



OFFERING
MEMORANDUM

Quincy
Public Market

1004 F St SW, Quincy, Washington

Marcus & Millichap

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section 1
Executive Summary



offering summary



investment overview



investment highlights

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OFFERING SUMMARY

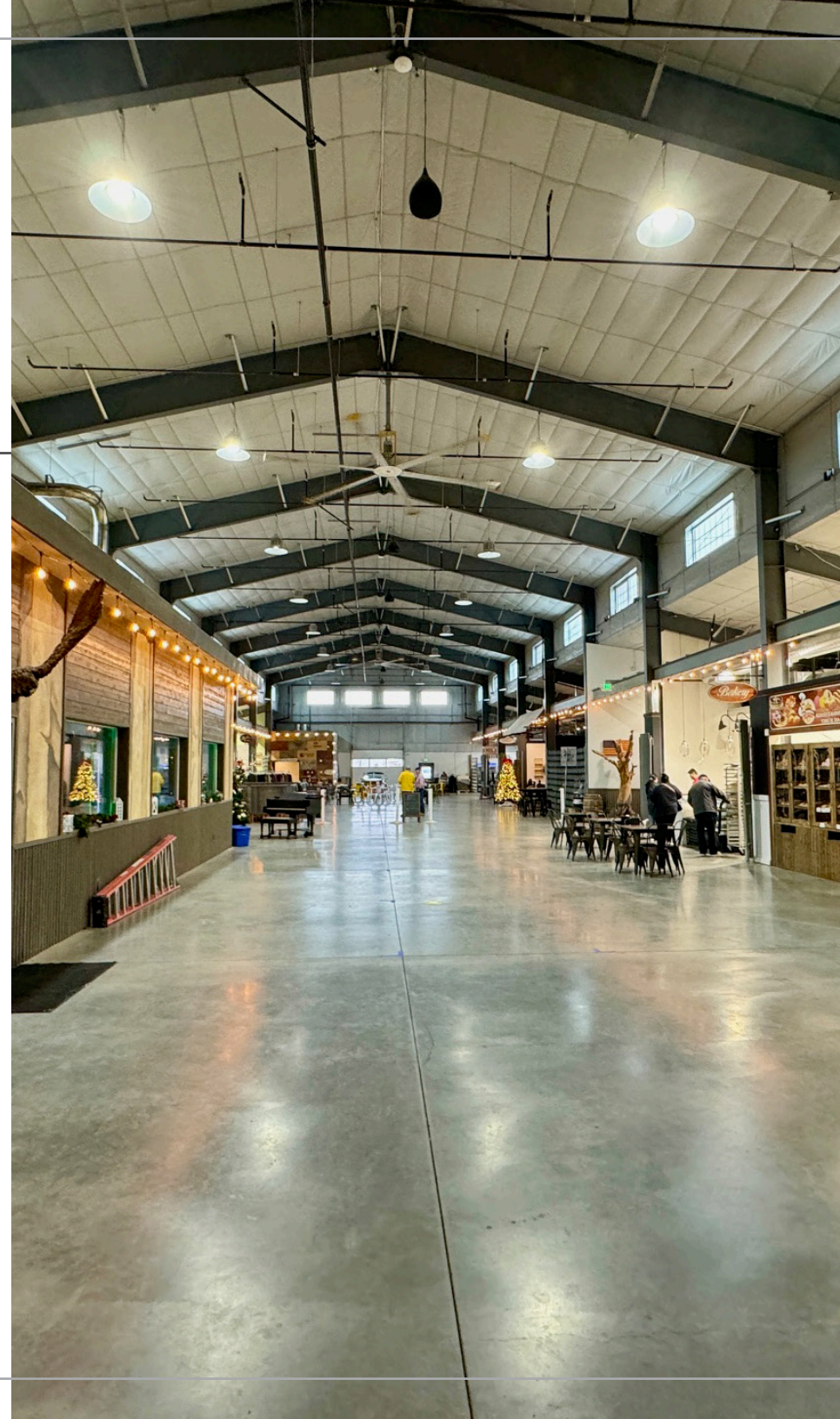
Quincy Public Market



Total Price
Price to Be Determined By Market

Gross Square Feet	132,422 SF
Rentable Square Feet	24,000 SF
Property Type	Retail
Buildings	1
Year Built	2019
Lot Size	3.04 Acres
Parcel Numbers	040411072, 041961000, 041962000, 041963000

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QUINCY PUBLIC MARKET

1004 F St SW, Quincy, WA 98848

INVESTMENT OVERVIEW

Located at the heart of Quincy, Washington, the Quincy Public Market offers investors a prime opportunity to tap into the region's burgeoning tech hub, driven by major players like Microsoft and the growing presence of data centers. With 24,000 square feet of flexible space, proximity to renewable energy sources, and a supportive business environment, this commercial property is positioned to capitalize on the area's robust economic growth trajectory. As a hub for innovation and community development, investing in the Quincy Public Market promises both financial returns and a positive impact on the local economy.

INVESTMENT HIGHLIGHTS



Prime Location: Situated at 1004 F. St SW in Quincy, WA, the Quincy Public Market benefits from its strategic location centrally situated in Quincy, with easy access to major transportation routes and proximity to key economic drivers. The property includes three adjacent, commercial land parcels ranging in size from 12,471sf to 25,113 sf, offering further development opportunities in this prime location.

Growing Tech Hub: Quincy is rapidly emerging as a tech hub, with major companies like Microsoft investing in data centers in the area. The presence of these tech giants contributes to a thriving business ecosystem and drives demand for commercial space like the Quincy Public Market.

Proximity to Data Centers: The Quincy Public Market is conveniently located near data centers operated by industry leaders such as Microsoft, Yahoo, and Dell. This proximity offers potential tenants the opportunity to tap into the growing demand for colocation services and tech-related businesses.

Renewable Energy Advantage: Quincy benefits from abundant renewable energy resources, including hydroelectric power from the nearby Columbia River. This not only ensures reliable and affordable energy for tenants but also aligns with sustainability goals, making it an attractive location for environmentally conscious businesses.

