

SODO

CENTER

2408-2420 1st Ave S, Seattle, WA 98134



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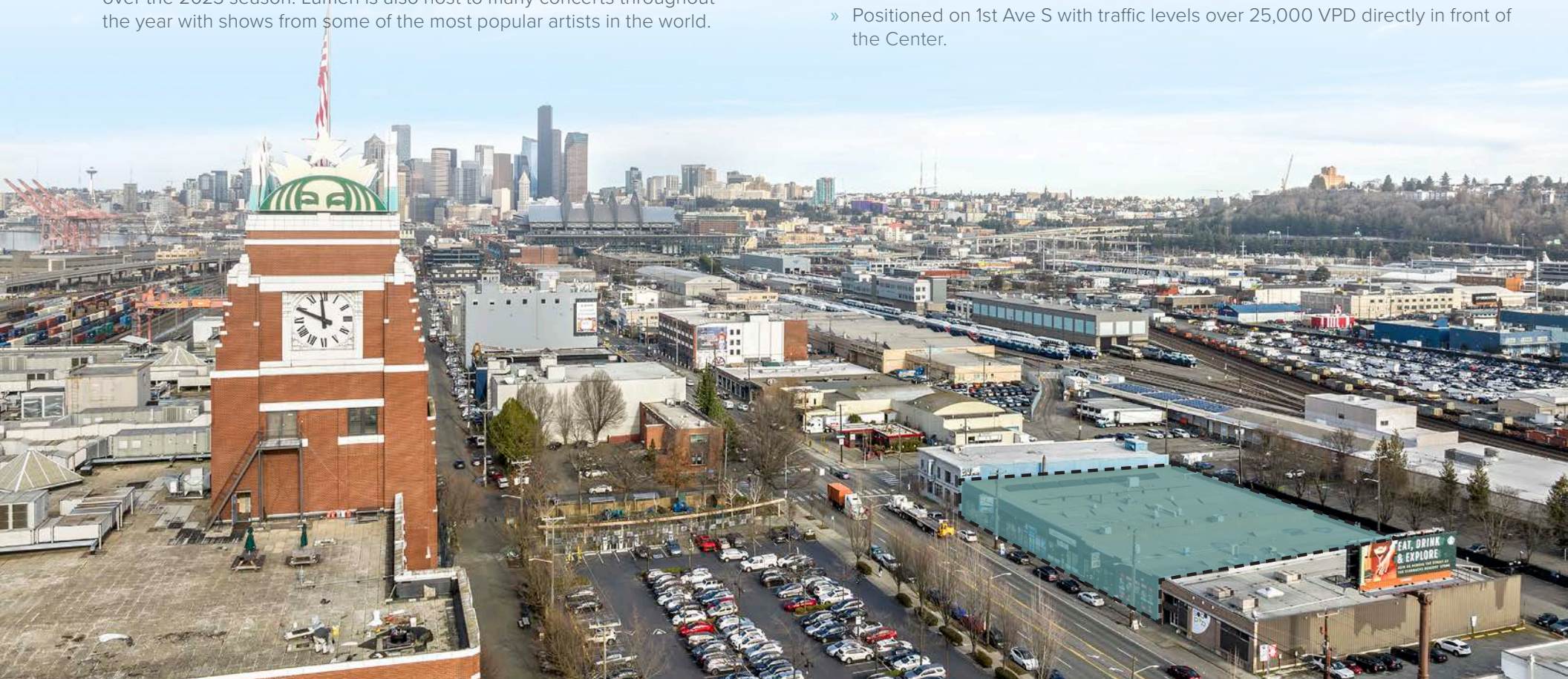
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OFFERING MEMORANDUM

