

OFFERING MEMORANDUM

FAIRWOOD COMMERCE CENTER

14300 SE PETROVITSKY RD, RENTON, WA 98058





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Exclusively Listed by The Gellner Team

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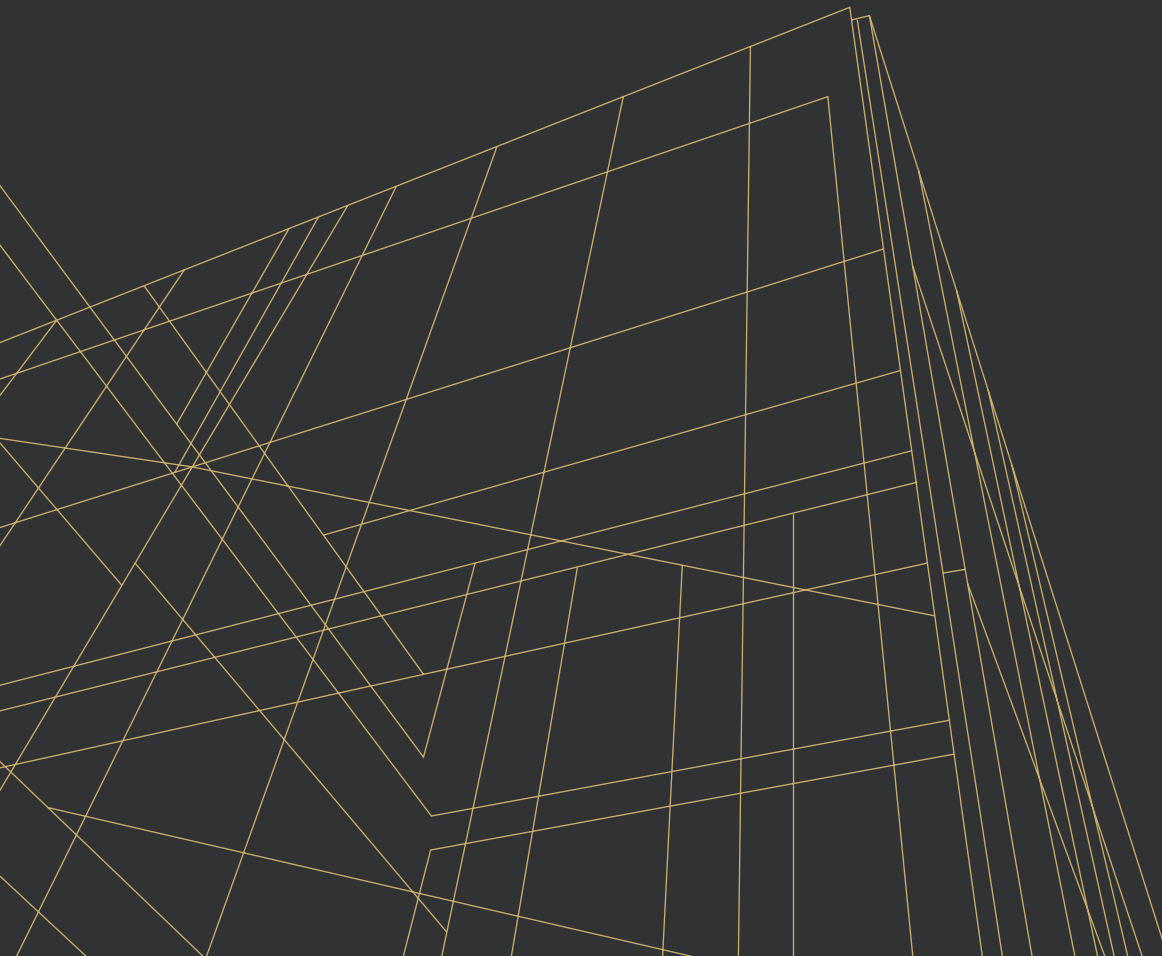
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INVESTMENT SUMMARY

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Kidder Mathews is pleased to present for the first time ever the opportunity to acquire the Fairwood Commerce Center, a 100% occupied center featuring a balanced mix of long-standing retail and dental tenants. Located on a signalized hard corner the property enjoys exceptional visibility and consistent traffic flow. Directly across the street is the Fairwood Shopping Center, anchored by Safeway, the only grocer serving the immediate area. All tenants operate on NNN leases with regular rent increases allowing future ownership to receive a stable, growing income stream. Current ownership has had zero actual vacancy for the last 30+ years.