Economic Growth Trajectory: Quincy is experiencing robust economic growth, fueled by a diverse range of industries including agriculture, technology, and manufacturing. This upward trajectory creates a favorable environment for businesses considering relocation or expansion, positioning the Quincy Public Market as a prime investment opportunity.

Infrastructure and Amenities: The Quincy Public Market offers state-of-the-art infrastructure and amenities to meet the needs of modern businesses. With 24,000 square feet of flexible space, ample parking, and proximity to dining and retail options, it provides an attractive environment for tenants and customers alike.

Supportive Business Environment: Quincy is known for its business-friendly policies and streamlined permitting processes, making it easier for investors to navigate regulatory requirements and expedite project timelines. This supportive business environment enhances the appeal of the Quincy Public Market as a premier destination for commercial investment.

Community Impact: As a focal point for economic activity in Quincy, the Quincy Public Market plays a vital role in fostering community development and enhancing quality of life for residents. By providing opportunities for job creation, entrepreneurship, and cultural enrichment, it contributes to the overall prosperity and vitality of the region.



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section 2
Property Description



parcel map



traffic generator map



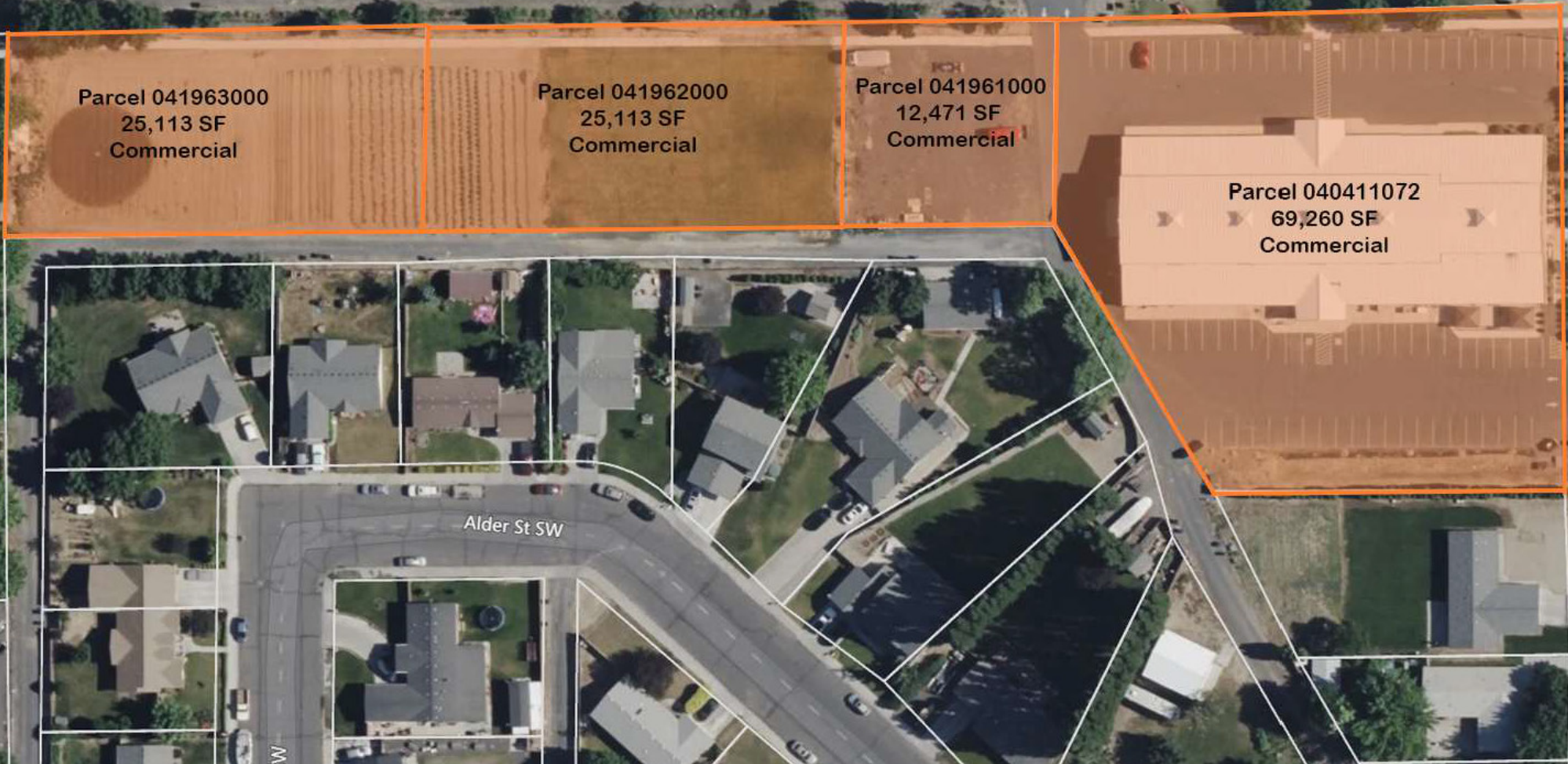
local and regional maps



site plans

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PARCEL MAP



TRAFFIC GENERATOR MAP



LOCAL REGION MAP



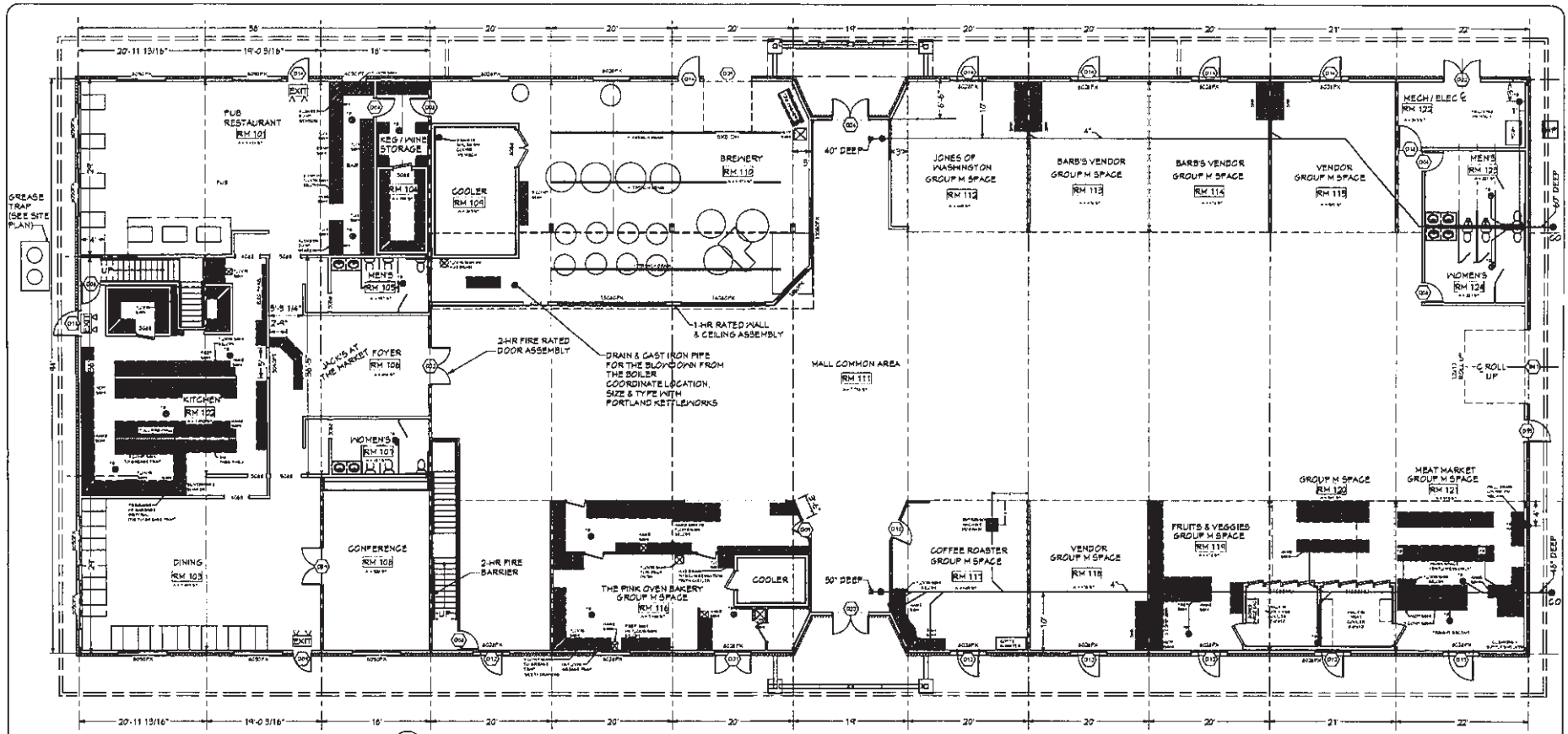
REGIONAL MAP



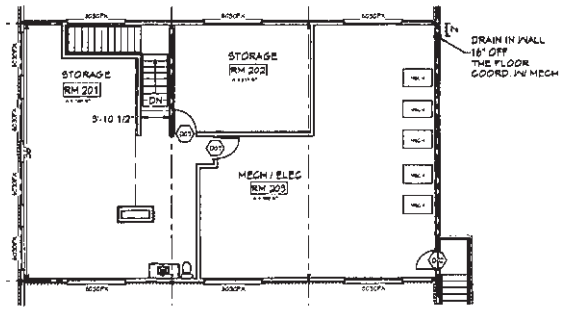
SEATTLE

QUINCY

*2.4 Hours
From Seattle*



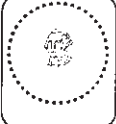
1ST FLOOR PLUMBING PLAN - PARTIAL DRAIN PIPING PLAN WEST END
1/8" = 1'-0"



2ND FLOOR PLUMBING PLAN
1/8" = 1'-0"

