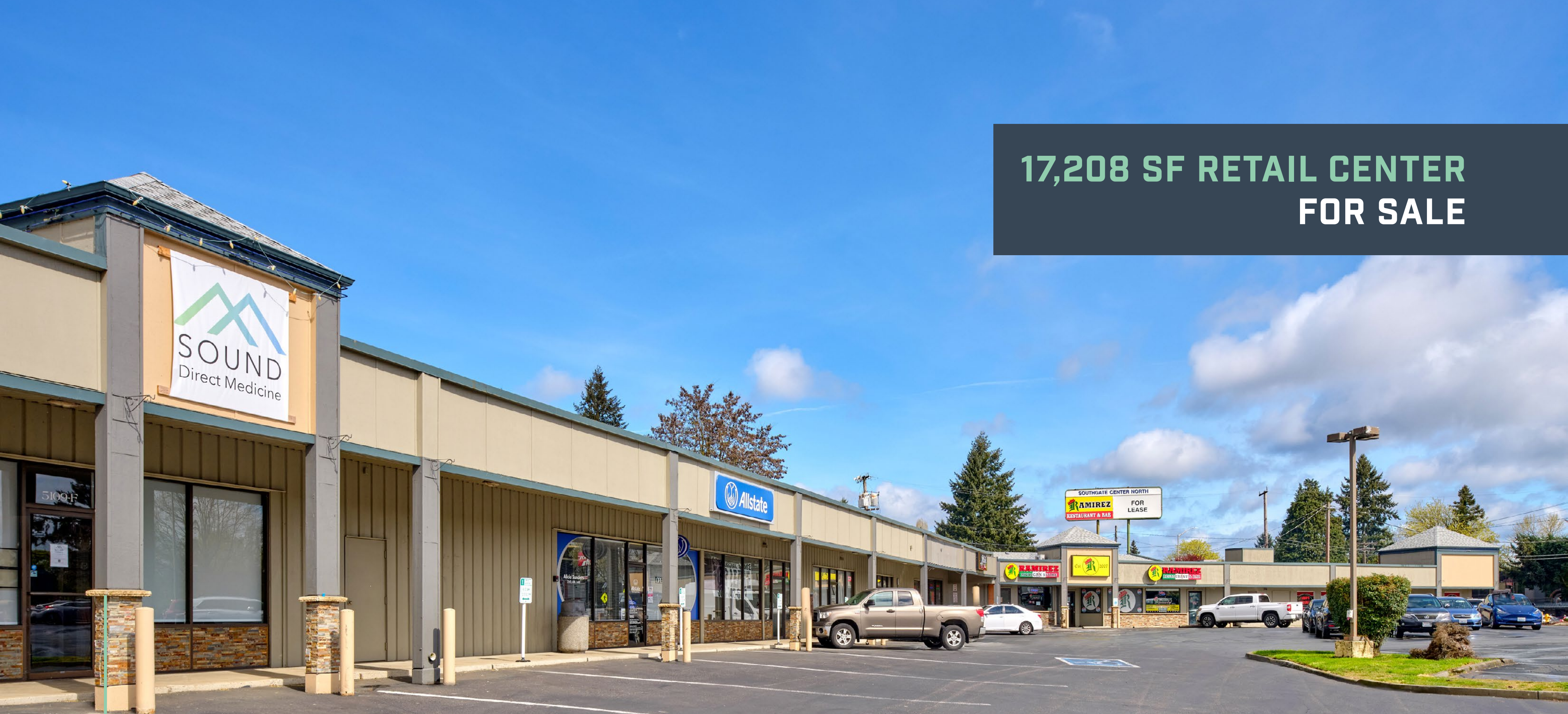
17,208 SF RETAIL CENTER
FOR SALE



CONFIDENTIAL OFFERING MEMORANDUM

SOUTHGATE (NORTH) RETAIL CENTER

5103-11 Capitol Blvd SE, Tumwater, WA

Reduced Rate

CBRE

Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

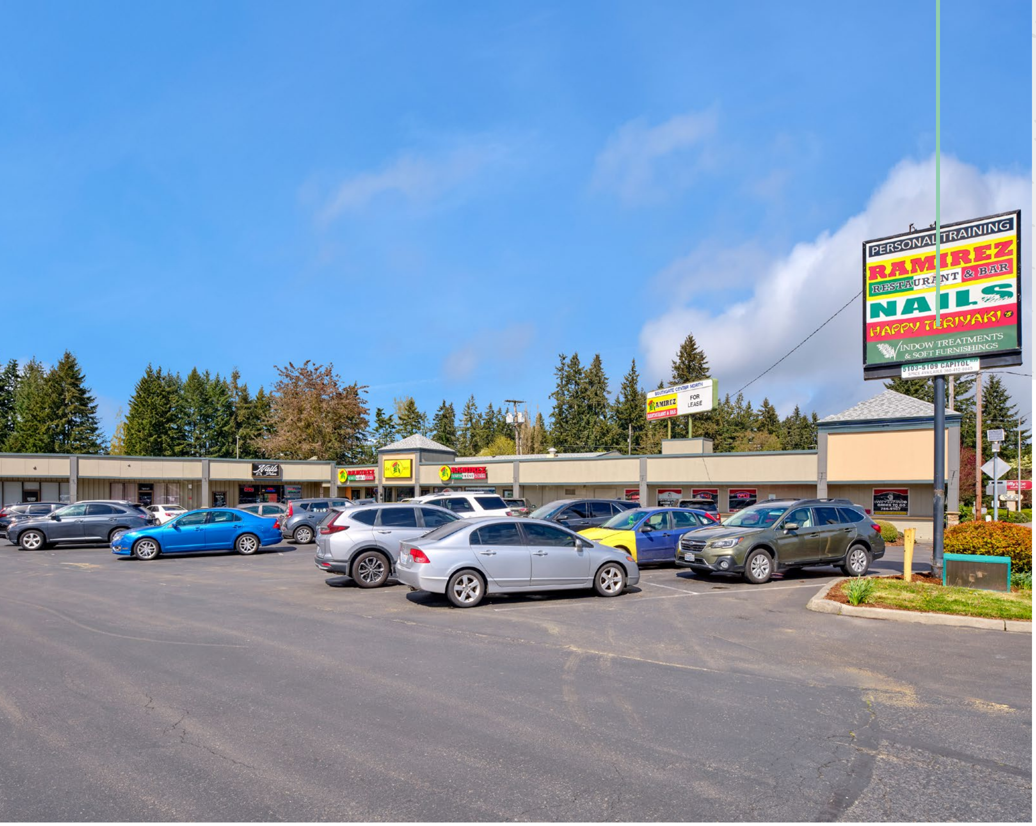
Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



PROPERTY DETAILS

- Southgate North is a 17,208 SF retail center featuring six tenants ranging in size and use along with two vacant suites ready to be filled.
- Located adjacent to I-5 (exit 102), the property boasts excellent signage visible from the freeway as well as Capitol Blvd.
- South portion of Shopping Center (including Freestanding Retail) also available For Sale. If interested, please contact brokers.

PROPERTY HIGHLIGHTS

- Excellent visibility along a high-traffic corridor, featuring loyal, well-followed tenants and multiple value-add opportunities
- HVAC Systems recently replaced
- New Roof Installed 2025
- 81 parking stalls
- Four curb cuts on Capitol Blvd SE
- 2026 Forecasted NOI is $277,162

PROPERTY OVERVIEW

Address	5103-11 Capitol Blvd SE
BLDG SF	17,208 SF
Lot Size	57,934 SF (1.33 AC)
Zoning	CBC (Capitol Boulevard Community)
Asking Price	$4,000,000
Per SF	$232
Per Land SF	$69

Tenant Highlights

Happy Teriyaki

- Beloved Japanese staple serving Seattle-style teriyaki, gyoza, chicken katsu, and udon with generous portions and good value.

Ramirez Mexican Store

- A community favorite dual-concept business combining a full-service restaurant with a full bar and a Mexican grocery offering staples such as homemade salsa and tortillas available to go.
- Consistent quality, a well-stocked store with a butcher counter, and friendly staff.

