

Grand Coulee, WA - Retail Building

417 Midway Ave, Grand Coulee, WA 99133



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID #ZAF0110074

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com



EXCLUSIVELY LISTED BY

Jesse K. Fox

Associate

Office: Seattle

Direct: 509.850.2805

Jesse.Fox@marcusmillichap.com

License: WA #23158

Marcus & Millichap



TABLE OF CONTENTS

SECTION 1 Executive Summary	5
--	---

SECTION 2 Market Overview	13
--	----

SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

TRAFFIC GENERATOR MAP

REGIONAL MAP

Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$650,000



Cap Rate
2.7%



of Suites
3

FINANCIAL

Listing Price	\$650,000
Down Payment	100% / \$650,000
NOI	\$18,620
Cap Rate	2.7%
Price/SF	\$67.71

OPERATIONAL

Rentable SF	9,600 SF
# of Suites	3
Additional SF available	5,400 SF
Lot Size	.49 acres
Occupancy	66%
Year Built	1977



GRAND COULEE - RETAIL BUILDING

417 Midway Ave, Grand Coulee, WA 99133

INVESTMENT OVERVIEW

Ideal Owner/User Opportunity with 5,400 square feet available immediately.

Welcome to 417 Midway Ave in Grand Coulee, WA—a prime commercial property nestled in the heart of a town steeped in history and poised for economic growth. This 9,600 SF building, accompanied by its own parking lot, stands as a testament to Grand Coulee's enduring legacy of entrepreneurship and community resilience. Originally constructed in 1977, this property has witnessed the evolution of Grand Coulee from a frontier settlement to a thriving retail destination.

INVESTMENT HIGHLIGHTS

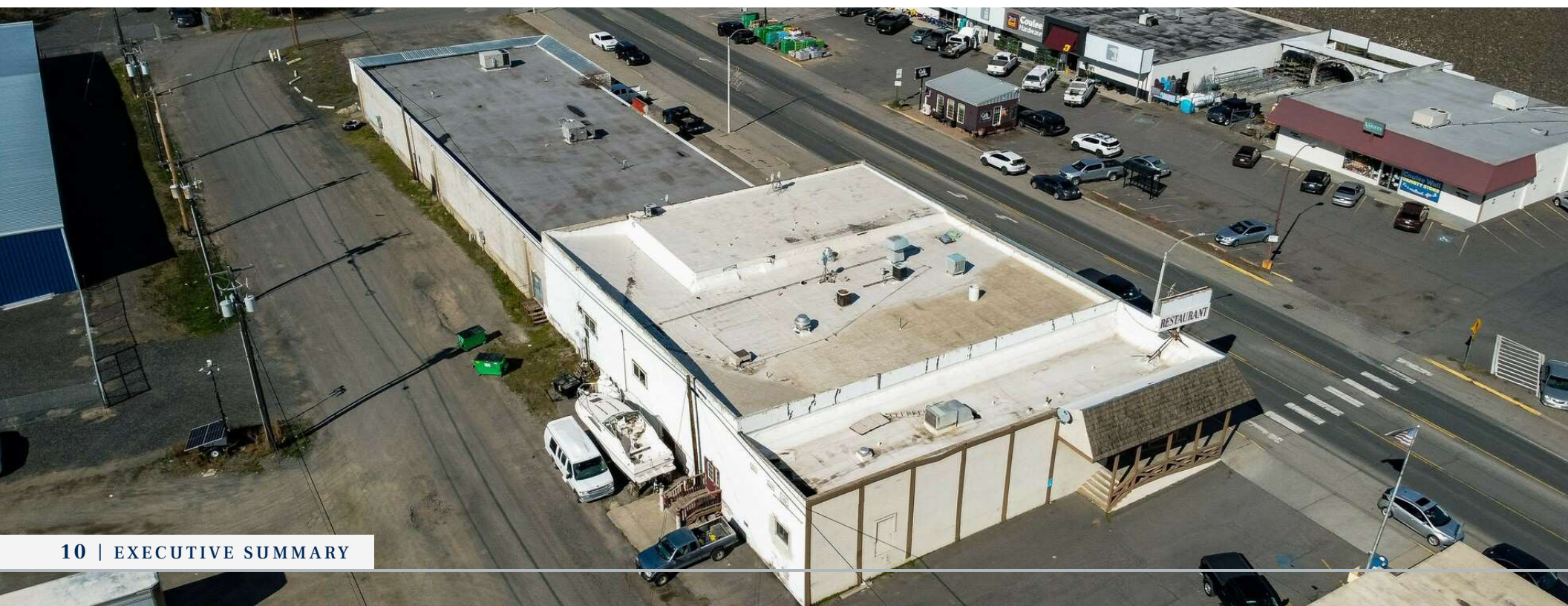
- **Prime Location:** Strategically positioned in the heart of Grand Coulee, offering unparalleled access to both residents and tourists
- **Established Retail Hub:** A cornerstone of the local retail scene, boasting a rich history of serving the community's needs.
- **Strategic Advantage:** Positioned for success in a town with a growing population and a strong sense of community.
- **Economic Growth Trajectory:** Grand Coulee is on an upward economic trajectory, with infrastructure projects and new developments driving increased investment and prosperity.
- **Amenities:** The property benefits from amenities including parks, schools, and recreational facilities, including many local lakes and the Grand Coulee Dam.
- **Investment Potential:** With ample room for expansion or redevelopment, this property presents exciting opportunities for future growth or an owner user with an additional 5,400 square feet available to expand.
- **Community Appeal:** Grand Coulee's close-knit community fosters loyalty among patrons, ensuring a steady flow of customers.
- **Financial Viability:** Solid infrastructure and a favorable economic outlook promise attractive returns and long-term stability.