SITE PLANS

FOR PUBLIC MARKET AND BAKERY
LARRY & JANET JONES
ENGINEERING, LLC

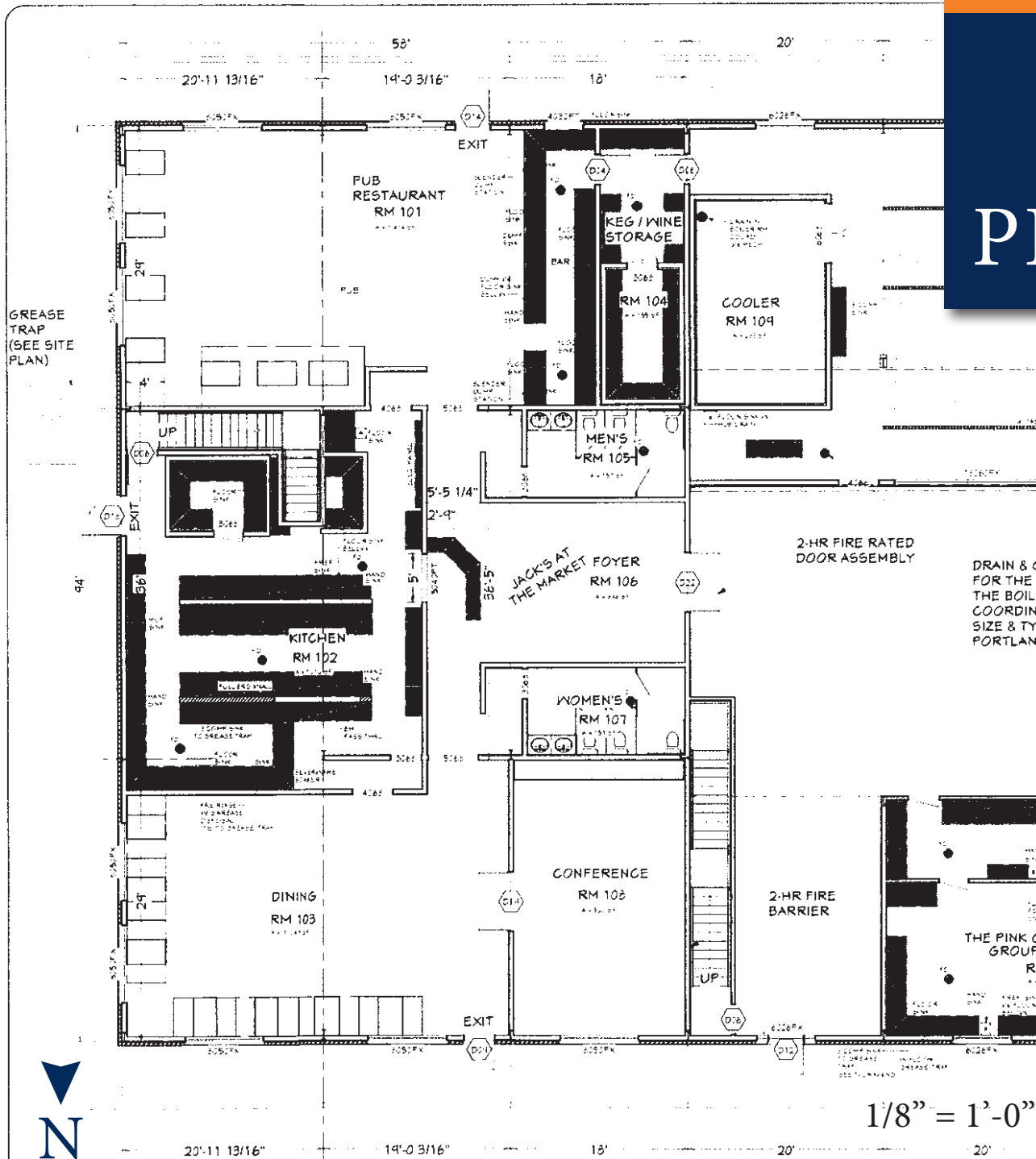


PLUMBING PLAN - PARTIAL DRAIN PIPING WEST END
QUINCY PUBLIC MARKET
LARRY & JANET JONES
CORNER OF F ST SW AND 10TH AVE SW, QUINCY, WA 98846

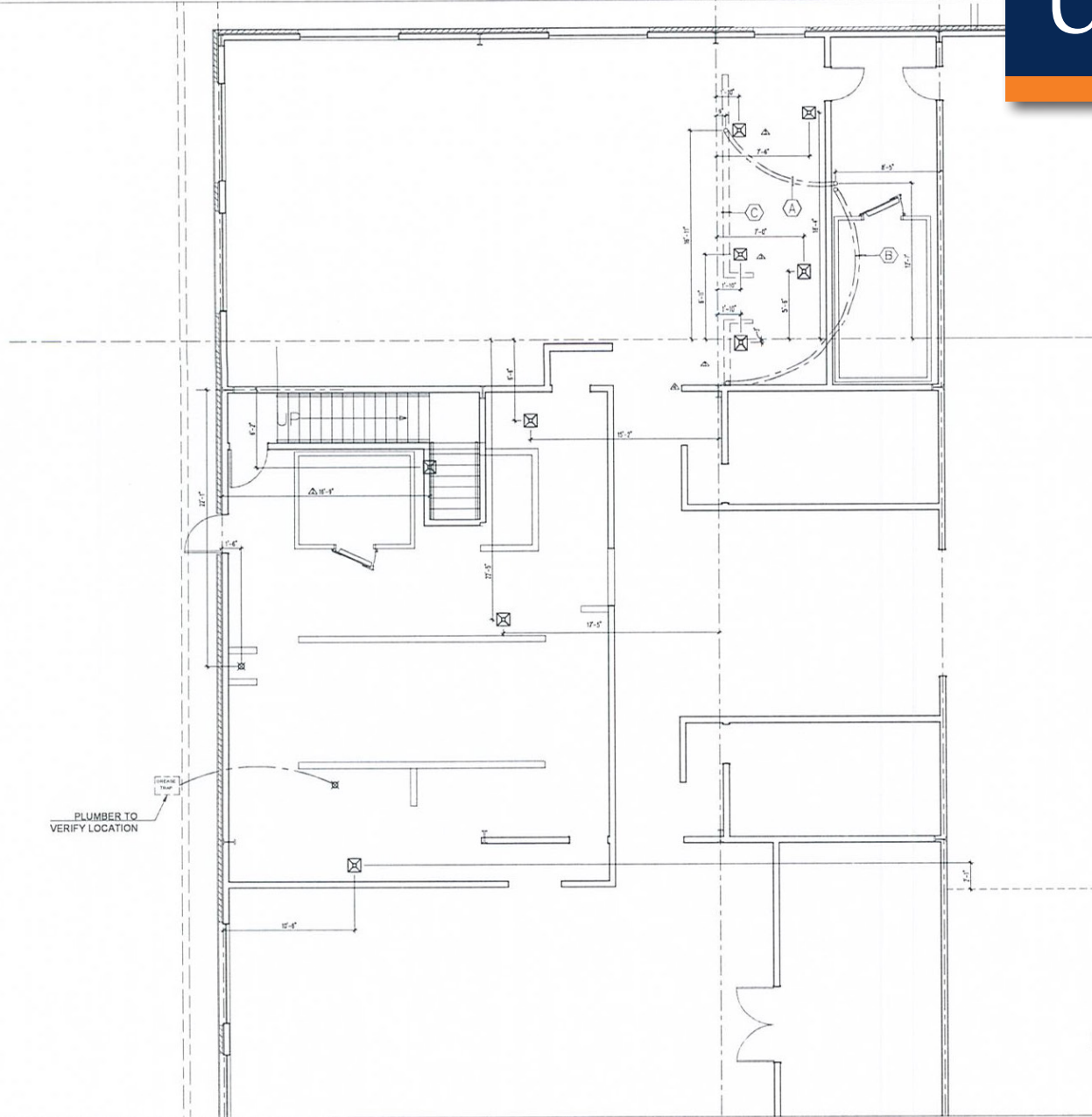
DESIGNED BY: JSL
PROJECT NO.: 20000000000000000000
DATE: 10/15/2019
DRAWN BY: JSL
CHECKED BY: JSL
REVISIONS:

P1.1

1ST FLOOR PLUMBING



UPSTAIRS



GENERAL NOTES:

1. ALL CONDUIT SHALL BE RUN WITH A 24" MIN. RADIUS BEND. NO FACTORY "L'S."
2. CONDUIT SHALL HAVE A PULLBOX EVERY 45' MAX.
3. ALL DIMENSIONS FROM GRID LINES OR FACE OF EXISTING WALLS