Nails Plus

- Nail salon offering manicures, pedicures, and artistic designs with a personalized, attentive approach.

Fur Street Grooming

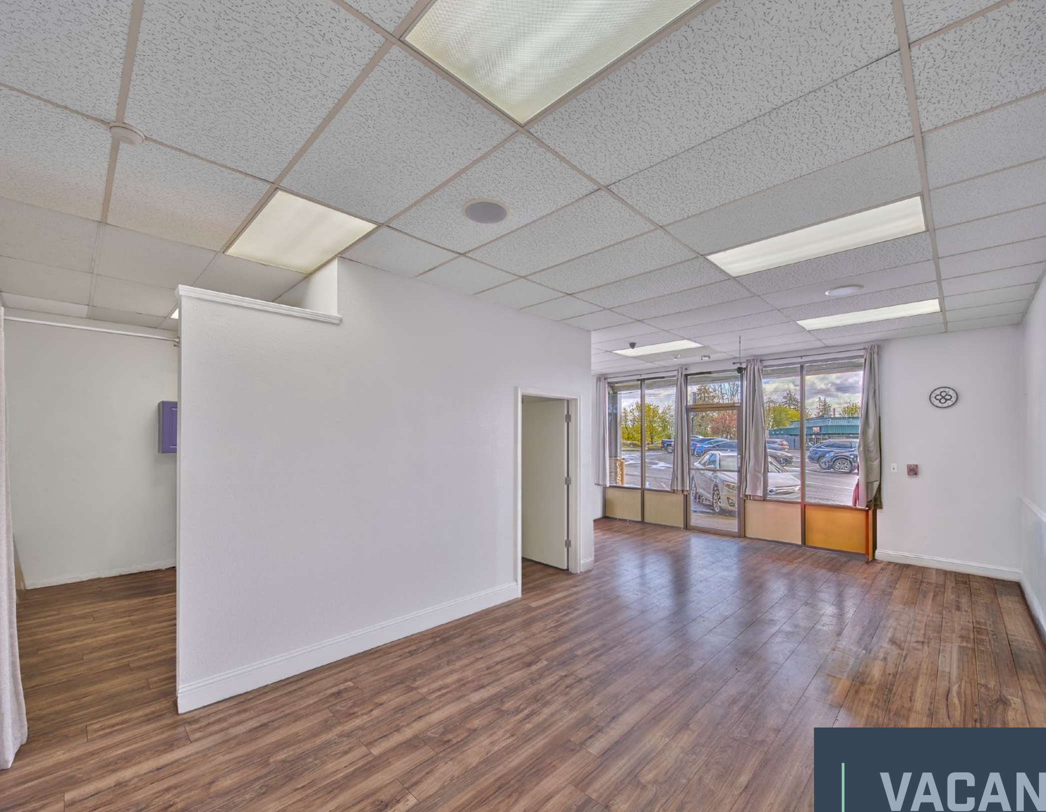
- Pet grooming salon known for gentle techniques and handling dogs of all temperaments, including anxious pets.

