

**FOR SALE**

**Big 5 Location For Sale**

171 Valley Center Place Sequim, WA 98382

**SPACE INFO**

Sale Price	<b>\$2,200,000</b>
Rent	<b>\$178,032 / Year NNN</b>
Cap Rate	8.09%
Building Size	10,980 ± SF
Land Size	39,670 ± SF

**Highlights**

- Leased through 9/30/2028
- Highway Location with great visibility and access
- Block building
- Across from Sunny Farms on Highway 101
- Traffic Count: 27,142 ADT



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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	1,786	15,923	29,332
Daytime Population	1,446	15,923	29,332
Med. HH Income	\$67,630	\$71,290	\$74,876