PRICE	\$4,140,000
CAP	6.0%
NOI	\$247,616
OCCUPANCY	100%
RENTABLE SF	11,022
LAND AREA SF	27,443
PRICE PER SF	\$376
YEAR BUILT	1979
ADDRESS	14300 SE Petrovitsky Rd, Renton, WA

\$4,140,000

PRICE

6.0%

CURRENT CAP RATE



INVESTMENT HIGHLIGHTS



GENERATIONAL INVESTMENT

First time on the market since originally constructed in 1979.



PRIDE OF OWNERSHIP

The center has been extremely well-maintained, including a newer roof, exterior paint, seal coating, landscaping and heating and air conditioning.



100% OCCUPIED

With long-term tenants, and half the rentable SF is leased to dental tenants.



NNN LEASES

All tenants operate on NNN leases, allowing for full reimbursement of operating expenses.



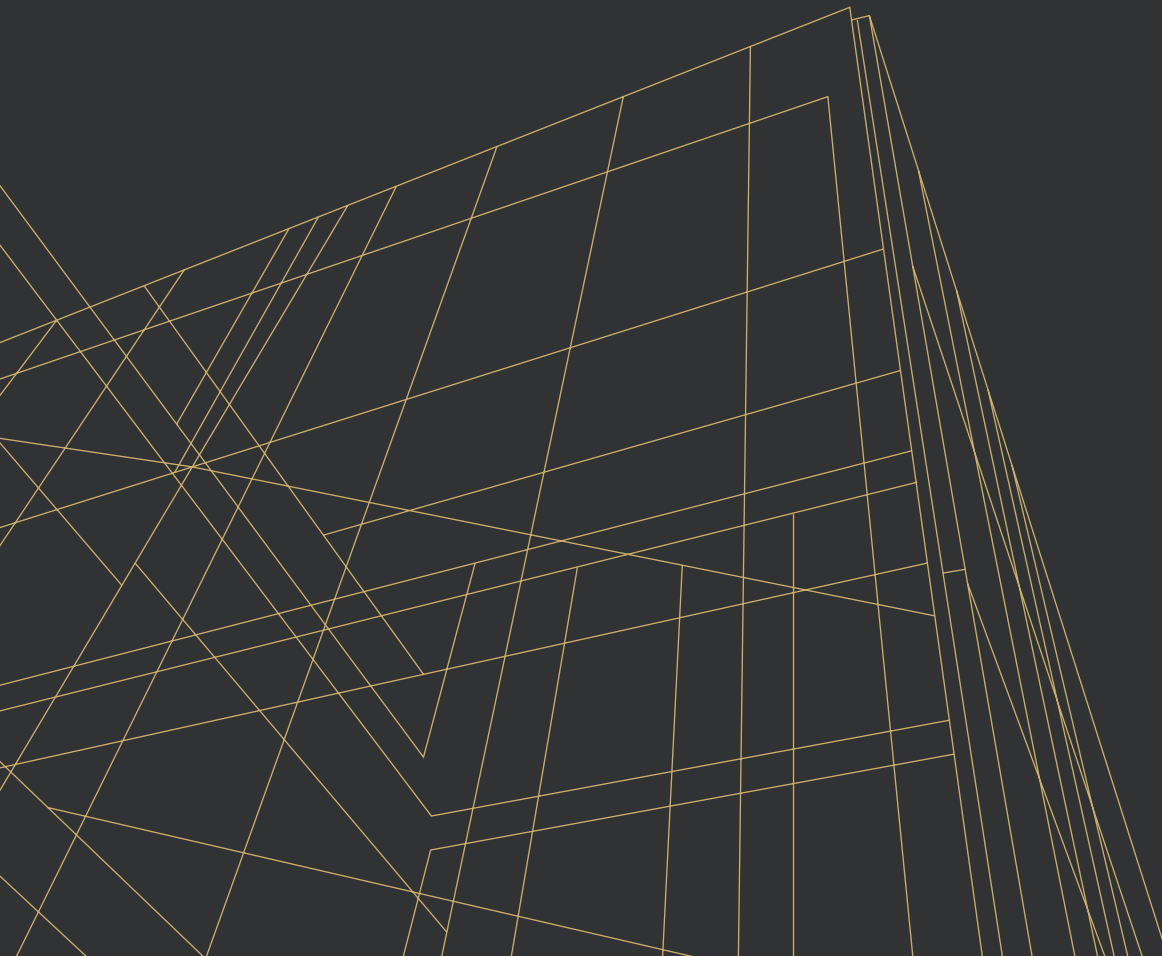
PREMIUM LOCATION

Signalized hard corner location directly across street from the Fairwood Shopping Center, anchored by Safeway and 24 Hour Fitness.



CITY ADVANTAGE

Renton is the 8th largest city in WA State and boasts average household incomes of \$153K+.



FINANCIALS

CASH FLOW SUMMARY

SCHEDULED REVENUE	Annual	Per SF
Scheduled Base Rent	\$271,886	\$24.67
Rent Increases During Analysis Period	\$777	\$0.07
Operating Expense Reimbursement	\$194,214	\$17.62
Scheduled Gross Revenue	\$466,876	\$42.36
Vacancy (5%)	(\$23,344)	(\$2.12)
Effective Gross Revenue (EGR)	\$443,532	\$40.24
OPERATING EXPENSES	Annual	Per SF
Property Taxes	\$30,198	\$2.74
Insurance	\$14,513	\$1.32
CAM	\$132,675	\$12.04
Management Fee (3.75% of EGR)	\$16,877	\$1.53
Reserves	\$1,653	\$0.15
Total Operating Expenses	\$195,916	\$17.78
Net Operating Income	\$247,616	