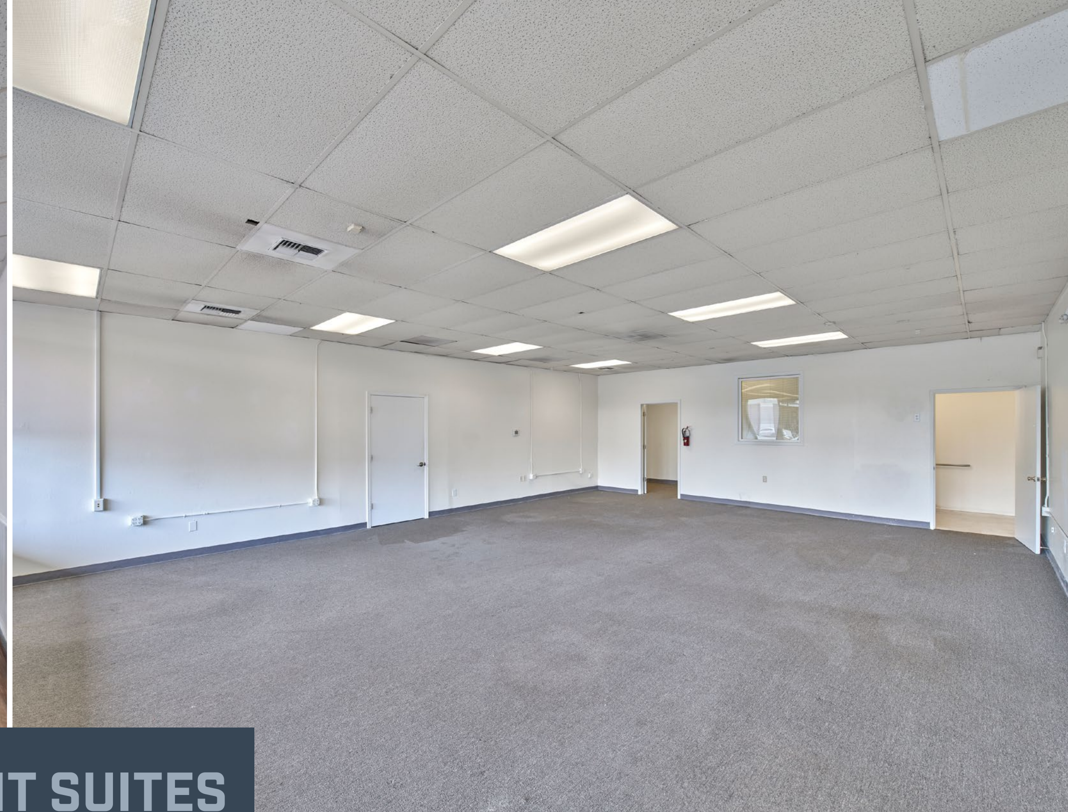
Alicia Sander Insurance (Allstate)

- Local Allstate agency offering auto, home, renters, life, motorcycle, and business coverage.