G.C. HEX NOTES

- (A) 4" DIA. CONDUIT UNDER SLAB FOR SODA SYSTEM DRINK LINES.
- (B) 4" DIA. CONDUIT THRU ATTIC FROM 6" X 6" PULL BOX @ +18" A.F.F. TO BAG-N-BOX LOCATION
- (C) WATER AND ELECTRICAL STUB UPS REQUIRED IN THIS AREA OF THE BAR SHOULD BE LOCATED IN THE WALL

UNDERGROUND ROUGH-IN PLAN
1/4" = 1'-0"



NOTES

NO.	DATE	REVISION
1		ISSUE FOR PERMIT
2		ADD 4" DIA. CONDUIT UNDER SLAB FOR SODA SYSTEM DRINK LINES
3		ADD 4" DIA. CONDUIT THRU ATTIC FROM 6" X 6" PULL BOX @ +18" A.F.F. TO BAG-N-BOX LOCATION
4		ADD WATER AND ELECTRICAL STUB UPS REQUIRED IN THIS AREA OF THE BAR SHOULD BE LOCATED IN THE WALL
5		ADD 4" DIA. CONDUIT UNDER SLAB FOR SODA SYSTEM DRINK LINES

Spokane
RESTAURANT EQUIPMENT
and Design
SINCE 1976
1750 E. TRENT SPOKANE, WA 99202 (509) 334-5550 WWW.SPOREBT.COM

PROJECT: JACKS
QUINCY PUBLIC MARKET
ADDRESS: S.W. CORNER OF SR28 W. & 10th
QUINCY, WA 98848

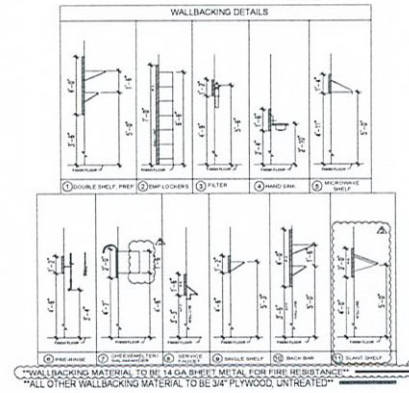
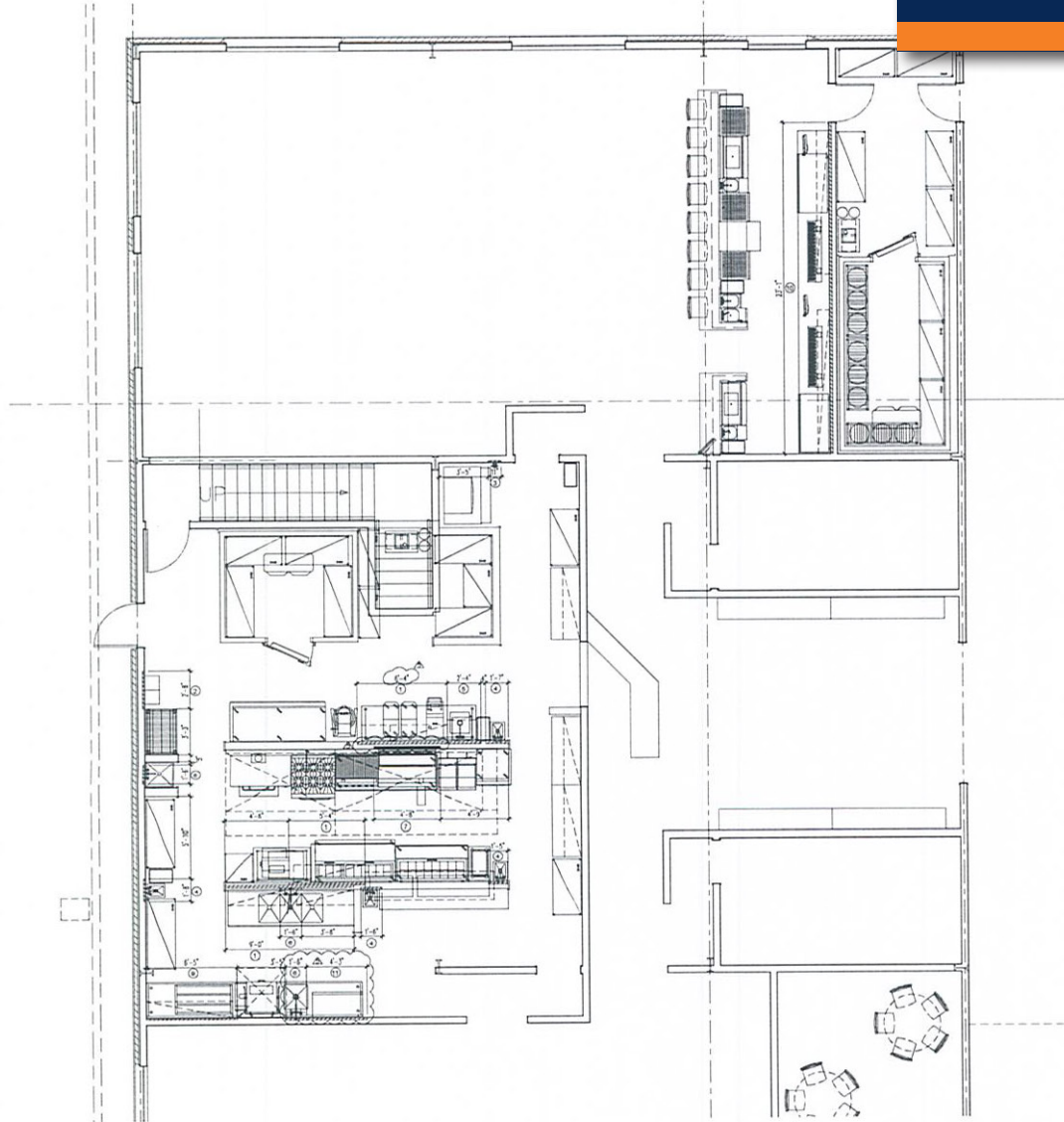
DATE: 05/24/2018

