

Marcus & Millichap
BROWN RETAIL GROUP
SEATTLE | PORTLAND | BOISE

CRASH CHAMPIONS

6021 199th St NE, Arlington, WA 98223

CORPORATE CRASH CHAMPIONS FEATURING 12+ YEAR
NNN LEASE WITH RARE 3.00% ANNUAL RENT INCREASES
LOCATED IN ARLINGTON, WA



ACTUAL PROPERTY PHOTO



THE OFFERING

6021 199th St NE, Arlington, WA 98223

Brown Retail Group of Marcus & Millichap has been selected to exclusively market for sale a **12+ year corporate Crash Champions in Arlington, WA**. The property features a long-term, 12+ year NNN lease with minimal landlord responsibilities, backed by Crash Champions, LLC, a leading national collision repair operator with over 650 locations across 38 states. The lease includes rare 3.00% annual rent increases throughout the initial term and option periods, providing consistent NOI growth and strong inflation protection. The property features two steel frame metal buildings with metal roofs built in 2008, providing robust building and minimal maintenance requirements or expense. One of the buildings has operated as a collision repair facility for over 18 years, establishing consistent customer traffic and demand. The collision repair operations eventually expanded into the second building to occupy the entire property, demonstrating strong demand. Positioned to serve a broad trade area with limited nearby competition, the asset captures demand from surrounding communities and benefits from strong regional fundamentals, including a population of approximately 145,000 residents within a 10-mile radius and average household incomes exceeding \$122,000. Additionally, Washington's status as an income tax-free state enhances after-tax returns, making this an attractive opportunity for investors seeking durable cash flow and long-term growth.

PRICE: \$5,130,000
CAP RATE: 5.75%
AVG CAP RATE OVER TERM: 6.75%



ACTUAL PROPERTY PHOTO

THE PROPERTY

| | |
|-------------------------------|--------------------|
| Price | \$5,130,000 |
| Cap Rate | 5.75% |
| Avg Cap Rate Over Term | 6.75% |
| Price/SF | \$225 |
| Gross Leasable Area | 22,848 SF |
| Lot Size (Acres) | 1.57 Acres |
| Type of Ownership | Fee Simple |
| Year Built | 2008 |

LEASE SUMMARY

| | |
|-------------------------|--|
| Tenant | Crash Champions |
| Rent Increases | 3% Annually |
| Guarantor | Corporate Guarantee |
| Lease Type | Triple Net (NNN) |
| Lease Commencement | 1/1/2024 |
| Lease Expiration | 12/31/2038 |
| Renewal Options | 2, 5-Year Options |
| Term Remaining on Lease | 12+ Years |
| Landlord Responsibility | Roof & Structure |
| Tenant Responsibility | Taxes, Insurance, Repairs & Maintenance |

RENT SCHEDULE

| YEAR | ANNUAL RENT | MONTHLY RENT | RENT/ SF | CAP RATE |
|------------------------------|------------------|-----------------|----------------|--------------|
| Current - 12/31/2026 | \$286,443 | \$23,870 | \$12.54 | 5.58% |
| 1/1/2027 - 12/31/2027 | \$295,036 | \$24,586 | \$12.91 | 5.75% |
| 1/1/2028 - 12/31/2028 | \$303,887 | \$25,324 | \$13.30 | 5.92% |
| 1/1/2029 - 12/31/2029 | \$313,004 | \$26,084 | \$13.70 | 6.10% |
| 1/1/2030 - 12/31/2030 | \$322,394 | \$26,866 | \$14.11 | 6.28% |
| 1/1/2031 - 12/31/2031 | \$332,066 | \$27,672 | \$14.53 | 6.47% |
| 1/1/2032 - 12/31/2032 | \$342,028 | \$28,502 | \$14.97 | 6.67% |
| 1/1/2033 - 12/31/2033 | \$352,289 | \$29,357 | \$15.42 | 6.87% |
| 1/1/2034 - 12/31/2034 | \$362,857 | \$30,238 | \$15.88 | 7.07% |
| 1/1/2035 - 12/31/2035 | \$373,743 | \$31,145 | \$16.36 | 7.29% |
| 1/1/2036 - 12/31/2036 | \$384,955 | \$32,080 | \$16.85 | 7.50% |
| 1/1/2037 - 12/31/2037 | \$396,504 | \$33,042 | \$17.35 | 7.73% |
| 1/1/2038 - 12/31/2038 | \$408,399 | \$34,033 | \$17.87 | 7.96% |