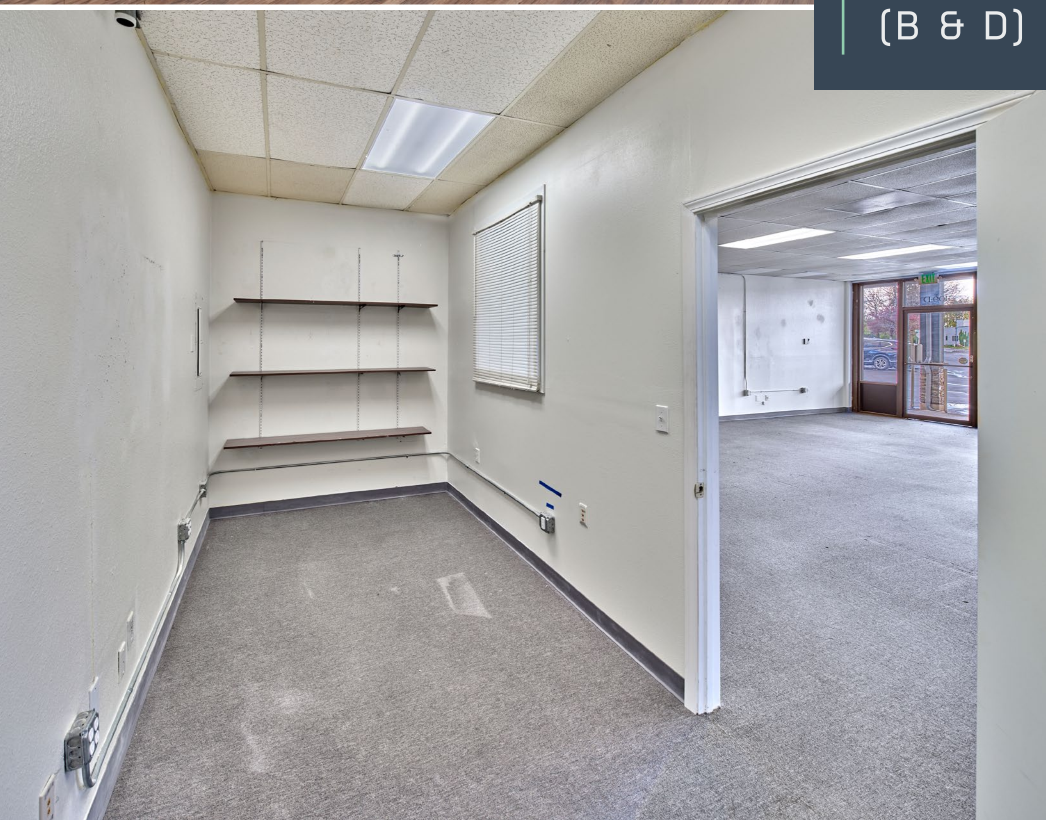
Sound Direct Medicine

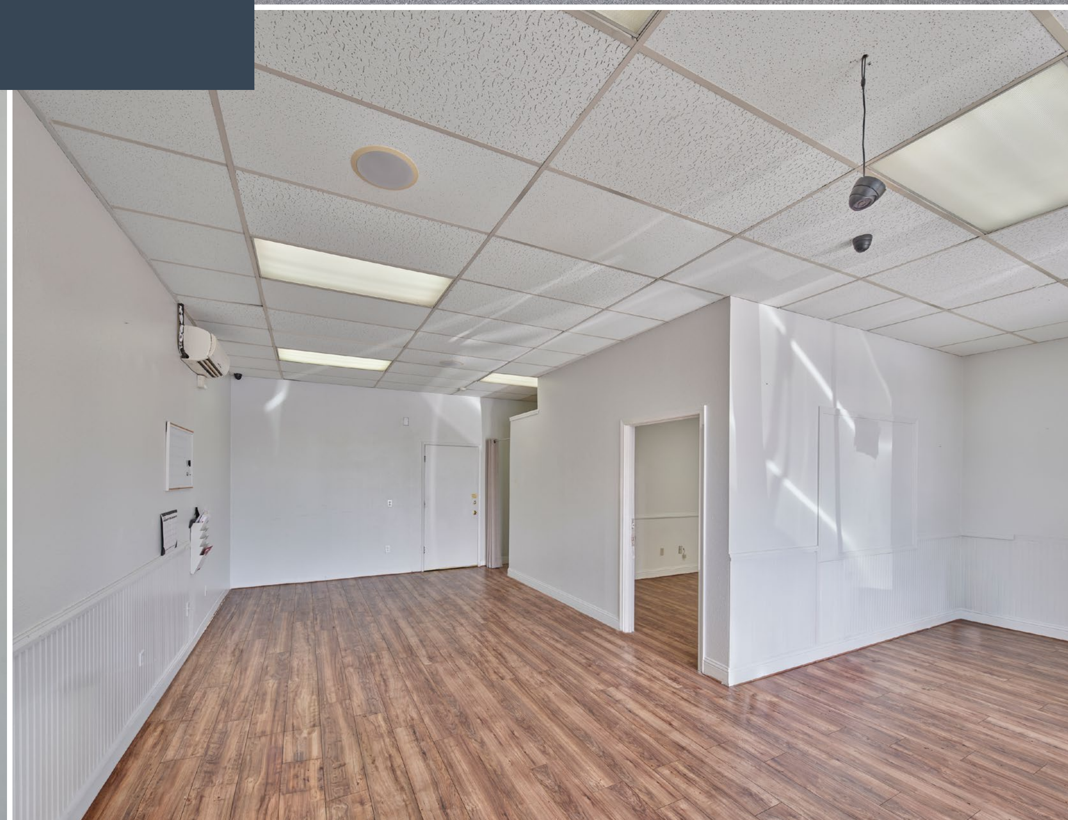
- Tumwater's first Direct Primary Care clinic - flat monthly membership, unlimited doctor access, same-day appointments, no insurance required.

