



Grocery Outlet & Tractor Supply

800 N Park Ctr, Selah, WA 98942

Price: \$5.55M

Cap Rate: 5.75%



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THE OFFERING

The Offering provides the Opportunity to acquire a 43,335 SF retail property occupied by two national credit tenants in Grocery Outlet and Tractor Supply. The Grocery Outlet is one of the best-performing locations in the country, ranking in the 91st and 95th percentile for national and statewide visits per Placer.ai, respectively. The Property benefits from limited competition, with only one other grocer/supermarket operating within a 3.5-mile radius, and is the only national grocer within a 6-mile radius. The Property is highly visible from its location on the main highway connecting Selah to the greater Yakima Valley Region. Less than a mile away is Zirkle Fruit, a longtime produce grower/distributor and one of the largest employers in the region. Adjacent to the Property is Carlon Park, a multi-use sports complex that draws youth teams and their families from across the state.



INVESTMENT HIGHLIGHTS

- ◇ 4th most-visited Grocery Outlet in the state and in the 91st percentile nationally, per Placer.AI.
- ◇ The Property has operated as a grocery store since its original construction in 1982, reinforcing its long-standing legacy as a proven grocery destination.
- ◇ Two-tenant property occupied by national credit tenants.
- ◇ Grocery Outlet is 1 of only 2 grocers within a 3.5-mile radius and the only national brand within 6 miles.
- ◇ The Property is located on Hwy-823, the primary arterial connecting Selah to the greater Yakima area.
- ◇ Both tenants have 4, 5-year options remaining with scheduled rent increases.
- ◇ The Property is less than a mile from Zirkle Fruit, the 4th largest employer in the greater Yakima Valley Region.



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