



SPERRY

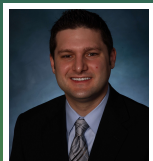
CAPSTONE COMMERCIAL

13601

PACIFIC AVENUE SOUTH
PARKLAND, WA 98444

JRS AUTO SALES

Offering Memorandum



Ryan Downing
PRINCIPAL/BROKER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Capstone Commercial in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the thriving Parkland area. This fully occupied 1,557 SF building, zoned UCOR, is an exceptional prospect for retail and street retail investors. With its ideal 1968 construction and 100% occupancy, this property presents a solid foundation for consistent returns. Positioned in the heart of Parkland, this unit offers an excellent location within a bustling commercial hub. Don't miss the chance to secure your place in this dynamic market and take advantage of this turnkey investment with unlimited potential.

PROPERTY HIGHLIGHTS

- - 1,557 SF building
- - Single Tenant Retail
- - Built in 1968
- - Zoned UCOR
- - Located in Parkland area

OFFERING SUMMARY

Sale Price:	\$950,000
Number of Units:	1
Lot Size:	13,024 SF
Building Size:	1,557 SF
NOI:	\$72,000.00
Cap Rate:	7.58%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	278	1,404	4,339
Total Population	685	3,617	11,885
Average HH Income	\$93,099	\$84,896	\$96,514

Property Description



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the thriving Parkland area. This fully occupied 1,557 SF building, zoned UCOR, is an exceptional prospect for retail and street retail investors. With its ideal 1968 construction and 100% occupancy, this property presents a solid foundation for consistent returns. Positioned in the heart of Parkland, this unit offers an excellent location within a bustling commercial hub. Don't miss the chance to secure your place in this dynamic market and take advantage of this turnkey investment with unlimited potential.

LOCATION DESCRIPTION

Nestled in the vibrant community of Parkland, our retail property puts you at the heart of an area brimming with potential. Surrounding the location, you'll find a diverse mix of local businesses, offering a rich tapestry of experiences for visitors and residents alike. Just a short distance away, the Pacific Lutheran University campus and the Chambers Creek Regional Park provide opportunities for foot traffic and community engagement. With its strong sense of community and convenient access to major roadways, this area presents an exciting opportunity for retail and street retail investors to become a part of a thriving commercial landscape.

Complete Highlights



PROPERTY HIGHLIGHTS

- - 1,557 SF building
- - Single Tenant Retail
- - Built in 1968
- - Zoned UCOR
- - Located in Parkland area
- - 100% occupancy



