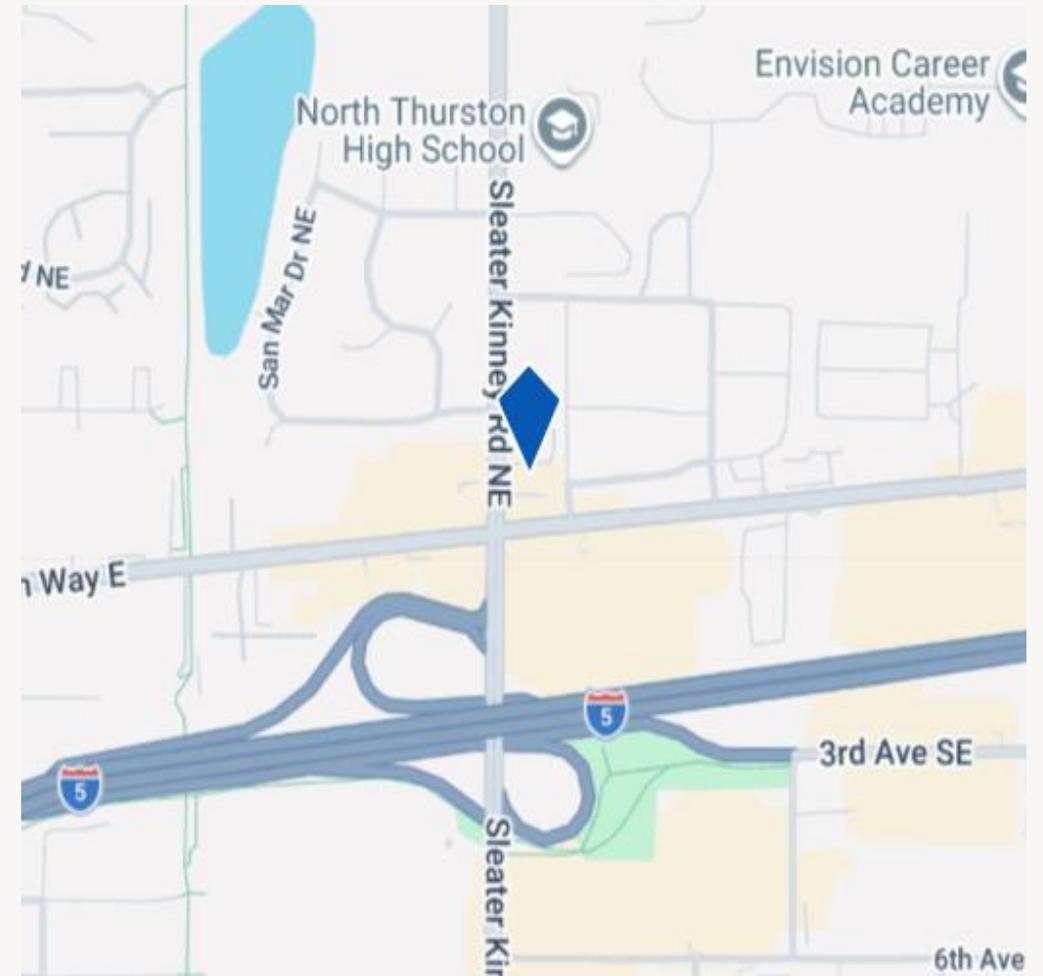
Xfinity

- *National Telecom*
- *Provider Essential Service*
- *High Consumer Traffic*

Xfinity is one of the largest telecom and broadband providers in the U.S., offering essential services with strong customer retention.

LOCATION

- **Prime Lacey retail corridor** surrounded by major national anchors: Lowe's, Hobby Lobby, Tractor Supply, Safeway (all within 1 mile).
- **High visibility & access: 160,000+ VPD** on I-5 and **25,000+ VPD** on Martin Way E; additional exposure from shadow anchors.
- **Fully occupied** strip center with strong built-in customer draw.
- **Strong demographics (3-mile radius): 62,000+ population, \$67K avg. household income, 38,000+ employees.**
- **15 minutes to Washington State Capitol**, supported by a stable government-employee workforce.