OPTIONS

| | |
|------------------------------------|-------------|
| Option 1: 1/1/2039 - 12/31/2043 | 3% Annually |
| Option 2: 1/1/2044 - 12/31/2048 | 3% Annually |



ABOUT CRASH CHAMPIONS

Crash Champions is the third-largest operator of high-quality collision repair services in the United States, with more than 650 locations across 38 states and trusted by nearly all major automotive insurance providers. Founded in 1999 as a single repair center in Chicago by industry veteran and 2022 MSO Executive of the Year Matt Ebert, the company has experienced significant growth. In 2022, Crash Champions completed a second industry-defining milestone with the strategic acquisition of Service King Collision and its more than 330 locations. This transaction positioned Crash Champions as a nationwide leader in trusted, high-quality collision repair services, expanding its footprint to more than 30 states. Today, the organization is recognized as an industry leader for its commitment to manufacturer-certified repairs and industry-leading performance, with certified facilities meeting the highest standards in collision repair.

<https://crashchampions.com/>



ACTUAL PROPERTY PHOTOS



THE HIGHLIGHTS

12+ YEAR NNN LEASE

The property is secured by a long-term, 12+ year NNN lease, providing investors with stable, passive cash flow and minimal landlord responsibilities (roof and structure only).

STRONG CORPORATE GUARANTEE | 650+ LOCATIONS

The lease is guaranteed by Crash Champions corporate (Crash Champions, LLC), a national, growing brand with over 650 collision repair locations across 38 states.

RARE 3.00% ANNUAL RENT INCREASES

The lease features attractive 3.00% annual rent increases throughout the initial term and all option periods, delivering strong embedded NOI growth and long-term inflation protection.

2008 CONSTRUCTION | LOW MAINTENANCE METAL BUILDINGS

Both buildings on the property were built in 2008 and are steel-frame metal buildings with metal roofs, providing an investor with robust, low maintenance, long-lasting buildings and roofs, ensuring minimal landlord maintenance costs.



LIMITED COLLISION REPAIR COMPETITION | REGIONAL DRAW

The Property serves a broad trade area with limited nearby collision repair options, especially to the north and east of the property, allowing the tenant to capture demand from surrounding rural communities with minimal direct competition.

ESTABLISHED COLLISION REPAIR SITE FOR 18+ YEARS

The property was built in 2008 and features two buildings. One building has been operated as a collision repair shop since it was built (more than 18 years), providing established traffic patterns and strong customer draw. The collision repair business eventually expanded into the second building to occupy the entire property, demonstrating strong demand and long-term tenant durability.