PLOT SCALE:
1/4" = 1'-0"

DRAWN BY:
ABT

SHEET NO.:
KEC-3.2

RESTAURANT



WALLBACKING PLAN
 1/4" = 1'-0"



NOTES

NO.	DATE	REVISION
1		ISSUE FOR PERMIT
2		REVISIONS FOR COMMENTS
3		REVISIONS FOR COMMENTS
4		REVISIONS FOR COMMENTS
5		REVISIONS FOR COMMENTS
6		REVISIONS FOR COMMENTS
7		REVISIONS FOR COMMENTS
8		REVISIONS FOR COMMENTS
9		REVISIONS FOR COMMENTS
10		REVISIONS FOR COMMENTS

Spokane
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and Design
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 1750 E. TRENT SPOKANE, WA 99202 (509) 534-5500 WWW.SPOKANE.EQUIPMENT.COM

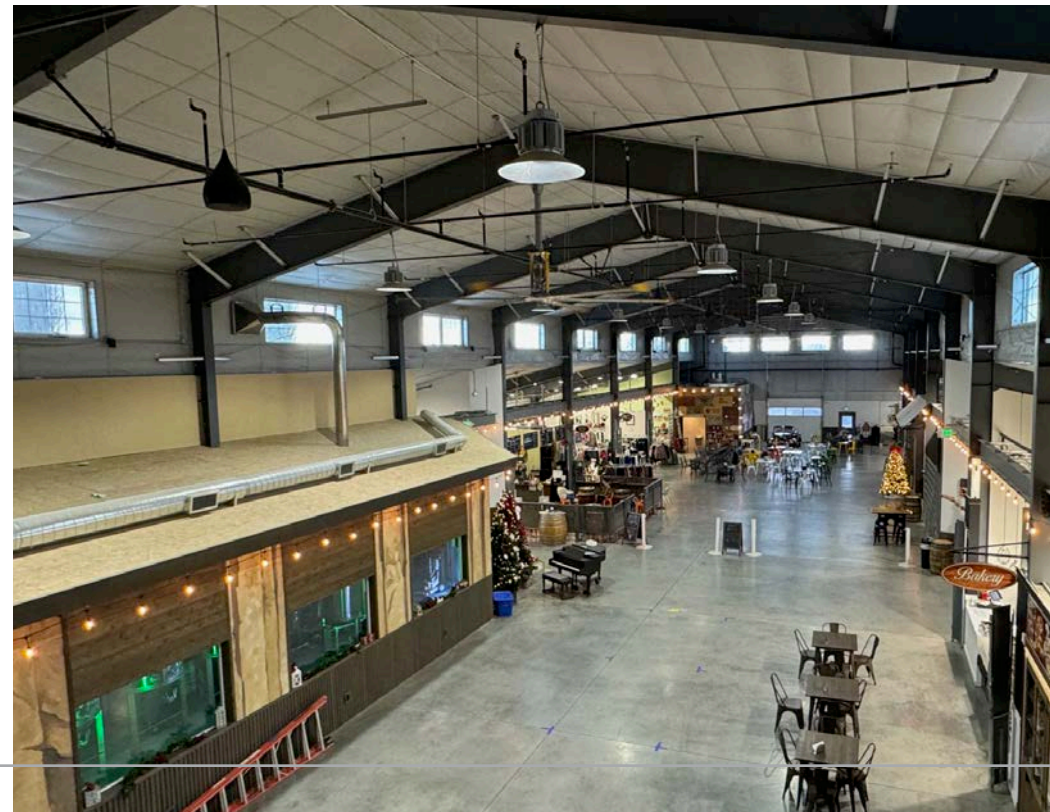
PROJECT: **JACKS**
QUINCY PUBLIC MARKET
 ADDRESS: **S.W. CORNER OF S228 W. & 10th**
QUINCY, WA 98848

DATE: **05/24/2018**

PLOT SCALE:
 1/4" = 1'-0"

