

FOR SALE / LEASE



SALE PRICE: \$6,000,000 | LEASE RATE: \$33 PSF+NNN



12811 MERIDIAN E

PUYALLUP, WA

NET LEASE OFFERING MEMORANDUM DISCLAIMER

Zebra Capital hereby advises all prospective purchases of net leased property as follows:

This confidential offering memorandum has been prepared by Zebra Capital, for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. No representation is made by Zebra Capital, or the property owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, Zebra Capital, owner and their employees and agents disclaim any responsibility for inaccuracies and expect prospective purchaser to exercise independent due diligence in verifying all such information. Further, Zebra Capital, owner and their employees and agents disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the confidential offering memorandum or any other written or oral communication transmitted or made available to recipient. This confidential offering memorandum may include certain statements and estimates by Zebra Capital, with respect to the projected future performance of the property; these assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved.

The confidential offering memorandum does not constitute a representation that there has been no change in the business or affairs of the property or owner since the date of preparation of the confidential offering memorandum. Analysis and verification of the information contained in the confidential offering memorandum is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the property will be made available upon request to interested and qualified prospective investors or purchasers.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussion with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the confidential offering memorandum or making an offer to purchase the property unless and until such offer is approved by owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by owner and its legal counsel, and any conditions to owner's obligation thereunder have been satisfied or waived.

This confidential offering memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. This information should not, under any circumstances, be photo copied or disclosed to any third party without the written consent of Zebra Capital, or owner, or used for any other purpose whatsoever other than to evaluate the possible purchase of the property. By accepting the confidential offering memorandum, you agree that you will not use the confidential offering memorandum or any of the contents in any fashion or manner detrimental to the interest of owner or Zebra Capital.



FORMER RITE AID

12811 MERIDIAN E, PUYALLUP, WA

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INVESTMENT OVERVIEW

OFFERING SUMMARY

SALE PRICE

\$6,000,000

LEASE RATE

\$33 PSF+NNN

YEAR BUILT

1997

RENTABLE SF

16,800 SF

LOT SIZE

1.85 ACRES

OWNERSHIP TYPE

FEE SIMPLE

PUYALLUP, WA

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024	15,524	85,068	188,011
2029 PROJECTION	15,995	87,562	193,532
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
AVERAGE	\$90,996	\$117,332	\$116,968
MEDIAN	\$72,169	\$96,954	\$97,053

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS



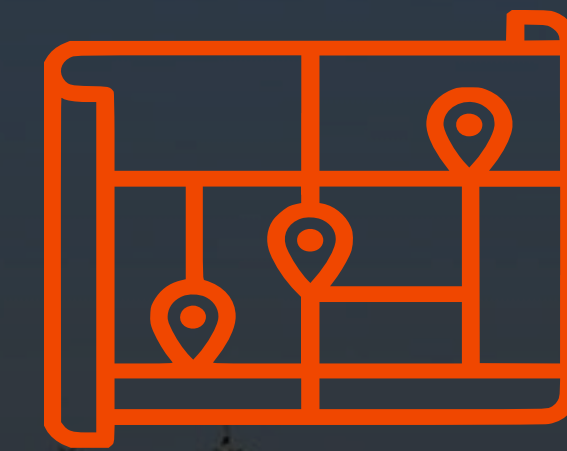
VALUE-ADD OR RE-TENANTING POTENTIAL

16,800 SF FORMER RITE AID OFFERING AN IDEAL VALUE-ADD OPPORTUNITY THROUGH STRATEGIC LEASING, REDEVELOPMENT OR OWNER OCCUPANCY



STRATEGIC CORNER WITH STRONG DAILY TRAFFIC

THIS PROPERTY IS LOCATED ON HEAVILY TRAFFICED MERIDIAN E ARTERIAL AT A HIGHLY VISIBLE, SIGNALIZED CORNER WITH OVER 42,700 ADT



PRIME RETAIL CORRIDOR LOCATION

THE PROPERTY OFFERS GREAT VISIBILITY AND IS SURROUNDED BY MAJOR NATIONAL RETAILERS: WALMART, TARGET, LOWE'S HOME DEPOT, COSTCO, BEST BUY AND SAFEWAY

OUTSTANDING DEMOGRAPHICS

188,011 PEOPLE WITHIN 5-MILE RADIUS WITH A \$116,968 IN AHHI

ESTABLISHED RESIDENTIAL COMMUNITY

THE PROPERTY SITS WITHIN A MATURE RESIDENTIAL AREA WITH THOUSANDS OF HOMES NEARBY, MAKING IT AN IDEAL LOCATION FOR ESSENTIAL SERVICES AND COMMUNITY-FOCUSED RETAIL

DRIVE-THRU

PROPERTY IS EQUIPPED WITH A DOUBLE DRIVE-THRU



MERIDIAN E | 42,781 ADT

SUBJECT PROPERTY



BALLOU JUNIOR HIGH SCHOOL



MERIDIAN TOWN CENTER



MERIDIAN E | 42,781 ADT

SUBJECT PROPERTY

MERIDIAN TOWN CENTER



CANTERBURY APARTMENTS



MERIDIAN E | 42,781 ADT



SUBJECT PROPERTY

DEERFIELD WEST COMPLEX

South Hill MALL

TARGET

GameStop

REGAL ENTERTAINMENT GROUP

H&M

VICTORIA'S SECRET

CHASE

SUBWAY

ULTA BEAUTY

Olive Garden ITALIAN KITCHEN

Applebee's

HOBBY LOBBY

LOWE'S

Walmart

Office DEPOT

PUYALLUP RV

jiffy lube

Budget

Pepp Boys

O'Reilly AUTO PARTS

BatteriesPlus

VERN FONK.

