



**SUBJECT
PROPERTY**

VERIZON WIRELESS RETAIL CENTER

221 State Ave, Marysville, WA 98270

Asking Price: \$2.3M | Cap Rate: 5.50% | Build-To Cap Rate: 7.10%

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INVESTMENT HIGHLIGHTS

- Occupied by Verizon, Edward Jones, Reboot Recovery and PacWeezy Barbershop.
- Verizon comprises 20% of the GLA and has occupied the premises for over 12 years with a brand new 5-year extension.
- All tenants operate on a triple net lease structure that insulates Landlord from the rising cost of operating expenses.
- Pad site of the Albertsons-anchored Marysville Town Center, a daily-needs retail center with many national tenants.
- Located within the Marysville-Arlington trade area, one of the state's fastest-growing communities and the second-largest city in Snohomish County.
- High average area income of \$123k within a 3-mile radius.



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