Additional Photos

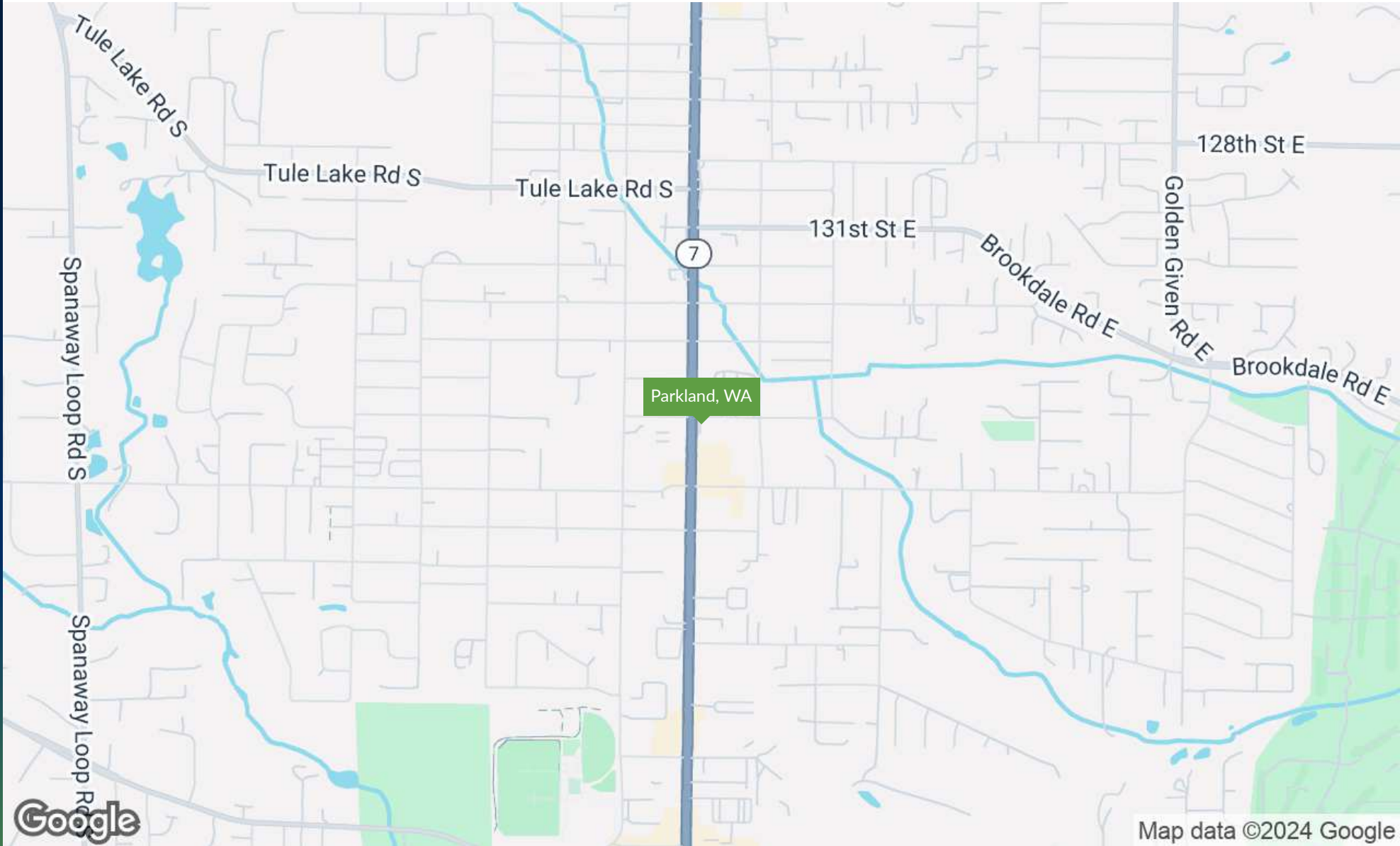




SECTION 2

LOCATION INFORMATION

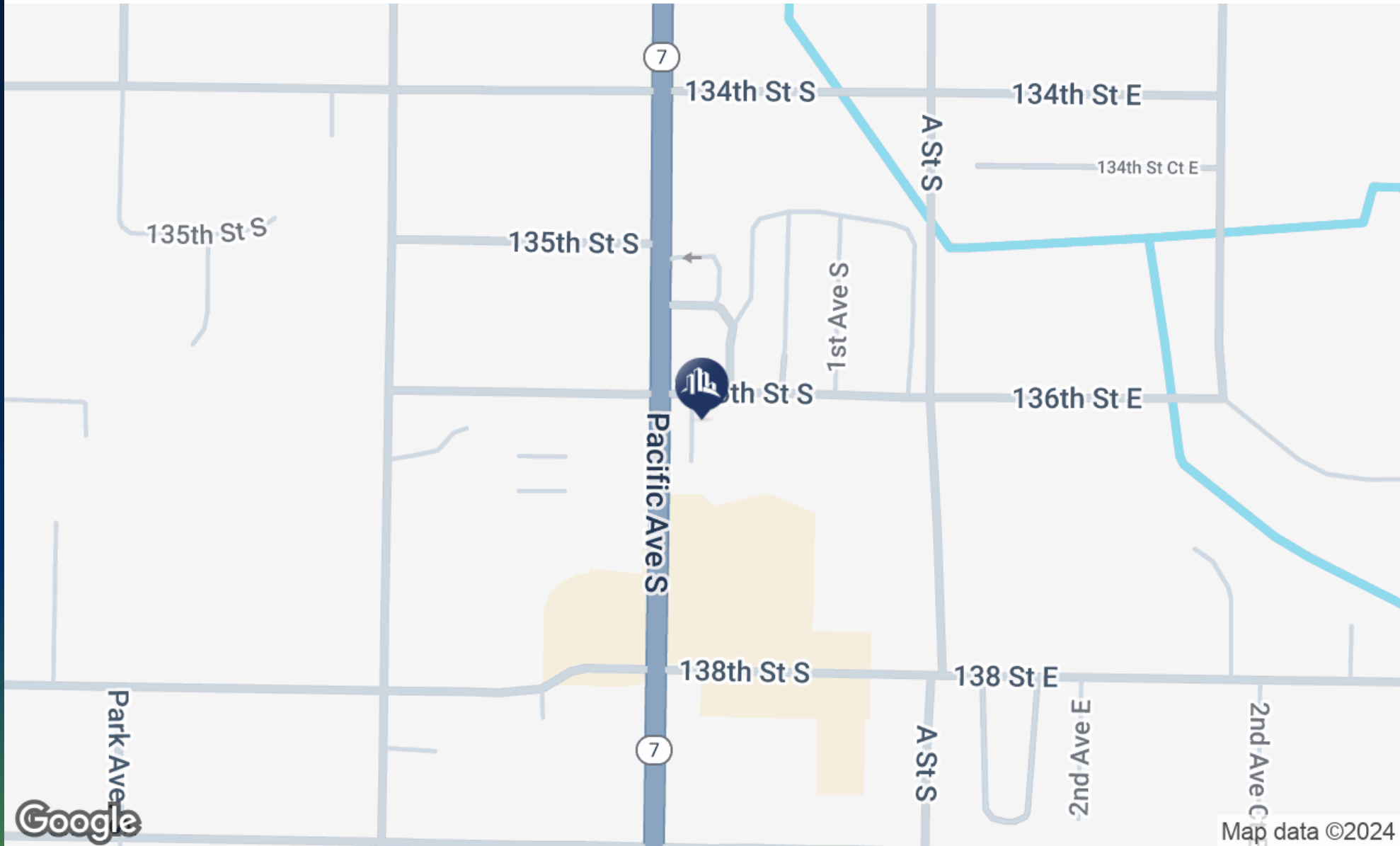
Regional Map



SPERRY - CAPSTONE COMMERCIAL | 303 5TH AVENUE SOUTH, SUITE #209 | EDMONDS, WA 98020

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Location Map

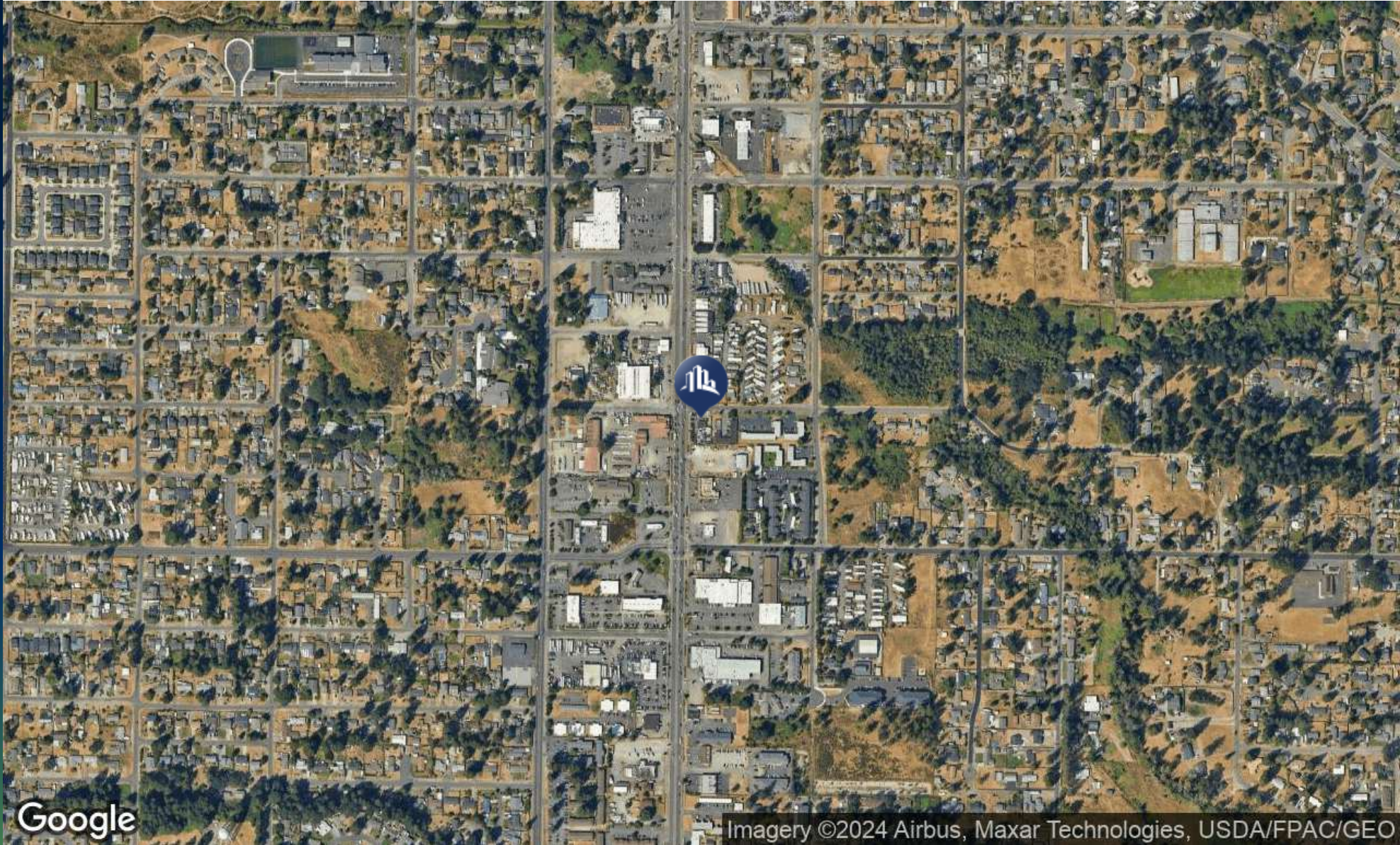


Map data ©2024

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Aerial Map