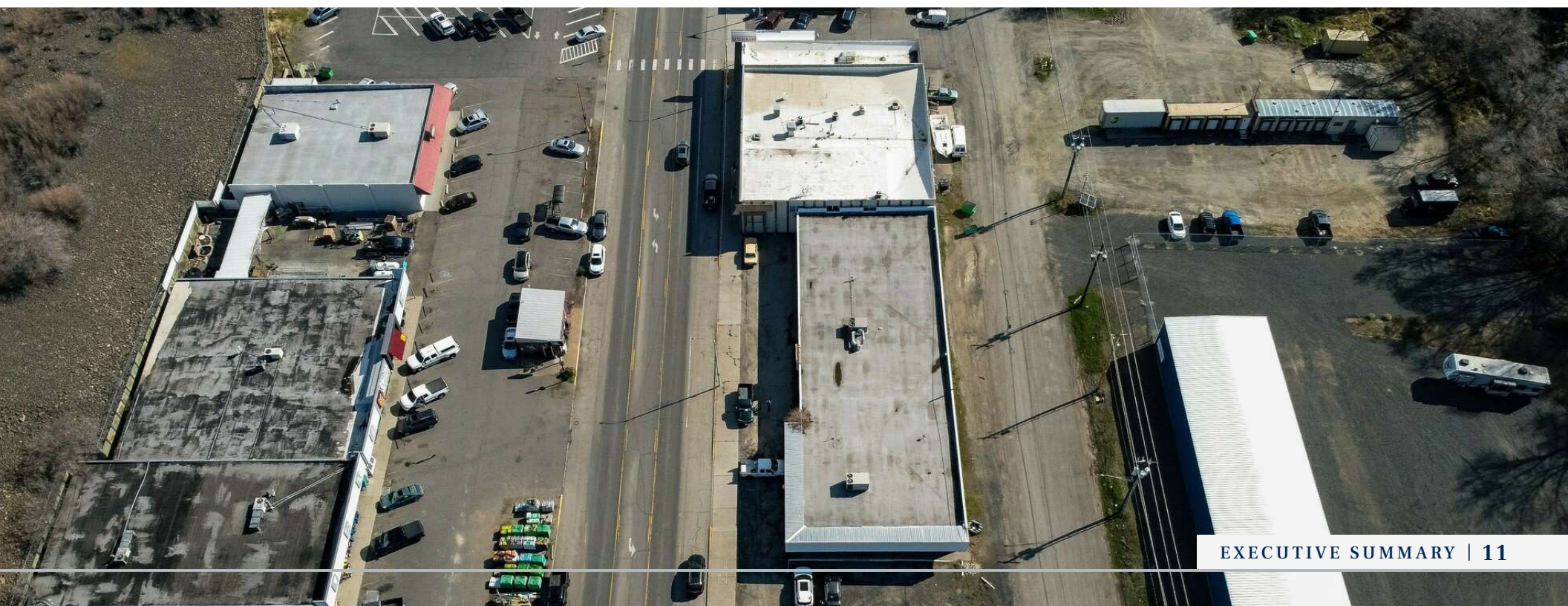
TRAFFIC GENERATOR MAP // Grand Coulee - Retail Building