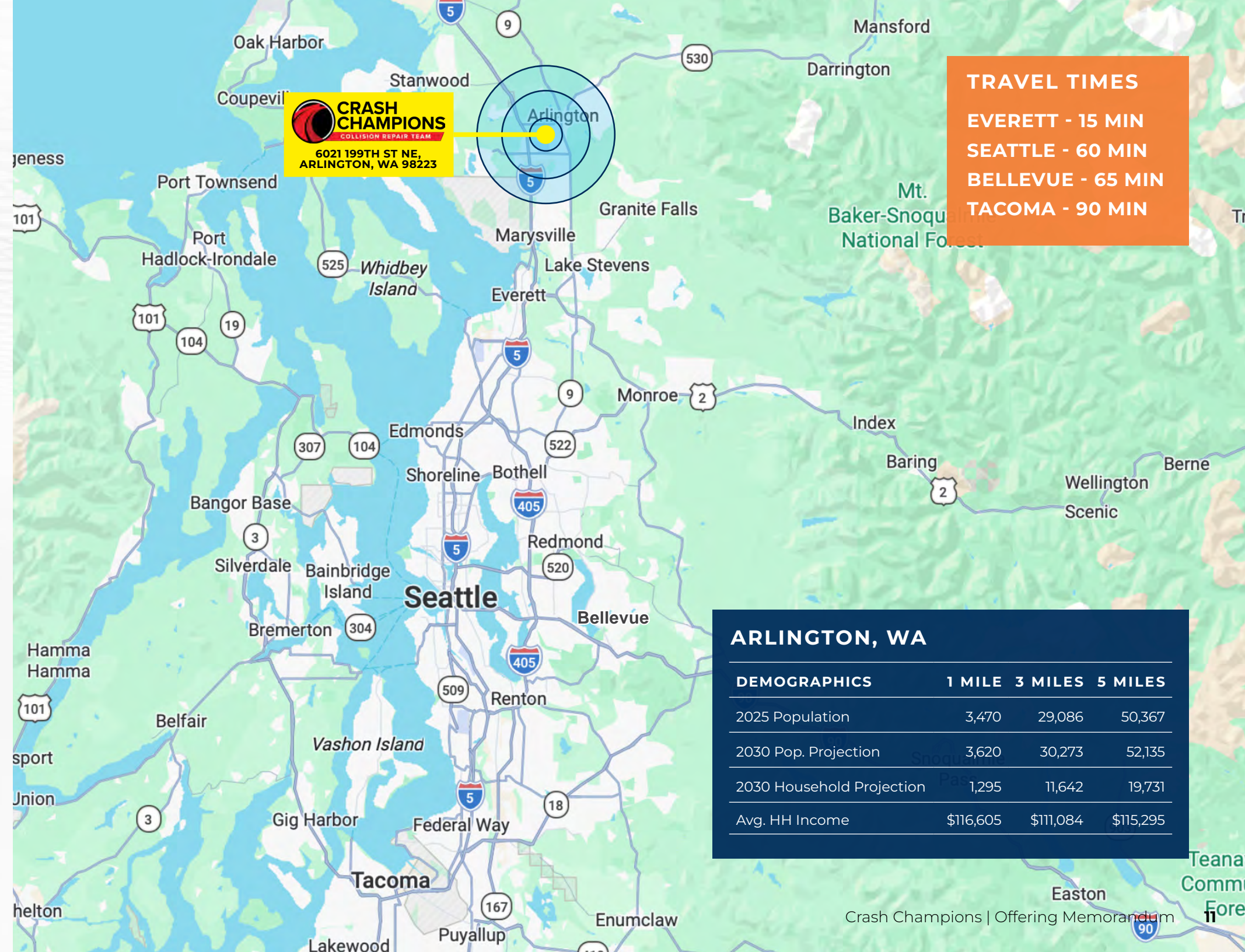
ROBUST REGIONAL DEMOGRAPHICS

The Property serves an established population of approximately 145,000 residents within a 10-mile radius, with average household incomes exceeding \$122,000.

INCOME TAX-FREE STATE

Washington State is an income tax-free state.

SITE PLAN



ARLINGTON MSA

Arlington is a scenic, business friendly city in northern Snohomish County, Washington, and part of the Seattle metropolitan area. The city is strategically positioned along the bank of the Stillaguamish River, adjacent to the city of Marysville. Arlington is best known for its rich farming and timber history, natural beauty, excellent school systems, and high-volume general aviation airport, and is home to hundreds of thriving local businesses. Nestled in the foothills of the Cascade Mountains, Arlington offers residents an ideal mix of northwest living with convenient access to the rest of the Seattle MSA.

FORTUNE 500

COMPANIES HEADQUARTERED IN THE SEATTLE MSA



A ROBUST ECONOMY ANCHORED BY THE WORLD'S LEADING COMPANIES

The local economy is supported by a wide variety of aerospace, manufacturing, construction, and green technology enterprises. The community's highly touted quality of life is anchored by exceptional educational resources and desirable outdoor recreational opportunities. Notably, the city is home to the Arlington Municipal Airport (AWO), one of the state's busiest general aviation airports. AWO hosts the annual Northwest EAA Fly-In, one of the largest airshows of its kind in the country that attracts over 50,000 visitors from throughout the United States and Canada.

HIGHLIGHTS

- #10 Best State in America in 2025 (per U.S. News and World Report Rankings)
- #4 Ranked for GDP per Capita Nationally
- ~45 Percent of the State is College Educated
- 16.7 Percent Employment Growth since 2016 Compared to the National Growth of 9.7 Percent



#10

Washington State Ranked the Best State in America in 2025



#4

Ranked for GDP per Capita Nationally



~45%

Percentage of the State are College Educated



16.7%

Employment Growth Since 2016 Compared to the National growth of 9.7%

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