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SECTION 3

FINANCIAL ANALYSIS

Financial Summary



INVESTMENT OVERVIEW

Price	\$950,000
Price per SF Building	\$610.15
Price per SF Lot	\$72.94
CAP Rate	7.58%

OPERATING DATA

Net Operating Income	\$72,000
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Rent Roll



SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Entire Building	JRD Auto Sales	1,557 SF	100%	\$46.24	\$72,000	3/1/2024	2/28/2029
AVERAGES		1,557 SF	100%	\$46.24	\$72,000		



SECTION 4

DEMOGRAPHICS

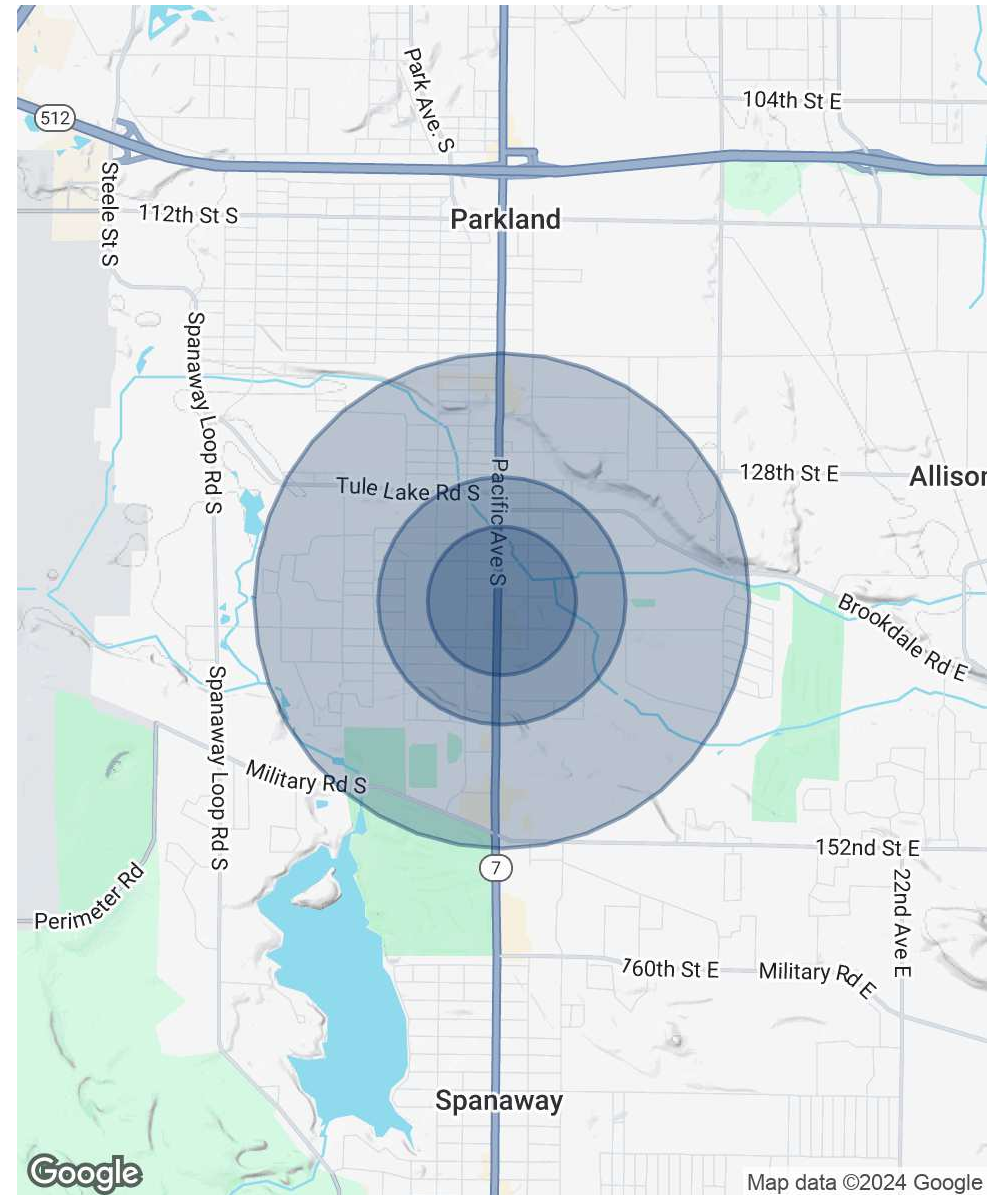
Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	685	3,617	11,885
Average Age	41	39	39
Average Age (Male)	40	38	38
Average Age (Female)	41	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	278	1,404	4,339
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$93,099	\$84,896	\$96,514
Average House Value	\$379,841	\$374,620	\$402,987