Grand Coulee - Retail Building // REGIONAL MAP









SECTION 2

Market Overview

DEMOGRAPHICS

BROKER OF RECORD

Marcus & Millichap

DEMOGRAPHICS // Grand Coulee - Retail Building

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	1,283	3,490	4,511
2022 Estimate			
Total Population	1,238	3,379	4,374
2010 Census			
Total Population	1,113	3,034	3,960
2000 Census			
Total Population	1,070	3,087	4,035
Daytime Population			
2022 Estimate	1,172	3,056	4,103
HOUSEHOLDS			
2027 Projection			
Total Households	636	1,657	2,091
2022 Estimate			
Total Households	602	1,575	1,995
Average (Mean) Household Size	2.0	2.1	2.2
2010 Census			
Total Households	538	1,408	1,799
2000 Census			
Total Households	483	1,338	1,732
Occupied Units			
2027 Projection	737	1,955	2,472
2022 Estimate	702	1,858	2,357
HOUSEHOLDS BY INCOME			
2022 Estimate			
\$150,000 or More	6.7%	7.1%	7.1%
\$100,000-\$149,999	11.2%	14.9%	14.8%
\$75,000-\$99,999	10.1%	15.0%	15.2%
\$50,000-\$74,999	16.0%	17.8%	18.4%
\$35,000-\$49,999	13.8%	13.1%	13.8%
Under \$35,000	42.1%	32.0%	30.7%
Average Household Income	\$60,451	\$74,135	\$74,446
Median Household Income	\$42,195	\$57,978	\$57,986
Per Capita Income	\$29,603	\$34,649	\$34,031

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$106,924	\$126,462	\$128,783
Consumer Expenditure Top 10 Categories			
Housing	\$19,306	\$22,480	\$22,794
Transportation	\$8,969	\$10,676	\$10,901
Food	\$6,919	\$7,897	\$8,045
Personal Insurance and Pensions	\$5,715	\$7,238	\$7,425
Healthcare	\$3,770	\$4,469	\$4,537
Entertainment	\$2,570	\$3,030	\$3,100
Cash Contributions	\$1,682	\$2,196	\$2,239
Apparel	\$1,163	\$1,261	\$1,287
Education	\$1,051	\$1,364	\$1,405
Gifts	\$1,049	\$1,321	\$1,319
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	1,238	3,379	4,374
Under 20	19.9%	20.1%	20.9%
20 to 34 Years	16.5%	14.1%	14.1%
35 to 39 Years	4.3%	4.5%	4.7%
40 to 49 Years	9.9%	9.7%	9.9%
50 to 64 Years	26.1%	23.4%	22.2%
Age 65+	23.3%	28.0%	28.3%
Median Age	49.5	51.2	50.4
Population 25+ by Education Level			
2022 Estimate Population Age 25+	936	2,555	3,274
Elementary (0-8)	3.5%	2.4%	2.2%
Some High School (9-11)	4.7%	4.9%	5.2%
High School Graduate (12)	35.1%	34.1%	33.5%
Some College (13-15)	28.0%	27.3%	27.5%
Associate Degree Only	11.3%	11.2%	11.5%
Bachelor's Degree Only	13.9%	15.8%	15.4%
Graduate Degree	3.4%	4.2%	4.7%



POPULATION

In 2022, the population in your selected geography is 4,374. The population has changed by 8.4 percent since 2000. It is estimated that the population in your area will be 4,511 five years from now, which represents a change of 3.1 percent from the current year. The current population is 50.3 percent male and 49.7 percent female. The median age of the population in your area is 50.4, compared with the U.S. average, which is 38.6. The population density in your area is 56 people per square mile.



EMPLOYMENT

In 2022, 2,074 people in your selected area were employed. The 2000 Census revealed that 55.6 percent of employees are in white-collar occupations in this geography, and 44.4 percent are in blue-collar occupations. In 2022, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 11.8 minutes.



HOUSEHOLDS

There are currently 1,995 households in your selected geography. The number of households has changed by 15.2 percent since 2000. It is estimated that the number of households in your area will be 2,091 five years from now, which represents a change of 4.8 percent from the current year. The average household size in your area is 2.2 people.



