



100% LEASED INVESTMENT OFFERING



SNOQUALMIE MARKET RETAIL CENTER

8030 Railroad Ave SE, Snoqualmie, WA 98065



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EXECUTIVE SUMMARY

The Snoqualmie Market Retail Center presents an exceptional investment opportunity in the heart of historic downtown Snoqualmie, WA. This fully-leased, four-tenant retail center is a cornerstone of the community, offering investors long-term stability and strong rental upside.

Highlights



30+ year anchor tenant



Only property in downtown with storefront parking



130' of prime frontage along Highway 202

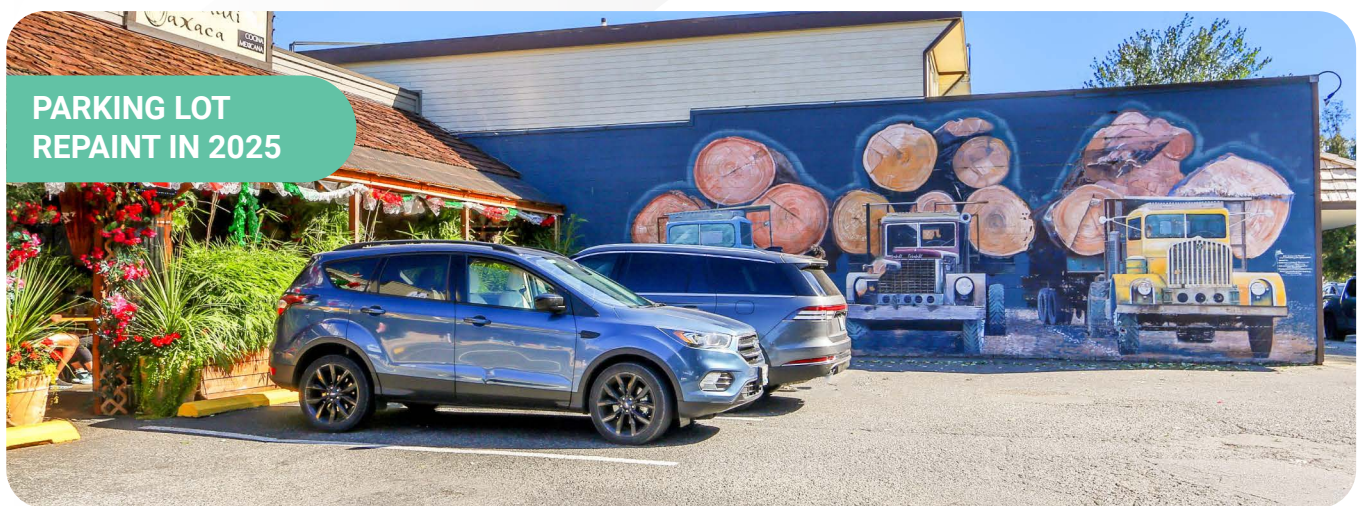


16 dedicated parking stalls



Minutes from Snoqualmie Falls (1.5M+ annual visitors)

RECENT IMPROVEMENTS





INVESTMENT HIGHLIGHTS



PRIME RETAIL FRONTAGE

- ✓ 130' along Highway 202, 12,000+ vehicles passing daily



STRONG OCCUPANCY & RENTAL UPSIDE

- ✓ Fully leased to four tenants
- ✓ Two tenants paying below-market rent, providing value-add potential
- ✓ Snoqualmie retail vacancy at just ~2.3%



EXCELLENT LOCATION

- ✓ Core downtown location, across from NW Railroad Museum
- ✓ Minutes from Snoqualmie Falls, one of Washington's most visited attractions



FUTURE DEVELOPMENT POTENTIAL

- ✓ Zoning (BR1) allows vertical build up to 35'
- ✓ Potential mixed-use hotel/motel opportunity

PROPERTY SUMMARY

Address	: 8030 Railroad Ave SE, Snoqualmie, WA 98065
Parcel Number	: 784920-0495
Year Built	: 1963 / 1989
Rentable Area	: 8,100 SF
Total Building Area	: 8,100 SF
Stories	: 1
Suites	: 4
Land Area	: 15,120 SF (0.35 Acres)
Zoning	: BR1
Structure	: Masonry
Frontage	: 100'
Parking	: 16 stalls (1.98 / 1,000 SF ratio)



FINANCIAL SUMMARY



LIST PRICE:

\$2,695,000



CURRENT CAP RATE:

6.25%



PRO FORMA CAP RATE:

7.50%



STREET ADDRESS:

8030 RAILROAD AVE SE



CITY / STATE:

SNOQUALMIE, WA 98065



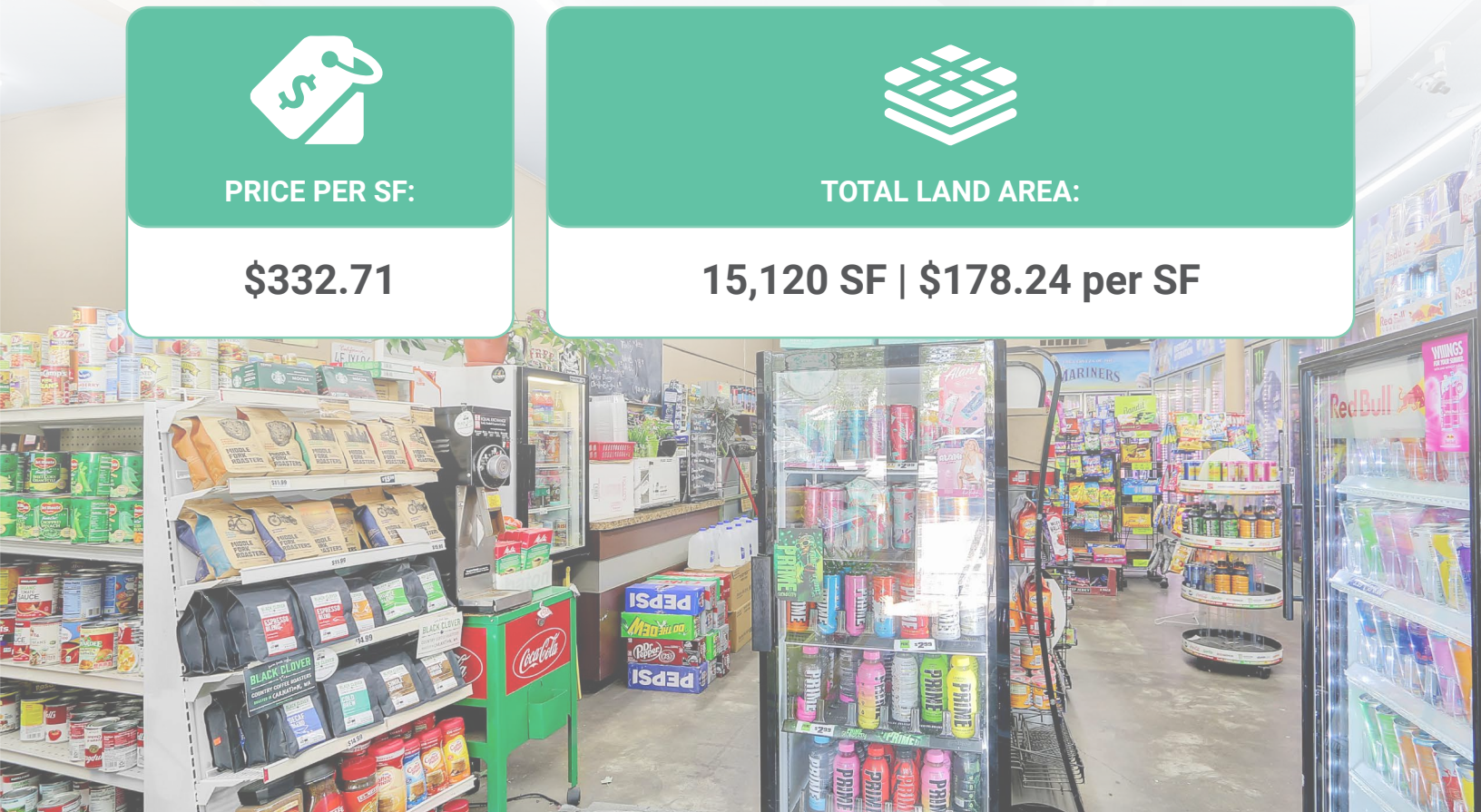
PRICE PER SF:

\$332.71



TOTAL LAND AREA:

15,120 SF | \$178.24 per SF





RENT ROLL

TENANT	SQ FT	TENANT SINCE	LEASE START	LEASE EXPIRE	ANNUAL RENT/SF
ART ACADEMY	1,895	10/1/2024	10/1/2024	9/30/2028	\$26.52
CAADX I OAXACA	1,617	10/20/2015	10/1/2024	9/30/2029	\$25.75
LOVE BUG PET	1,918	4/28/2017	6/1/2023	5/31/2027	\$13.88
SNOQUALMIE MARKET	2,670	4/1/2018	4/1/2023	3/31/2028	\$18.78
Total	8,100				

TENANT	MONTHLY RENT	ANNUAL RENT	PRO-FORMA	Lease Type
ART ACADEMY	\$4,188.34	\$50,260.08	\$50,260.08	NNN
CAADX I OAXACA	\$3,469.81	\$41,637.72	\$41,637.72	NNN
LOVE BUG PET	\$2,217.82	\$26,613.84	\$47,949.96	NNN
SNOQUALMIE MARKET	\$4,179.18	\$50,150.16	\$66,750.00	NNN
Total	\$14,055.15	\$168,661.80	\$206,597.76	

OPERATING STATEMENT

INCOME	CURRENT	PROFORMA
BASE RENT	\$168,661.80	\$206,597.76
CAM	\$32,400	\$32,400
PROPERTY INSURANCE	\$8,904	\$9,171
FLOOD INSURANCE	\$5,257	\$5,415
REAL ESTATE TAXES	\$18,669	\$19,229
MANAGEMENT FEE	\$10,000	\$10,300
EFFECTIVE GROSS REVENUE	\$243,891.80	\$283,112.66

OPERATING EXPENSES	CURRENT	PROFORMA
CAM	\$32,400	\$32,400
PROPERTY INSURANCE	\$8,904	\$9,171
FLOOD INSURANCE	\$5,257	\$5,415
REAL ESTATE TAXES	\$18,669	\$19,229
MANAGEMENT FEE	\$10,000	\$10,300
TOTAL EXPENSES	\$75,230	\$76,515
EXPENSES AS % OF EGR	30.8%	27.0%
NET OPERATING INCOME	\$168,661.80	\$206,597.66



SUBMARKET & NEARBY DEVELOPMENT



East King County Retail Market

- ✓ 7.6M SF inventory
- ✓ 0 SF under construction
- ✓ 2.3% vacancy rate
- ✓ 3.7% YoY rent growth, 11.3% three-year growth



Major Developments:

- ✓ **Snoqualmie Casino Expansion:**
\$400M hotel + convention center (2025 completion)
- ✓ **Snoqualmie Mill Redevelopment:**
261 acres, first phase delivering 160 units + mixed-use in 2024



Nearby Attractions:

- ✓ Snoqualmie Falls – 1.5M+ annual visitors
- ✓ The Summit at Snoqualmie – 2,000 skiable acres



CONTACT & DISCLAIMER



For More Information:

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