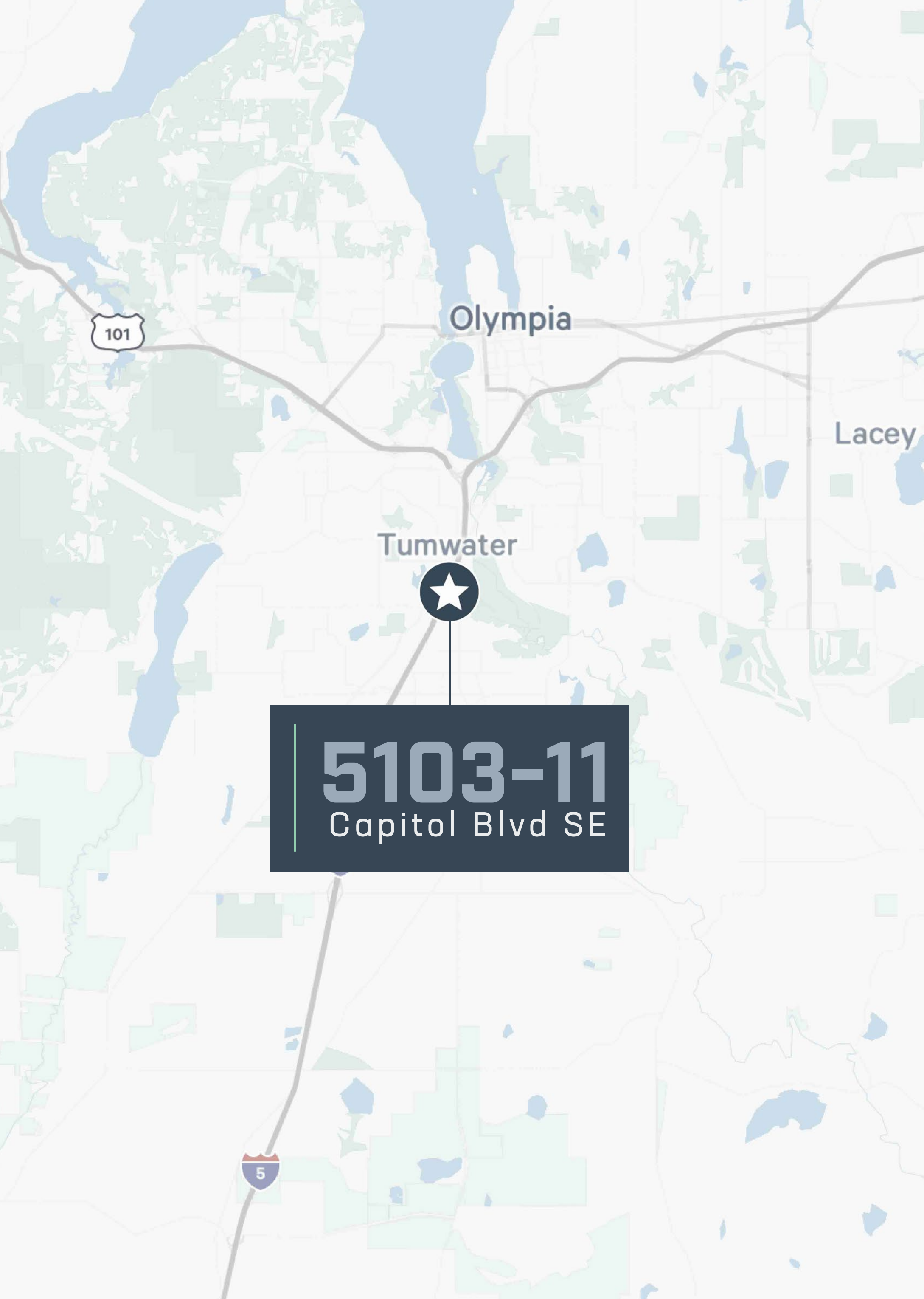




VACANT SUITES
(B & D)







DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
Population			
2025 Population - Current Year Estimate	8,393	27,194	55,614
2030 Population - Five Year Projection	8,599	28,474	57,827
2020 Population - Census	8,329	26,207	53,544
2010 Population - Census	6,638	21,962	45,502
2020-2025 Annual Population Growth Rate	0.15%	0.71%	0.73%
2025-2030 Annual Population Growth Rate	0.49%	0.92%	0.78%