INVESTMENT HIGHLIGHTS

IRREPLACEABLE LOCATION

- » Across the street from Starbucks Global HQ: Starbucks is the largest coffeehouse chain in the world with more than 350,000 stores globally and is one of the largest employers in Washington State. Nearly 4,000 people are employed at the Starbucks Seattle HQ building.
- » Blocks from T-Mobile Park and Lumen Stadium drawing significant traffic on 1st Ave at the site:
- » T-Mobile Park is home to the MLB team Seattle Mariners, drawing nearly 3 million people for home games over the season. The park also hosts many concerts throughout the year with shows from some of the most popular artists in the world.
- » Lumen Stadium is home to the NFL team Seattle Seahawks and MLS team Seattle Sounders, drawing more than 2 million people for home games over the 2023 season. Lumen is also host to many concerts throughout the year with shows from some of the most popular artists in the world.
- » 1 ¼ miles south of Seattle CBD:
- » Seattle has been one of the fastest-growing large cities in the country over the past decade. The city is headquarters to the largest e-commerce company in the world and the state's largest employer, Amazon, and has become one of the strongest tech hubs in the U.S. Many fortune 500 companies have a footprint in downtown Seattle including Google, Meta, and Salesforce.
- » Immediate access to Highway 99, Interstate 5, and I-90:
- » Highway 99 and I-5 are the major north-south arteries for the Puget Sound with traffic levels over 80,000 and 250,000 respectively.
- » I-90 is the major east-west freeway for the State and provides direct connectivity to the Eastside with over 145,000 VPD.
- » Positioned on 1st Ave S with traffic levels over 25,000 VPD directly in front of the Center.



INVESTMENT HIGHLIGHTS

100% LEASED

SODO Center is 100% leased providing stability and ease of management. This is a testament to the quality and location of the Center.

NOI GROWTH/ANNUAL CONTRACTED RENTAL INCREASES

The tenants have contracted annual rental increases ranging from 3%-5% throughout initial lease terms providing solid NOI growth.

SEVERE BARRIERS TO ENTRY

Penetrating and securing a multi-tenant asset in Seattle, on 1st Ave S is extremely rare.

RECENT CAPITAL IMPROVEMENTS

Over \$1M in capital improvements including:

- » New roof with a 15-year warranty (complete “tear-off” and replacement)
- » Updated electrical where needed. New 625 AMP/480 Volt service separately distributed
- » Building painted
- » Replaced wastewater line
- » Copiers NW and Pho Cyclo spaces fully renovated and refurbished. Included Tenant investment as well.

SODO/STRONG BUSINESS DEMAND

The Center is located in the heart of SODO which is a major commercial corridor containing retail, warehouse, office, multi-family, and industrial uses creating strong demand from multiple business lines needing to locate in the district. SODO was originally Seattle’s close-in industrial district but has since experienced major changes with the development of Starbuck’s world HQs, Lumen Field and T-Mobile Park, and more recent multi-family, office, and hotel developments. The transition SODO has experienced, and demand from multiple business uses, has continued to drive rents, occupancy, and development in the trade area.

HIGH-DENSITY, HIGH-INCOME TRADE AREA

- » Average household incomes exceed \$140,000 within 1-mile of the Center
- » There’s over 225,000 people within 3 miles of the Center
- » By 2028 there will be over 460,000 people and average household incomes of nearly \$200,000 within 5 miles of the Center

PREMIUM VISIBILITY AND ACCESS

The Center is located directly off 1st Ave S, with strong visibility and street parking. There are over 25,000 VPD passing directly in front of the Center.

SEASONED TENANCY

- » Bayside Supply has operated at the Center for 30 years
- » Overnight Printing has operated at the Center for 10 years
- » Pho Cyclo has operated at the Center for 15 years
- » Sodo Poke has operated at the Center for 4 years

