

BROCHURE

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**15-YEAR SINGLE TENANT
ABSOLUTE NET LEASE INVESTMENT**

APRIL 2025 OPENING



THE OFFERING

Kura Sushi presents an exceptional investment opportunity, benefiting from a new 15-year absolute net lease. Located in an unparalleled location across the street from Alderwood Mall, this offering includes contracted rental increases and is backed by a strong credit tenant. The property features a fully remodeled free-standing pad building, shadow anchored by H-Mart grocery.

TERMS OF THE OFFERING

Price	\$6,516,000
Year-1 Cap Rate	5.0%
2030 Cap Rate	5.5%
Year-1 NOI	\$325,805
Year Built / Renovated	2025
Building Area	3,833 sq ft (lease)
Land area	0.63 AC (27,443 sq ft.)
Lease Expiration	5/1/2040
Lease Structure	Asolute Net; No landlord Responsibilities

INVESTMENT HIGHLIGHTS

♦ New 15-year Absolute Net Lease

- » Kura Sushi USA, Inc. signed a new 15-year lease with zero Landlord obligations.

♦ Kura Sushi Credit

- » The lease is corporately guaranteed by Kura Sushi USA, Inc.
 - 650+ locations globally, 83 US locations
 - \$283M revenue TTM
 - \$840M market cap

♦ Free- Standing Pad Building

- » The opportunity to acquire a free-standing retail pad in the Alderwood trade area is extremely rare.
- » Retailer demand for free-standing pad buildings in core trade areas is extremely robust.
- » This is the only free-standing Kura Sushi building in the U.S.

♦ Newly Renovated/Tenant Capital Commitment

- » Kura Sushi completed over \$3M in a full building remodel in 2025.

♦ Superior Location

- » Pad building to a high-performing H-Mart grocery anchored shopping center.
- » Located across the street from the 1.3 million SF Alderwood Mall
 - One of the top performing malls in the state
 - Recent mall redevelopment and expansion
 - 10.5 million total visits per year (Placer.Ai)
- » Located 2 miles from the new Lynnwood Light Rail Station
- » The site is embedded within a dynamic and high-growth trade area. Within a 5-mile radius of the site, there are over 365,000 people and average household income exceeds \$150,000.
- » Nearby retailers include H-Mart, Ross Dress for Less, Costco, Home Depot, Target, Kohl's, HomeGoods, Nordstrom, JC Penney, Macy's, and Daiso.
- » An exceptional chance to invest in a single tenant property in a highly sought-after location. The asset is positioned just northwest of Alderwood and is shadow anchored by H-Mart - the #1 location for the H-Mart Pacific NW brand of stores at 1.9M total visits over the past 12 months (Placer.Ai).
- » Lynnwood Place has developed several properties adjacent to the subject within the last 10 years including a 500-unit multifamily development, Home Depot and Costco.
- » Located ¾ of a mile from the I-5 & 405 interchange – the most heavily trafficked freeways in the state.

♦ Contracted Rental Increases

- » Kura Sushi's lease contains 10% increases every five years increasing the initial cap rate by approximately 50 basis points every five years.

♦ H-Mart Grocery Anchored

- » Although not a part of the offering, H-Mart provides significant draw and stability to the property.



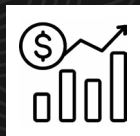
PNW TOP-PERFORMING NEW STORES

AS HEARD FROM THE CEO HAJIME UBA...

"Bellevue [Wash.] has been our strongest performer since its opening with our most successful unit being in Washington State," Uba said. "We have always been excited about the massive potential of the Pacific Northwest market. This year, we finally opened our second unit in the Pacific Northwest with Beaverton, Ore. I'm extremely pleased to share that we were not disappointed."

"Tacoma has been a very strong performer since its opening," Uba said. "While it's still early days, I'm very happy to see that the new units in the Pacific Northwest have exceeded our already high expectations, and I'm very bullish about the long-term potential of this market."

THE LYNNWOOD LOCATION IS THE ONLY FREE-STANDING KURA SUSHI LOCATION IN THE COUNTRY. THE COMPANY BELIEVES IN THE CONCEPT, INVESTING OVER \$3M INTO DEVELOPING THE RESTAURANT.