BIG FOOT JAVA

SHERWIN-WILLIAMS

Greg's JAPANESE AUTO

Arby's

TIM'S KITCHEN

Timberland Bank

Speedy Glass

7-ELEVEN

karma

COSMO PROF

SUBJECT PROPERTY

128TH ST E | 41,929 ADT

PROPERTY PHOTOS

PUYALLUP, WA



PROPERTY PHOTOS

PUYALLUP, WA



PROPERTY PHOTOS

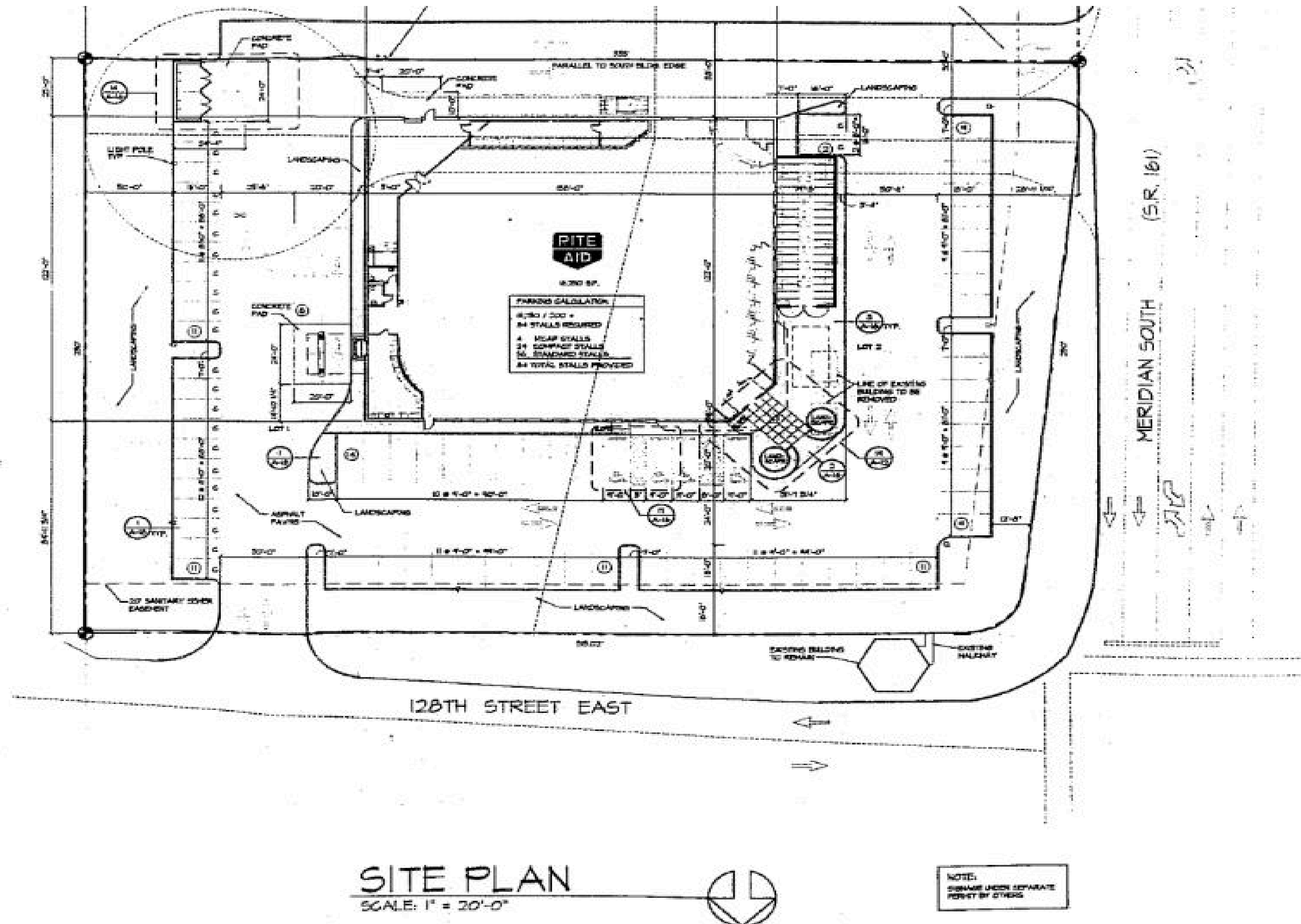
PUYALLUP, WA



RITE
AID

PROPERTY PHOTOS

SITE PLAN



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