\$4,140,000
PRICE

6.00%
CURRENT CAP RATE

\$376
PRICE PER SF



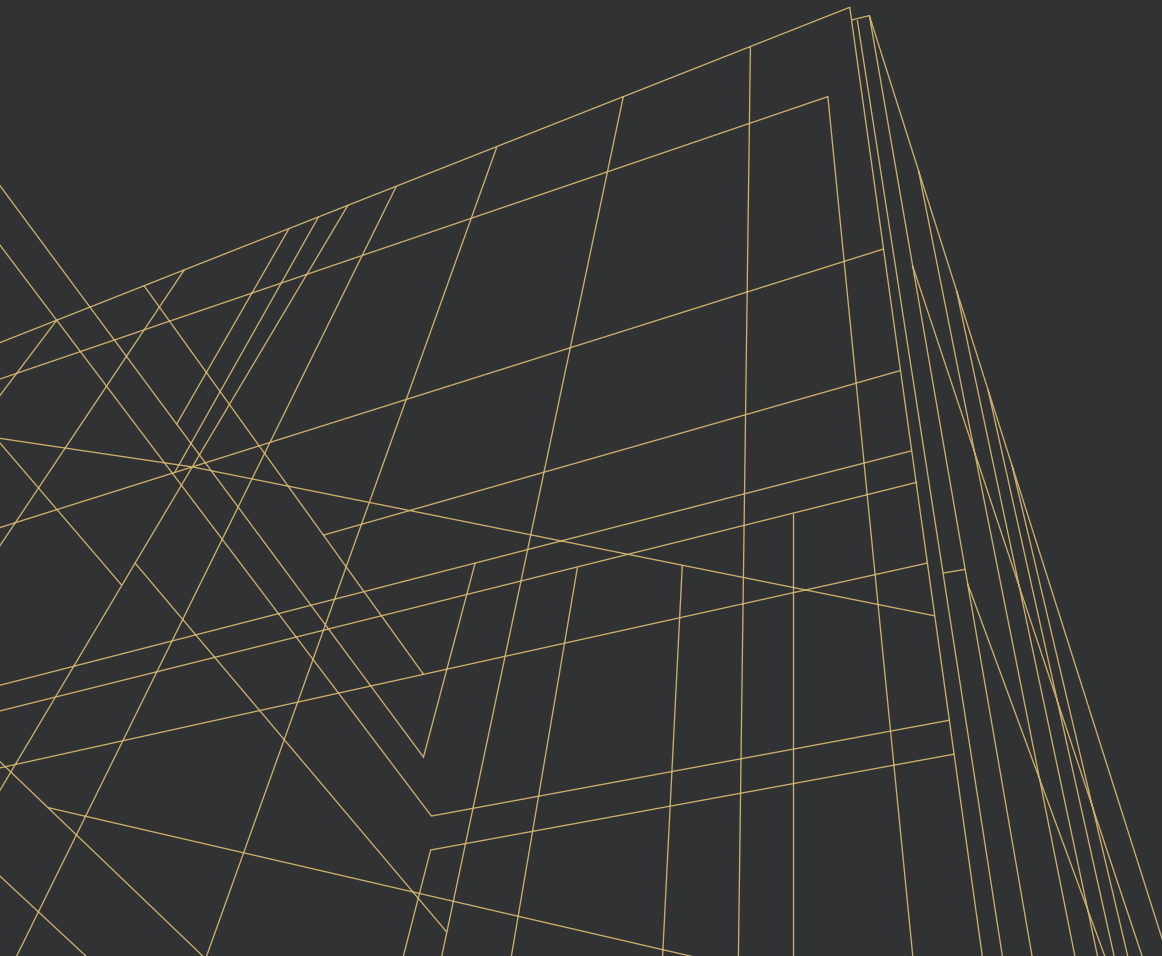
OPERATING EXPENSES

	OPERATING EXPENSES (FORECASTED)			REIMBURSEMENTS
	Total	PSF	Notation	Annualized in-Place
PROPERTY TAXES	\$30,198	\$2.74	1	\$30,198
INSURANCE	\$14,513	\$1.32	2	\$14,513
CAM	\$132,675	\$12.04	2	\$132,675
MANAGEMENT FEE	\$16,877	\$1.53	3	\$16,828
RESERVES	\$1,653	\$0.15	4	\$0
TOTAL EXPENSES	\$195,916	\$17.78		\$194,214

NOTATIONS

- 1) Based on the 2024 King County Tax Assessor
- 2) Based on the 2023 P&L Financial Statement
- 3) Calculated at 3.75% of EGR
- 4) Methodology: \$0.15/SF allocated towards Reserves





LOCATION OVERVIEW



RENTON

Renton is located 15 miles southeast of Seattle, is the 8th largest city in Washington. Renton is just six miles from SeaTac airport, which serves 280 million people each year and generates nearly 172,000 jobs.

Renton's affordability makes the city an attractive place to call home. Compared to its neighbors (Seattle, Issaquah, Redmond, and Bellevue), Renton has the lowest median home price. From a business perspective, Renton's land costs and lease rates are among the best in King County, and with low local business and occupation tax, businesses keep more of their earnings.