\$283M

Annual Revenue
(U.S.) FY25



650

Global Store
Count



83

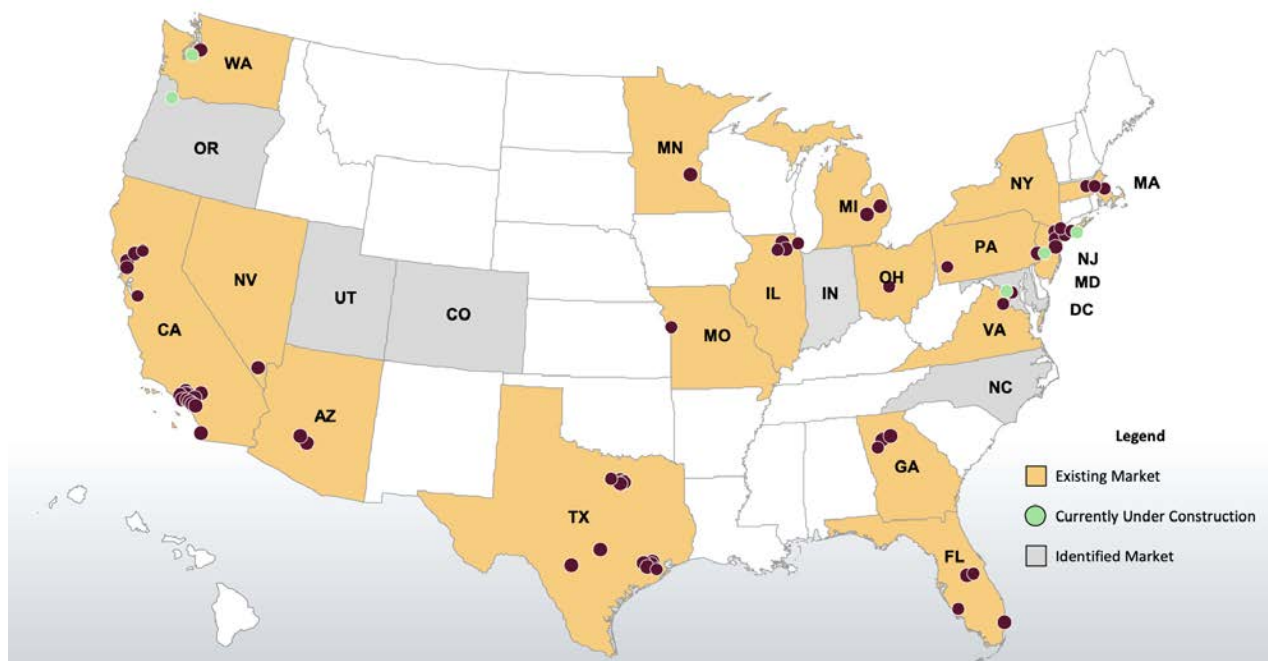
U.S. Store
Count

THE KURA STORY

Kura Sushi USA, Inc. is an innovative and tech interactive Japanese restaurant concept established in 2008 (U.S.) as a subsidiary of Kura Sushi, Inc. Since the first restaurant opening in Japan in 1977, the company has grown substantially to over 650 global locations, with 83 US locations. As pioneers of the revolving sushi concept, the Kura family of companies have improved upon the developed innovative systems that combine advanced technology, premium ingredients, and affordable prices to enhance the unique dining experience Kura Sushi also offers a variety of vegetarian and vegan options.

Kura Sushi's U.S. stores are owned and operated by Kura Sushi USA, Inc. and trades on the NASDAQ under the stock ticker: KRUS with a market cap of \$840M.

SYSTEM FOOTPRINT & ANTICIPATED NEW MARKETS



Kura Sushi US footprint (Kura Sushi June 2024 investor presentation)

NEW STORE DEVELOPMENT & EXPANSION

- » **National Footprint:** Operates 83 U.S. restaurants concentrated in major coastal and gateway markets.
- » **Accelerated U.S. Expansion:** Plans to open ~16 new restaurants in FY 2026
- » **Active Development Pipeline:** 10 new units currently under construction as of early 2026, providing near-term growth visibility.
- » **Successful PNW Expansion:** Recent successful openings in Bellevue, WA and Beaverton, OR support continued penetration in the PNW markets.

RENT SCHEDULE & LEASE ABSTRACT

Rent Schedule	YEARS	\$ / SF	MONTHLY	ANNUAL	ESCALATION RATE	CAP RATE
	Current - 5/1/30	\$85.00	\$27,150	\$325,805		
	5/2/30 - 5/1/35	\$93.50	\$29,865	\$358,386	10%	5.5%
	5/2/35 - 5/1/40	\$102.85	\$32,852	\$394,224	10%	6.05%
	Option 1 5/2/40 - 5/1/45	\$113.14	\$36,137	\$433,646	10%	6.65%
	Option 2 5/2/45 - 5/1/50	Fair Market Rent				
	Option 3 5/2/50 - 5/1/55	Fair Market Rent				

Lease Abstract



Tenant
Kura Sushi USA, Inc



Lease Type
NNN



Lease Term
15 Years



Rent Increases
10% Every 5 Years



Option Periods
3, 5-Year

PROPERTY SUMMARY



SITE AERIALS



SITE PLAN





3321

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