DRAWN BY:
 ABT

SHEET NO.:
KEC-5







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section 3
Tenant Overview



tenant map

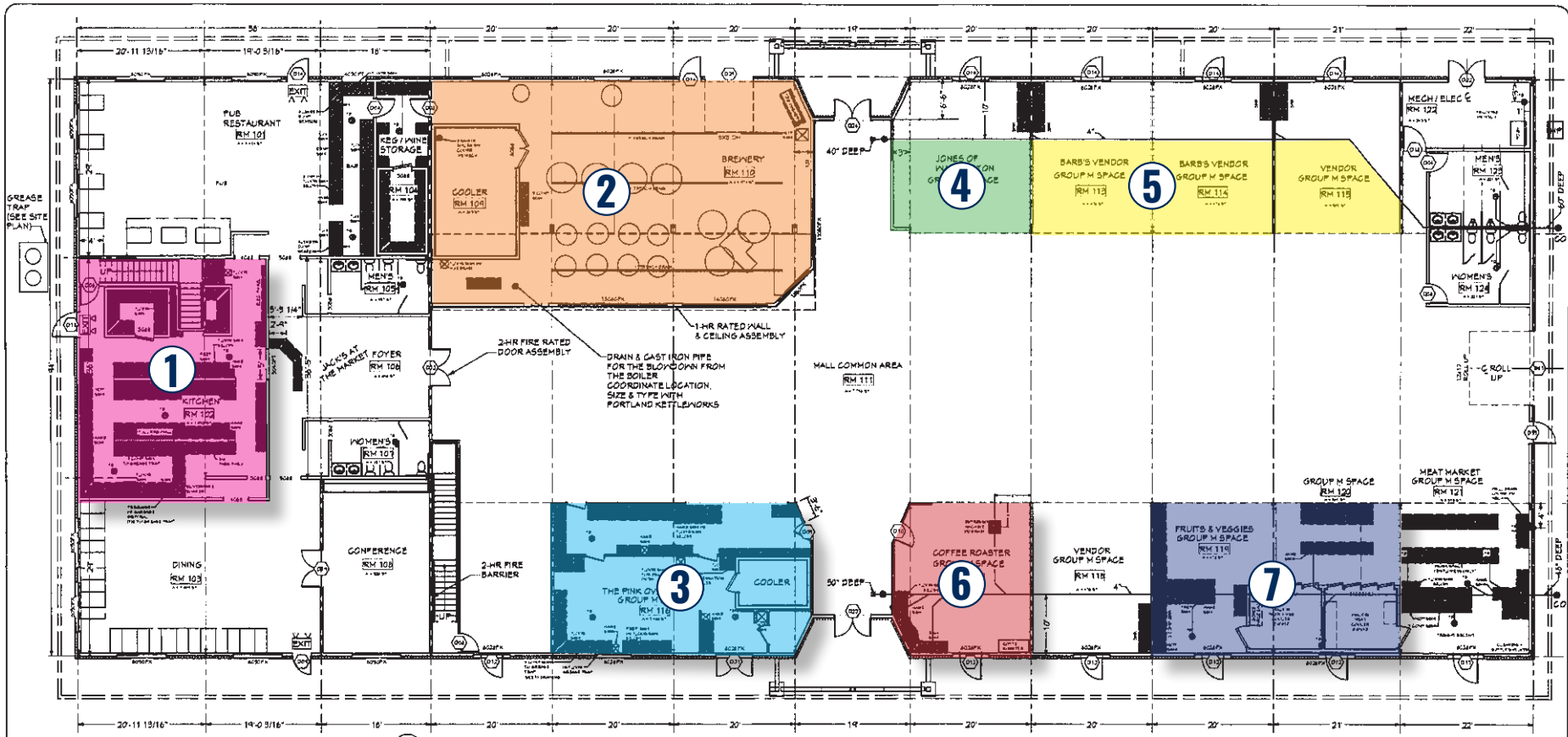


tenant summaries



portland kettle works

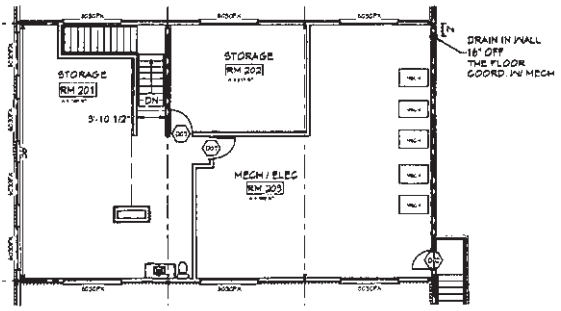
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1ST FLOOR PLUMBING PLAN - PARTIAL DRAIN PIPING PLAN WEST END
1/8" = 1'-0"

TENANTS

- | | |
|------------------------------------|--|
| 1 Jacks At The Market | 5 Barb's Place |
| 2 Ancient Lakes Brewing Co. | 6 Stick & Rudder Coffee Bar & Roaster |
| 3 Celilo Town Bakery | 7 Country Fresh Market & Deli |
| 4 Jones of Washington | |



2ND FLOOR PLUMBING PLAN
1/8" = 1'-0"

P.O. BOX 10
BROOKS LAKE WA 98047
(360) 939-3800

JSL
ENGINEERING, LLC

PLUMBING PLAN - PARTIAL DRAIN PIPING WEST END
QUINCY PUBLIC MARKET
LARRY & JANET JONES
CORNER OF F ST SW AND 10TH AVE SW, QUINCY, WA 98948

DESIGNED BY: JSL
PROJECT NO: 2018-001
DATE: 10/15/2018
PROJECT: QUINCY PUBLIC MARKET
FILE NAME: 1713_QuincyPublicMarket.dwg
REV: 01

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JACKS AT THE MARKET

Jacks at the Market is a family-owned restaurant located at the far left of Quincy Public Market. Jacks Restaurant is operated by the building's owner, Larry Jones, but can become a great opportunity for someone in the restaurant business.

- Bar Capacity: 94 People
- Dining Room Capacity: 70 People
- Conference Room Capacity: 35 People

Ancient Lakes Brewing Company:



Although having all the equipment for brewing, Ancient Lakes Brewing Company is not operating publicly. This section is currently set up to operate with Jacks At The Market, selling their micro crafted beer through the restaurant and Country Fresh Market. This unit could be reconfigured to operate separately.



CELILO TOWN BAKERY

Run by long-time bakers, Sam and Alma Montoya, this bakery is the real deal. Having owned multiple well-known bakeries in California, Sam took his talents to a local level in Quincy, WA. With over 100 different pastries and treats, this bakery is a stable tenant of Quincy Public Market. The current bakery equipment is owned by the seller, Larry Jones.

JONES OF WASHINGTON

Jones of Washington is a wine tasting facility. The tasting room is operated by Jones Wine. Jones Wine is a well-known and popular business in the area. The operation of growing, making wine, storage etc. continues under the controls of Glen Goodman at Jones Produce Quincy. The tasting room is open to the public seven days a week from 12pm to 6pm on the weekdays.





BARB'S PLACE

Barb's Place is a retail space selling select womens clothing and gifts. The store currently operates within three units of the market.



STICK & RUDDER

Stick & Rudder Coffee Bar & Roaster features a wide variety of drink choices featuring classic coffee drinks as well as specialty fruit and candy infused redbulls, monsters, and smoothies.



COUNTRY FRESH

Country Fresh Market & Deli is a popular lunch spot in the town. Selling a variety of foods including, wraps, sandwiches, and soups, they typically open early for breakfast and close after lunch. The deli uses the open space of the market for seating and is a great place for visitors to stop by for a quick snack.

PORTLAND KETTLE WORKS

Portland Kettle Works, established in 2011, was founded with the aim of revolutionizing the beverage industry by implementing innovative process engineering and a commitment to elevated manufacturing standards. Its inception was driven by a desire to domestically produce top-tier brewing systems, initially focusing on the craft beer sector. As its reputation for being a leading solution provider in the beverage industry flourished, so did its scope and diversification.

“Our dedication to precision-built stainless-steel systems has become synonymous with the collaborative partnerships we cultivate. We have become the go-to partner for startups seeking support and guidance, while established producers appreciate our relentless pursuit of innovation without compromising on service or quality.”