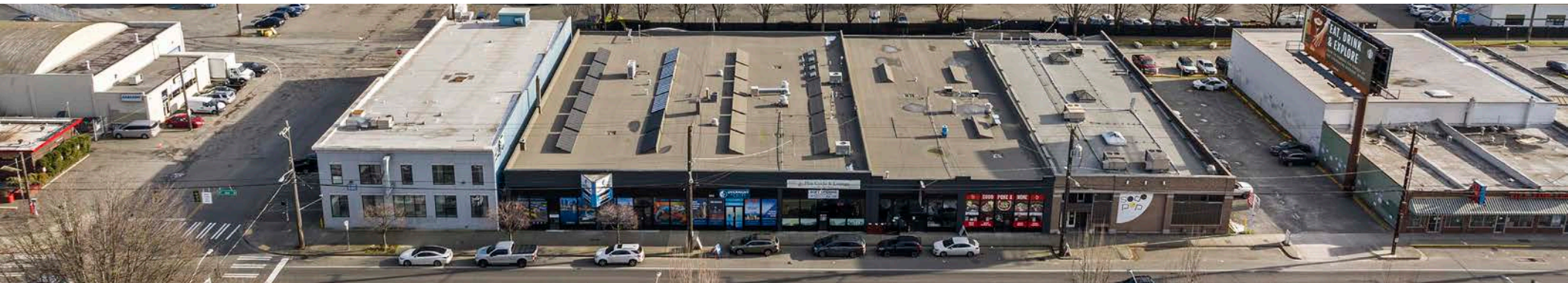
NNN LEASES

All 5 tenants are on NNN leases with minimal landlord responsibilities.

LINK LIGHT RAIL

Sound Transit has embarked on a \$142 billion link light rail expansion that will create a 252-mile regional network connecting communities across Pierce, King, and Snohomish Counties.

- » SODO Center is located half a mile from Sodo link light rail station and 1-mile from the Stadium link light rail station, providing direct and convenient transportation to the region



INVESTMENT HIGHLIGHTS

\$1M+ IN IMPROVEMENTS

- » New electrical closet serving North Building with all new electrical infrastructure
- » Single strike to building to bring to code
- » New 625 AMP/480 Volt Service separately distributed
- » Building Painted
- » New Roof (including complete tear off of old roofs) with a 15-year transferable warranty
- » Replaced wastewater line to remove “belly”
- » Re-director rain water to City storm system
- » New Copiers NW signage and new signage pending for Pho Cyclo and SoDo Poke
- » New skylights in Copiers NW and Pho Cyclo

COPIERS NW

New 3-year lease with 5% annual increases
New bathrooms, kitchen, mezzanine office, conference rooms
New state-of-the-art electric HVAC system

OVERNIGHT PRINTING

New 5-year lease with 4% annual increases

PHO CYCLO

New 10-year lease with 3% annual increases
Completely refurbished space
New bar with liquor license, new kitchen, new roof top HVAC

BAYSIDE SUPPLY

Long-term tenant who has been a the location for over 30 years

SODO POKE

Long-term tenant and new 5-year lease extension with 3.50% annual increases

INVESTMENT HIGHLIGHTS

Across the street from Starbucks Global HQ:
Largest coffee chain in the world.
One of the state's largest companies.

Port of Seattle:
Largest port in Washington state and 4th busiest container gateway in North America

1¼ miles from downtown Seattle:
One of the fastest growing large cities in the U.S.
Amazon HQ, Google, Facebook, Salesforce

Stadium District:
Home to the Seattle Mariners, Seattle Seahawks, and Seattle Sounders - Over 5M annual visitors generated

Interstate 5 and Interstate 90 Interchange - Over 260,000 VPD

1st Ave S Corridor:
Over 25,000 VPD.
Major commercial corridor containing retail, office, industrial, and multi-family uses.