HOUSING

The median housing value in your area was \$191,628 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 1,236 owner-occupied housing units and 497 renter-occupied housing units in your area. The median rent at the time was \$323.



INCOME

In 2022, the median household income for your selected geography is \$57,986, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 71.5 percent since 2000. It is estimated that the median household income in your area will be \$65,832 five years from now, which represents a change of 13.5 percent from the current year.

The current year per capita income in your area is \$34,031, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$74,446, compared with the U.S. average, which is \$96,357.



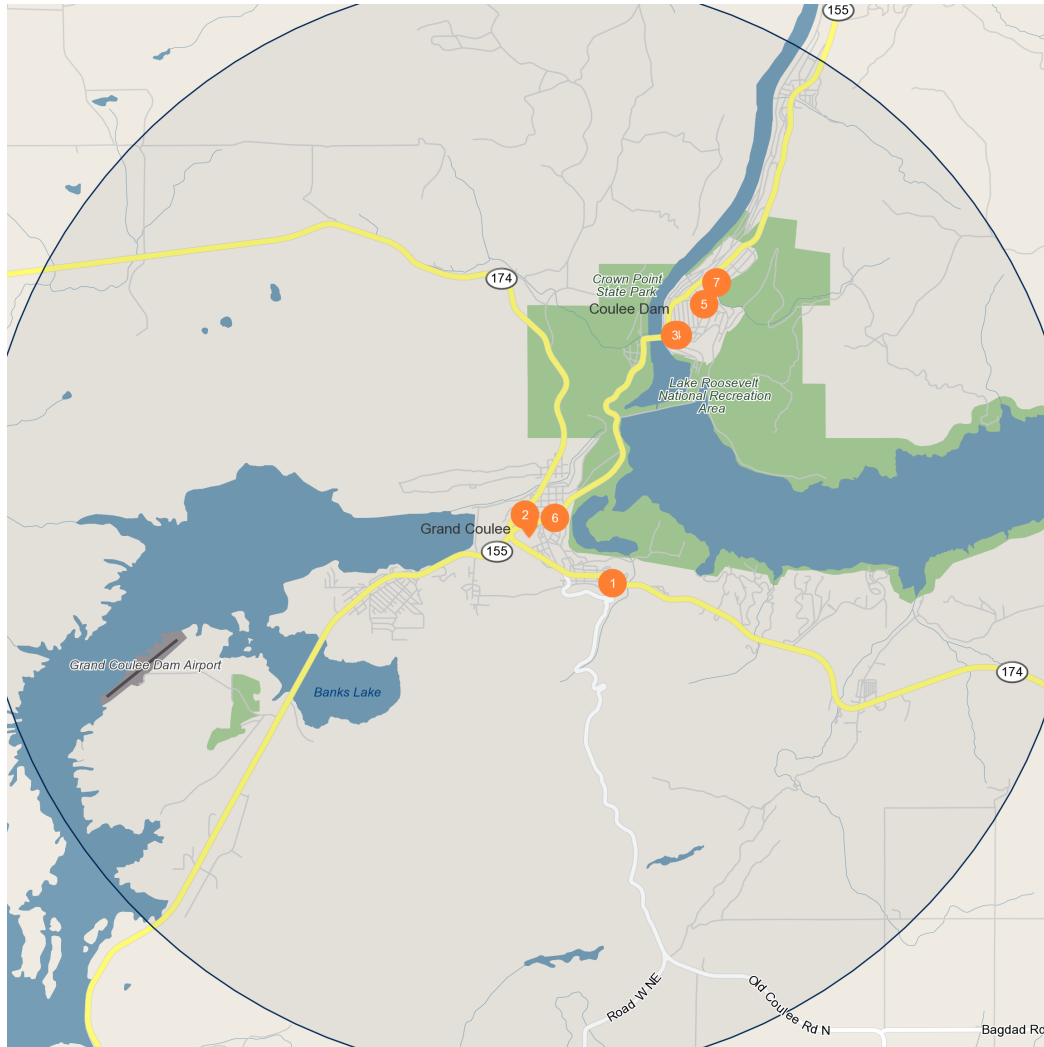
EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 4.7 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 15.4 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 higher than the nation's at 11.5 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 33.5 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 27.5 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // Grand Coulee - Retail Building

