



DAIRY QUEEN

325 Marysville Mall, Marysville, WA 98270

Asking Price: \$2,530,000 | Cap Rate: 5.30%



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INVESTMENT HIGHLIGHTS

- ◆ Absolute NNN lease with zero Landlord responsibilities including roof & structure.
- ◆ 15 years remaining with a recent 10-year extension extending the lease expiration to 2040.
- ◆ Strong annual sales with a low rent-to-sales ratio.
- ◆ Near-term 10% rent increase scheduled for May 2026 with additional 10%-14% rent increases scheduled for every 4-5 years thereafter. Overall return increases 200bps within the primary term.
- ◆ Part of the 226,000 SF Albertsons-anchored Marysville Town Center, which boasts strong sales and nearly 1 million annual visitors, and is reportedly the #5 Albertsons in Washington State (Per Placer.AI). This Albertsons is not on the C&S disposition list should the Kroger merger go through.
- ◆ Located at the prominent intersection of Fourth Street and State Ave. with direct access to Interstate 5, exposed to over 150,000 vehicles per day.
- ◆ Tenant remodeled the building's exterior in 2014 to a more modern footprint with new stucco siding accented with brick, in addition to the removal of the sloped mansard-style roof.
- ◆ High average household incomes of \$123k within a 3-mile radius.



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