SODO
CENTER

TERMS OF THE OFFERING

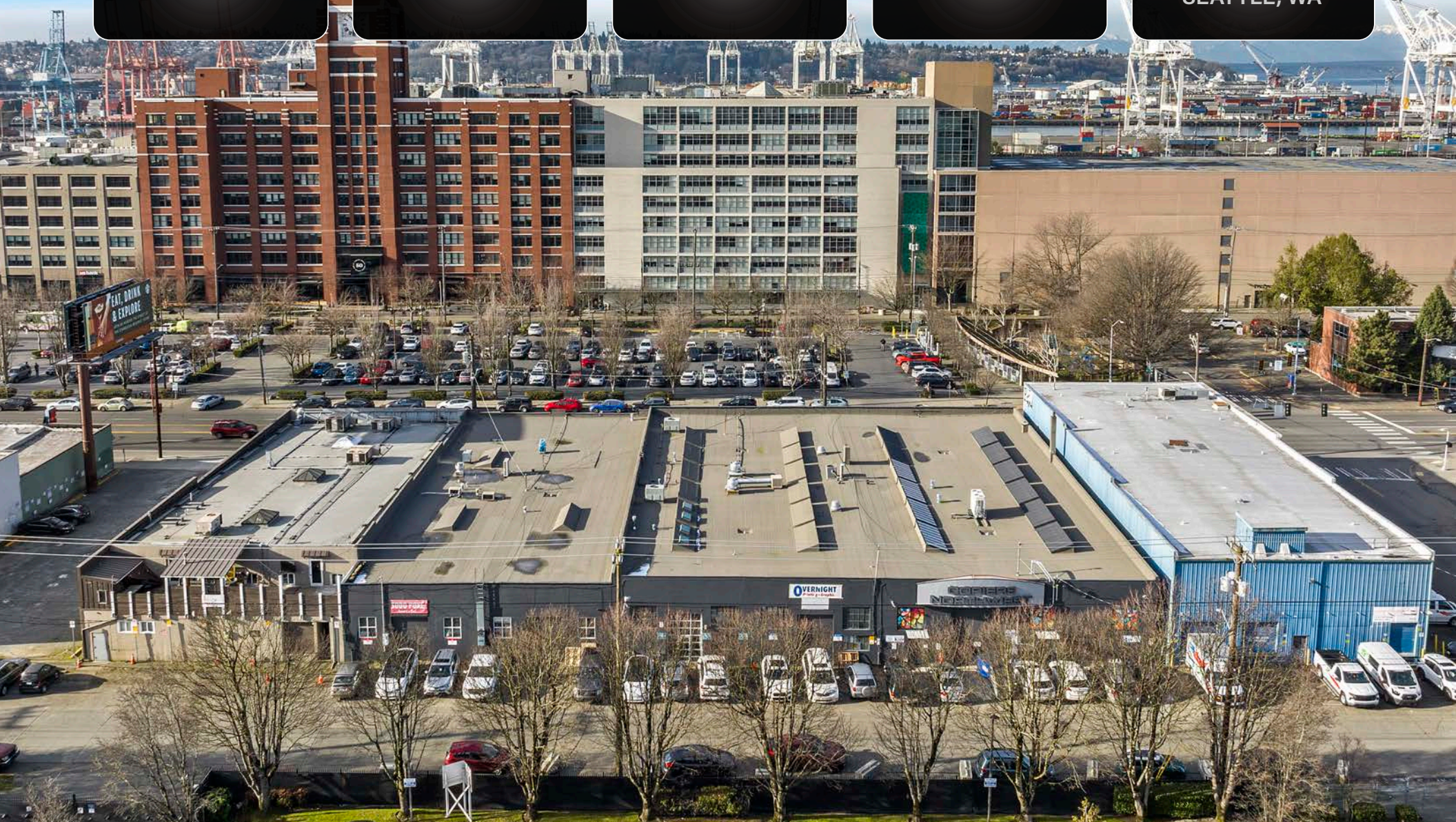
PRICE
\$8,400,000

YEAR-1 NOI
\$550,239

YEAR-1 CAP RATE
6.58%

BUILDING SF
29,263 SF

ADDRESS
2408-2420 1ST AVE S,
SEATTLE, WA



SITE AERIAL





SITE DESCRIPTION



ADDRESS	2408-2420 1ST AVE S SEATTLE, WA 98134	LAND AREA	27,000 SF (0.62 AC)	*BUILDING AREA	29,263 SF	NUMBER OF FLOORS	2 (mezzanine space on Bayside Suply, Copiers NW & Overnight Printing)
PARCEL #	766620-6070 766620-6075		766620-6070: 18,000 SF (0.41 AC) 766620-6075: 9,000 SF (0.21 AC)	# OF TENANTS	5	YEAR BUILT/ RENOVATED	1926/2023
				# OF BUILDINGS	2	ZONING	II U/160
				OCCUPANCY	100%		

*-The Bayside Supply suite includes 1,196 SF of mezzanine. No rent is being paid on the mezzanine.
 -The Overnight Printing suite includes 588 SF of mezzanine. No rent is being paid on the mezzanine.
 -The Copiers NW suite includes 500 SF (approx.) of mezzanine. No rent is being paid on the mezzanine.

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