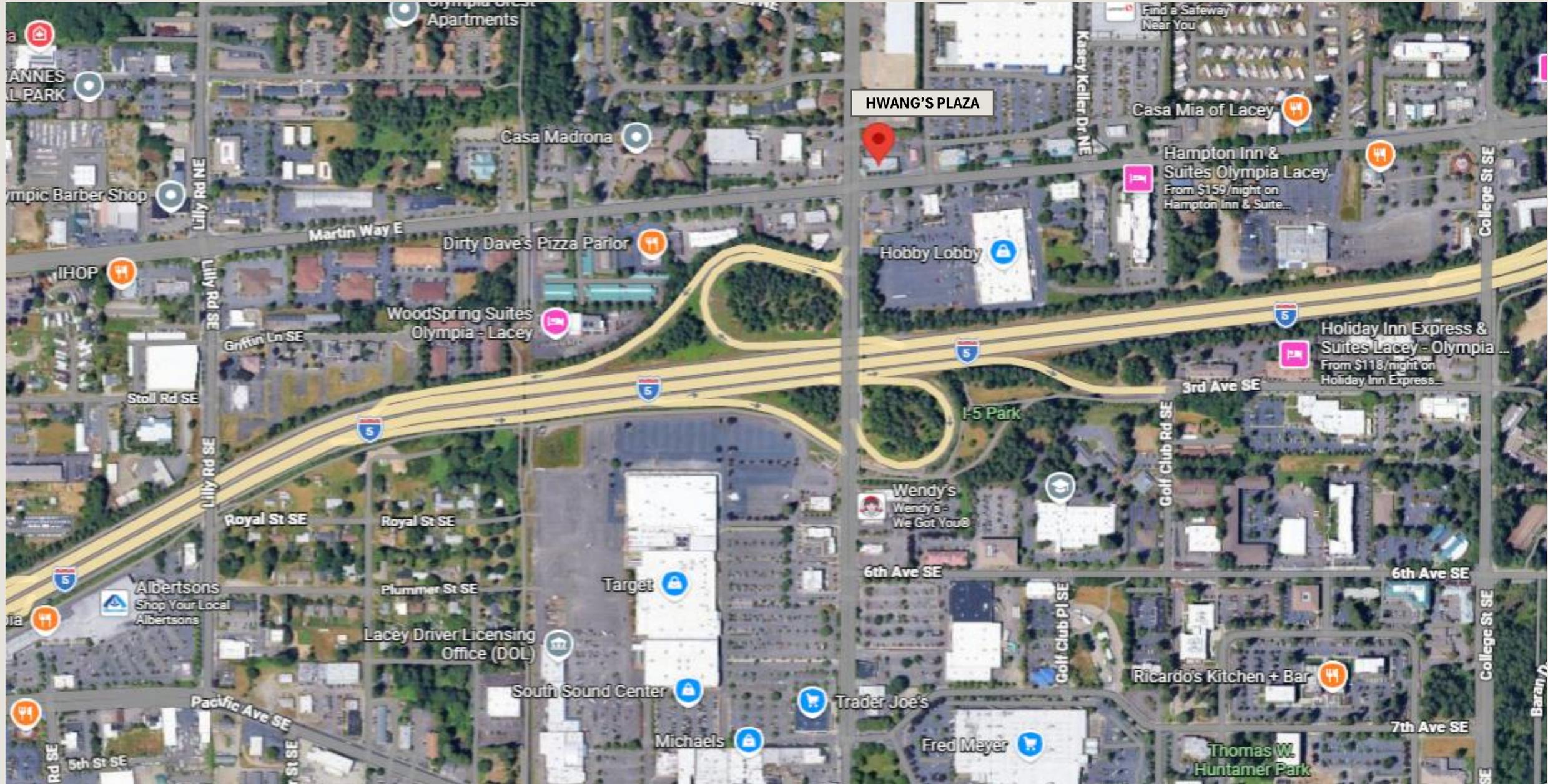


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LOCATION



NEIGHBORING TENANTS



MARKET AREA