Household Income			
2025 Average Household Income	$103,880	$116,017	$117,316
2025 Median Household Income	$83,029	$91,449	$90,739
2025 Per Capita Income	$46,718	$50,481	$50,373

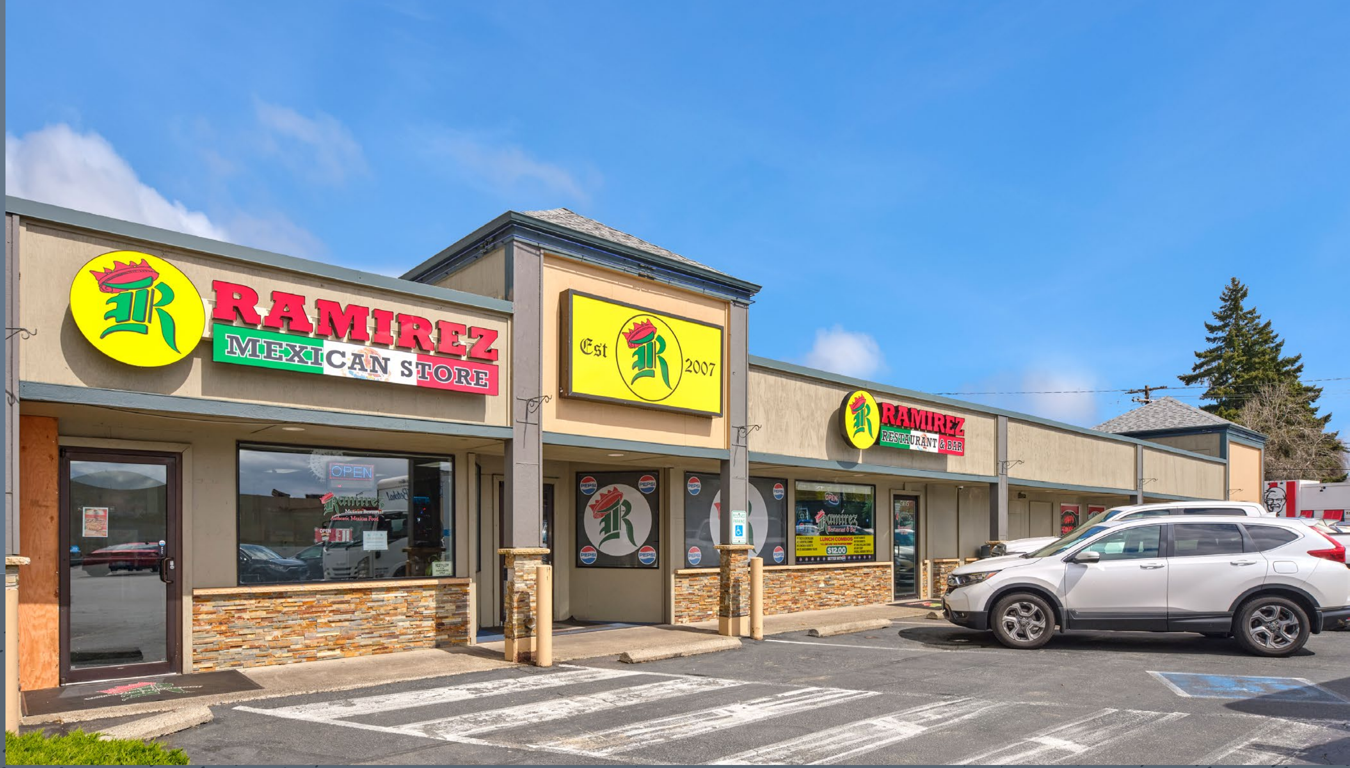
TRAFFIC COUNTS

STREET	CROSS STREET/LOCATIONS	AADT	YEAR
Trosper Rd SW	Tyee Dr SW E	**24,262**	2025
I-5	Trosper Rd SW NE	**100,388**	2021

Note: Source is Costar

5103-11
Capitol Blvd SE

Tumwater, WA



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