

# SUMNER SQUARE

FOR SALE: \$8,250,000

15608-15718 MAIN STREET | SUMNER, WA



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# PROPERTY OVERVIEW

## OFFERING SUMMARY

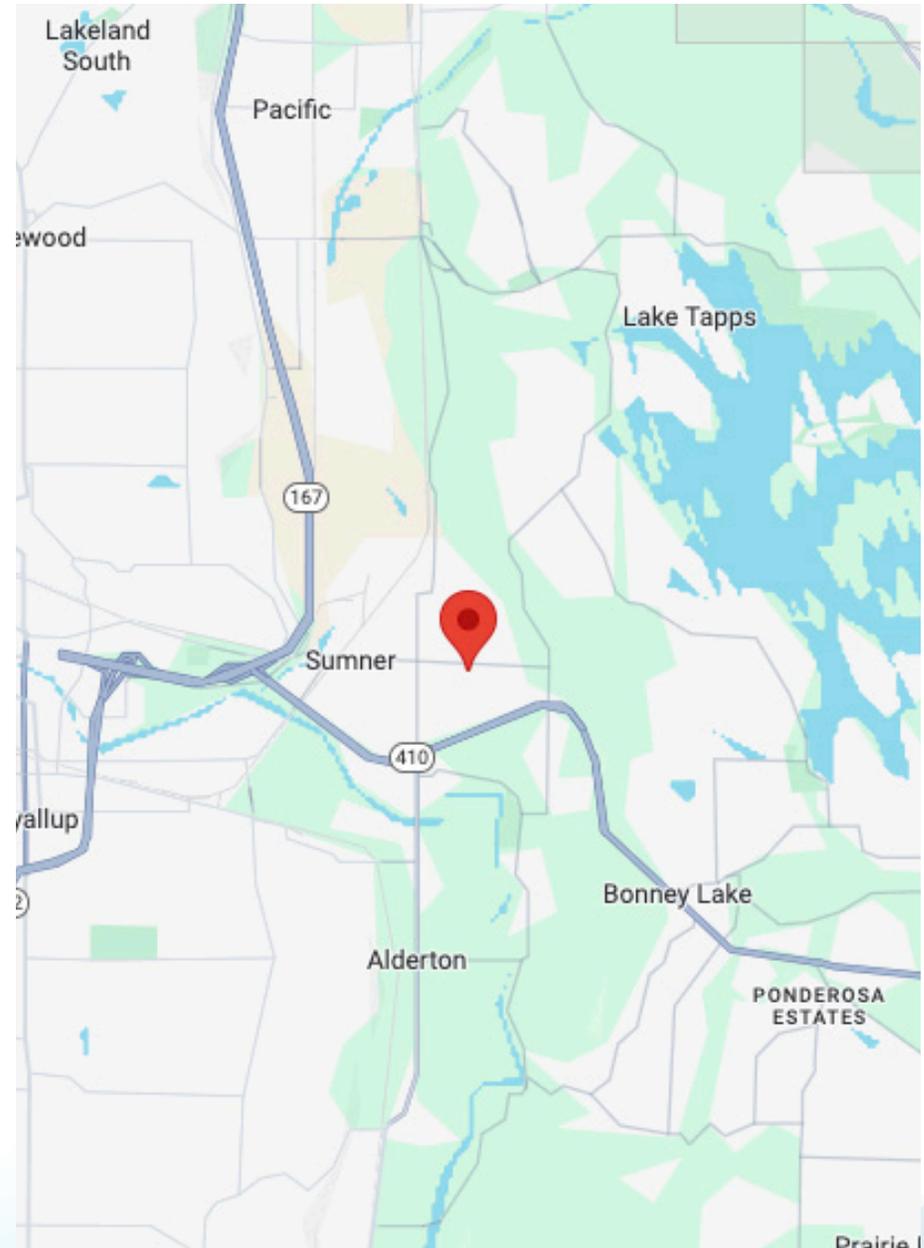
NWC-KV, LLC is pleased to present for sale Sumner Square in Sumner, WA. This unique property consists of three buildings which are fully leased with ten NNN Tenants located on 3.3 acres. This property offers an excellent opportunity for an investor or developer. The site includes 169 parking spots, with an additional 256 available by an easement at no additional cost.