Demographics data derived from AlphaMap



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SECTION 5

ADVISOR BIOS

Advisor Bio 1



RYAN DOWNING

Principal/Broker

ryan.downing@sperrycga.com

Direct: 206.466.9147

WA #2512

PROFESSIONAL BACKGROUND

Sperry CGA National Broker Award “Top Ten Broker 2023” and Sperry Property Management Group Chair.

Ryan Downing is a lifelong commercial real estate management and sales professional. Having started his real estate career back in 2001 with the highly respected Seattle area firm of Westlake Associates. Ryan is very proud to have become the youngest partner in Westlake Associates history and still to this day remains very close with multiple brokers at Westlake Associates. Ryan has been part of numerous real estate development projects while working at Eastlake Property Group, including both ground up condominium development and condominium conversion projects.

Additionally, Ryan has been involved in property subdivision and townhouse entitlement work. Currently, Ryan is involved in numerous real estate partnerships formed to invest in commercial real estate assets. Since he started in commercial real estate back in 2001, Ryan has been involved in over 115 real estate transactions totaling over \$260 Million in value. This experience covers land, retail, office, multifamily, mixed-use, and residential real estate.

He also holds the Certified Professional Salesperson (CPSP) Designation from the National Association of Sales Professionals (NASP) and the Certified Commercial Advisor (CCA) Designation from the National Association of Real Estate Advisors (NAREA).

Ryan Downing is the Sperry National Property Management Group Chair and a Sperry National Broker Award Winner for “Top Ten Producer Nationally in 2023”.

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Advisor Bio 2



CORY WALKEN

Senior Broker

cory.walken@sperrycga.com

Direct: 360.319.1649

WA #86060

PROFESSIONAL BACKGROUND

Cory serves as a Senior Broker at Capstone Commercial Real Estate Advisors. Prior to joining Capstone, he began his career at a nationally recognized firm where he earned Top Listing Broker and Top Selling Broker Awards. Cory's extensive multi-family investment experience and market knowledge stretch over 15 years. He has advised clients on the acquisition and disposition of properties ranging from 3 units to over 150.

Attributes & Expertise:

Financing & Underwriting: Provide accurate valuation and feasibility analysis for both acquisitions and dispositions so investors can make informed decisions.

Acquisitions: Ability to find off-market deals through prior relationships and direct communication with property owners across multiple geographic markets.

Dispositions: Create maximum exposure of an asset to the most qualified investors through aggressive and proactive marketing strategies assisted by an unrivaled investor database.

Due Diligence: Anticipate any potential obstacles before they are presented to ensure a predictable, stress-free process.

Negotiations: The ability to effectively communicate my client's position to all parties in order to arrive at an equitable solution that achieves my client's goals.

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