The Renton Municipal Airport has allowed the city to thrive as an aerospace and aviation hub. Three of Boeing's six main business divisions are headquartered in Renton, and 14 other aerospace-related manufacturing, supply, and service companies call Renton home. The aviation industry is one of the most important contributors to the Pacific Northwest economy.

With over 2,000 software companies within a 30-mile radius, over 2,800 acres of parks and playgrounds, and a school district that boasts four Blue Ribbon Schools of Excellence, Renton continues to position itself as a standout city in both King County and the state of Washington.



LOCATION OVERVIEW



SAFeway

verizon

hair|masters

BARTELL DRUGS

LAIFITNESS

ACE Hardware

MIKE'S FAIRWOOD AUTO

FIVE SISTERS

THE WINE ALLEY

SUBJECT PROPERTY

SE 176TH ST

SE PETROVITSKY RD

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	13,059	86,775	197,436
2029 PROJECTION	13,506	85,582	194,622
2020 CENSUS	13,168	89,822	204,465
HISTORICAL GROWTH 2010 - 2020	877 (1.8%)	10,313 (3.2%)	24,818 (3.5%)

INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$153,983	\$157,210	\$152,059
2029 PROJECTED AVERAGE HH INCOME	\$163,241	\$166,061	\$160,225
2024 MEDIAN HH INCOME	\$118,612	\$124,321	\$118,711
2029 PROJECTED MEDIAN HH INCOME	\$122,784	\$129,041	\$123,137



TOP 5 EMPLOYERS



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