Tax Parcel:	0520193223
Gross Land Area:	3.3 Acres
Total Rentable:	37,395 SF
Construction:	Masonry Construction
Year Built:	1960/1975
Zoning:	City of Sumner, General Commercial

Parking:	169 stalls + 256 stalls available via an easment
Type:	Retail
Sale Price:	\$8,250,000
NOI:	\$486,067
Cap Rate:	5.89%
Tenant(s):	Fully Leased (3 Buildings)



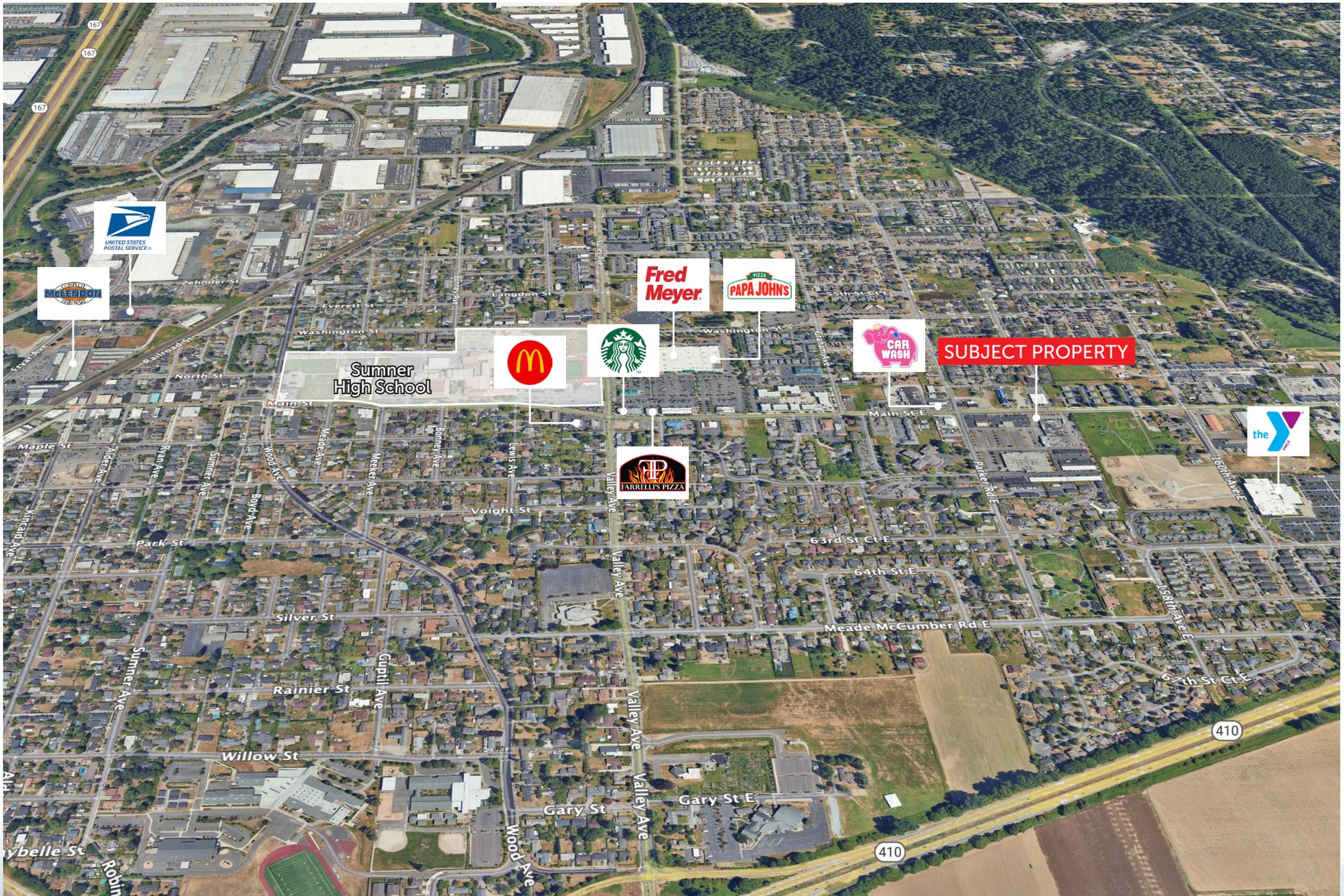
# AERIAL & LOCATION MAP



# PARCEL MAP



# NEARBY AMENITIES



# INCOME APPROACH ANALYSIS

Suite	Tenant	Lease Expiration	Building Percentage	Building SF	Rent SF / Yr	Rent SF / Mo	Base Rent / Mo	NNN Rent / Mo	NNN SF / Yr	Base Rent / Yr	NNN Rent / Yr	Total Revenue
6011	GRPL LLC	5/31/30	15.77%	5,975	12.47	\$1.04	\$6,210	\$1,858	\$0.00	\$74,520	\$22,292	\$96,812
6015	Aversano's	12/31/34	14.33%	5,430	21.60	\$1.80	\$9,785	\$2,373	\$0.00	\$117,416	\$28,477	\$145,894
6017	Christy Nail & Spa	5/31/28	3.36%	1,273	15.39	\$1.28	\$1,633	\$449	\$0.00	\$19,596	\$5,393	\$24,989
6019	Mercadito Del Valle	5/31/28	10.56%	4,000	18.68	\$1.56	\$6,227	\$1,336	\$0.00	\$74,720	\$16,036	\$90,757
6021	Embrace Learning	12/31/27	2.64%	1,000	22.02	\$1.84	\$1,835	\$361	\$0.00	\$22,021	\$4,328	\$26,349
6023	Trent Jurgenson	5/31/27	4.09%	1,550	16.65	\$1.39	\$2,151	\$544	\$0.00	\$25,808	\$6,526	\$32,334
15716	Water Hole Bar and Grill	1/31/27	8.31%	3,148	11.95	\$1.00	\$3,134	\$1,061	\$0.00	\$37,610	\$12,730	\$50,339
15718	Sumner Elite LLC	8/31/26	25.07%	9,500	3.42	\$0.29	\$2,710	\$3,209	\$0.00	\$32,518	\$38,509	\$71,027
15620	US Bank	12/31/29	6.86%	2,600	25.88	\$2.16	\$5,608	\$420	\$0.00	\$67,296	\$5,040	\$72,336
15608	Top Gun Muffler and Brake	5/31/28	9.02%	3,416	18.23	\$1.52	\$5,191	\$673	\$0.00	\$62,295	\$8,072	\$70,366
Operating Expense Reimbursements								\$0		\$0		\$0
<b>Totals</b>			<b>100%</b>	<b>37,892</b>		<b>\$1.17</b>	<b>\$44,483</b>	<b>12,284</b>		<b>\$533,798</b>	<b>\$147,404</b>	<b>\$681,202</b>
<b>Estimated Operating Expenses - 2025 Actual</b>									<b>OPE / S.F.</b>	<b>Total OPE</b>		
CAM									\$1.06	\$40,000		