Over time, our innovative approach and expertise in precision engineering have expanded beyond the beverage sector to serve industrial, chemical, and life science companies, offering custom design solutions and superior end products. Today, we proudly manufacture comprehensive systems for a wide range of industries, including beverages, pharmaceuticals, cosmetics, fertilizers, protein synthesis, and adhesives. Our client base spans from startups to Fortune 500 companies. Our wealth of experience is a result of extensive global exploration of production facilities, hands-on collaboration with clients to meet their specific requirements, and the successful installation of over 400 intricate systems worldwide.”



QUINCY PUBLIC MARKET & PORTLAND KETTLE WORKS



Quincy Public Market's tenant, Ancient Lakes Brewing Company has long used products from Portland Kettle Works. The property houses \$1,000,000+ worth of high-quality brewing equipment.





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section 4
Market Overview



location overview



market research



demographics

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QUINCY WASHINGTON

POPULATION
10,085 (2022)

CITY OF QUINCY



POPULATION

In 2022, the population in your selected geography is 10,085. The population has changed by 52.6 percent since 2000. It is estimated that the population in your area will be 10,923 five years from now, which represents a change of 8.3 percent from the current year. The current population is 50.9 percent male and 49.1 percent female. The median age of the population in your area is 28.7, compared with the U.S. average, which is 38.6. The population density in your area is 128 people per square mile.



HOUSEHOLDS

There are currently 2,779 households in your selected geography. The number of households has changed by 52.1 percent since 2000. It is estimated that the number of households in your area will be 3,025 five years from now, which represents a change of 8.9 percent from the current year. The average household size in your area is 3.4 people.



INCOME

In 2022, the median household income for your selected geography is \$56,234, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 67.5 percent since 2000. It is estimated that the median household income in your area will be \$63,238 five years from now, which represents a change of 12.5 percent from the current year.

The current year per capita income in your area is \$19,917, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$72,001, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 4,184 people in your selected area were employed. The 2000 Census revealed that 38.1 percent of employees are in white-collar occupations in this geography, and 61.9 percent are in blue-collar occupations. In 2022, unemployment in this area was 9.0 percent. In 2000, the average time traveled to work was 11.2 minutes.



HOUSING

The median housing value in your area was \$208,509 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 1,145 owner-occupied housing units and 681 renter-occupied housing units in your area. The median rent at the time was \$416.



EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 2.3 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 9.2 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 6.5 percent vs. 8.4 percent, respectively.

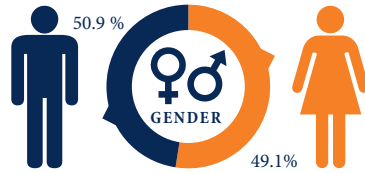
The area had fewer high-school graduates, 25.7 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 20.9 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // *Property Name*



\$10,085

Total Population Within 5 Mile Radius



\$72,001

Average Household Income within
5 Mile Radius



\$56,234

Median Housing Income within
5 Mile Radius



2,779

Total Households in 1 Mile Radius



52.1%
From 2000



QUINCY DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	4,472	9,960	10,923
2022 Estimate			
Total Population	4,084	9,131	10,085
2010 Census			
Total Population	3,306	7,494	8,362
2000 Census			
Total Population	2,526	5,804	6,608
Daytime Population			
2022 Estimate	4,222	9,782	10,679
HOUSEHOLDS			
2027 Projection			
Total Households	1,361	2,817	3,025
2022 Estimate			
Total Households	1,242	2,576	2,779
Average (Mean) Household Size	3.4	3.5	3.4
2010 Census			
Total Households	1,006	2,106	2,291
2000 Census			
Total Households	789	1,656	1,827
Occupied Units			
2027 Projection	1,460	3,071	3,458
2022 Estimate	1,330	2,810	3,180
HOUSEHOLDS BY INCOME			
2022 Estimate			
\$150,000 or More	4.7%	4.7%	5.5%
\$100,000-\$149,999	14.4%	12.5%	12.9%
\$75,000-\$99,999	12.2%	13.0%	13.1%
\$50,000-\$74,999	25.5%	23.6%	23.1%
\$35,000-\$49,999	16.8%	15.8%	15.8%
Under \$35,000	26.4%	30.4%	29.4%
Average Household Income	\$73,164	\$69,973	\$72,001
Median Household Income	\$58,906	\$54,982	\$56,234
Per Capita Income	\$22,401	\$19,825	\$19,917

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$123,090	\$118,841	\$120,723
Consumer Expenditure Top 10 Categories			
Housing	\$22,011	\$21,451	\$21,762
Transportation	\$10,553	\$10,045	\$10,200
Food	\$7,942	\$7,742	\$7,816
Personal Insurance and Pensions	\$7,274	\$6,957	\$7,096
Healthcare	\$3,846	\$3,686	\$3,767
Entertainment	\$3,192	\$3,059	\$3,100
Cash Contributions	\$1,640	\$1,534	\$1,598
Apparel	\$1,363	\$1,350	\$1,354
Education	\$1,268	\$1,205	\$1,243
Gifts	\$982	\$950	\$994
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	4,084	9,131	10,085
Under 20	36.5%	38.0%	37.1%
20 to 34 Years	21.9%	22.3%	21.8%
35 to 39 Years	6.0%	6.1%	6.0%
40 to 49 Years	11.4%	11.0%	11.0%
50 to 64 Years	13.5%	12.6%	13.1%
Age 65+	10.8%	10.1%	10.9%
Median Age	29.0	28.0	28.7
Population 25+ by Education Level			
2022 Estimate Population Age 25+	2,301	5,005	5,627
Elementary (0-8)	21.3%	25.2%	23.5%
Some High School (9-11)	11.7%	11.6%	11.9%
High School Graduate (12)	26.9%	26.0%	25.7%
Some College (13-15)	20.8%	20.0%	20.9%
Associate Degree Only	6.9%	6.2%	6.5%
Bachelor's Degree Only	9.8%	9.0%	9.2%
Graduate Degree	2.7%	2.0%	2.3%

An aerial photograph of a large blue lake with a residential area in the foreground. The image is partially covered by a dark blue vertical overlay on the right side. The text is centered on this overlay.

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Jesse K. Fox

Associate
Seattle

Direct: (206) 826-5677

Jesse.Fox@marcusmillichap.com

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