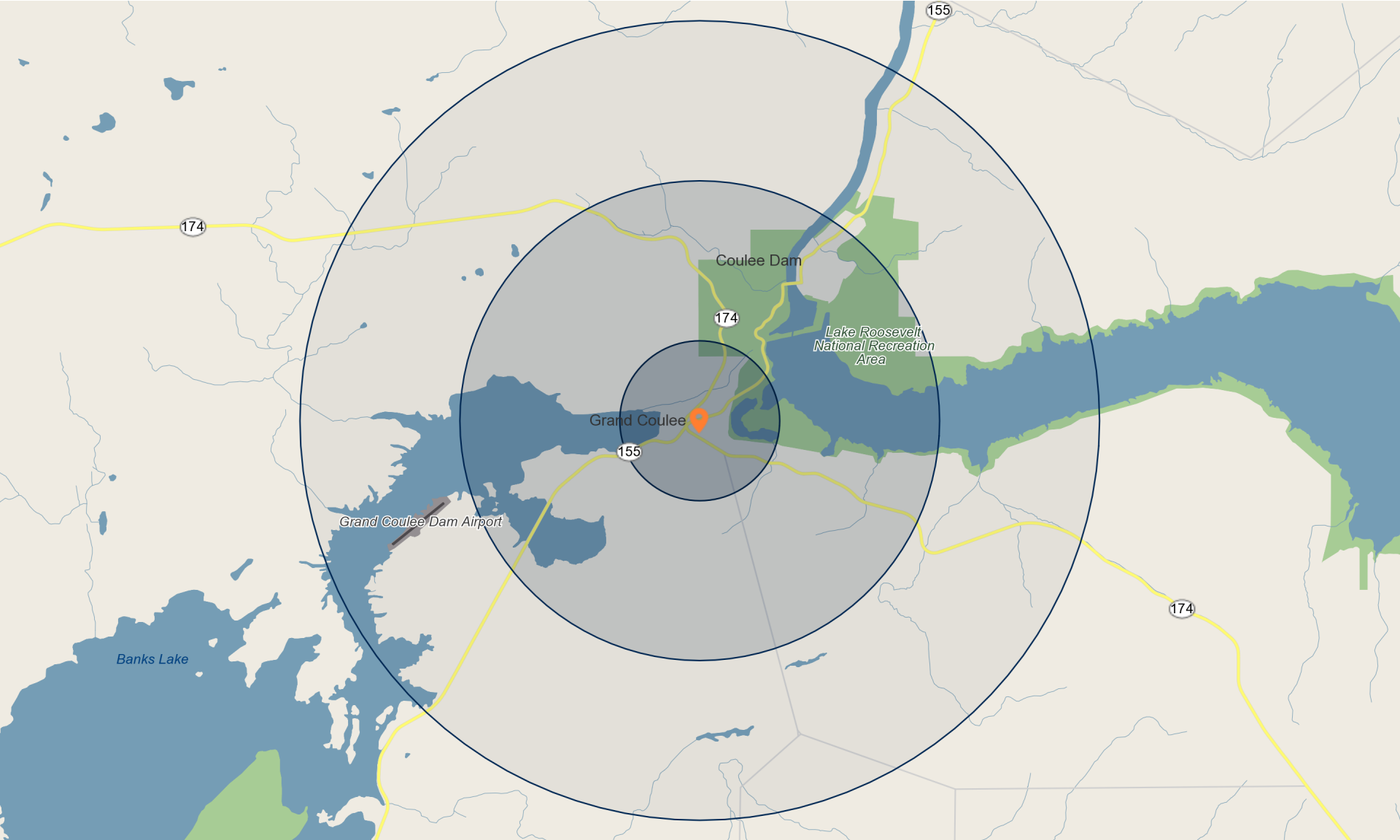


Major Employers

Employees

1	Bureau of Reclamation-Grand Coulee Power Office	306
2	Coulee Medical Foundation	211
3	Colville Cnfdtrd Trbes Ntwrk-Roosevelt Recreation	100
4	Colville Gaming LLC-Coulee Dam Casino	80
5	Franklin-Pierce School Dst-Learning Support Services	66
6	Safeway Stores Incorporated-Safeway	65
7	Grand Coulee Dam School Dst-Grand Coulee Dam Middle School	51
8	Grand Coulee Dam School Dst-Lake Roosevelt High School	51

Grand Coulee - Retail Building // DEMOGRAPHICS





BROKER OF RECORD

Joel Deis

Washington
(206) 826-5700
License: WA 25469

Marcus & Millichap