Property Management									\$1.01	\$38,100		
Real Estate Taxes									\$1.51	\$57,350		
Property Insurance									\$0.32	\$12,000		
<b>Total Expense</b>									<b>\$3.89</b>	<b>\$147,450</b>		
<b>Net Operating Income</b>										<b>\$533,752</b>		
Vacancy										5.00%	\$(34,060)	
Reserves										2.00%	\$(13,624)	
<b>Net Operating Income</b>										<b>\$486,067</b>		
<b>Capitalization Rate</b>										<b>5.89%</b>		
<b>Estimated Building Value</b>										<b>\$8,252,419</b>		
<b>Price / SF</b>										<b>\$218</b>		

## Company Overview

Neil Walter Company is a full service commercial real estate company offering leasing, sales, property management and development of commercial real estate throughout the Northwest. We specialize in warehouse and distribution facilities, office buildings, retail properties and land opportunities.

At Neil Walter Company, we strive to provide unsurpassed professional and comprehensive services to our clients by evaluating each real estate assignment from the perspective of a principal. By continually placing our client first, we ensure that our goals are met by first meeting the goals of our clients.

Since 1995, Neil Walter Company has been providing a full range of services including commercial real estate leasing and sales, tenant representation, property management, investment analysis, project management and entitlement services for the following property types:

- Institutional-grade industrial parks
- Downtown and suburban office buildings
- Commercial and industrial business parks
- Retail properties
- Developable land parcels

Our commitment to every project is dedicated local real estate services. With 27 licensed brokers along with 14 knowledgeable staff members, Neil Walter Company provides a full range of services to help meet the needs of our clients every step of the way.



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C O M P A N Y

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