

Snoqualmie Railroad Building

8130 Railroad Ave SE, Snoqualmie, Washington

SALE OFFERING MEMORANDUM



BRIAN LEIBSOHN

brian@lincproperties.com

(425) 455 3131



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This document is designed to provide a summary of unverified information for preliminary interest only and is not a substitute for comprehensive due diligence. Linc Properties has not conducted any investigation and makes no warranties or representations regarding the property's income, expenses, projected financial performance, size, square footage, environmental conditions (including the presence of contaminants such as PCBs or asbestos), compliance with regulations, physical condition, or any tenant's financial stability or occupancy intentions.

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OFFERING SUMMARY

Linc Properties is pleased to present the sale offering for The Railroad Building located in the heart of the fast growing Historic Downtown Snoqualmie commercial district. This high quality, multi tenanted, mixed use, masonry constructed building gives the investor or owner/occupant the unique opportunity to acquire the keystone building in one of the Pacific Northwest's most dynamic growth markets.

The Railroad Building features excellent retail store frontage and exposure on both of Snoqualmie's main shopping and pedestrian friendly streets. The elevator serviced and well appointed second floor provides some of the best office and gallery space in the Snoqualmie Valley. With excellent light and open format, this nicely appointed space is perfectly situated for a quality mix of tenants to enjoy great city and mountain (Mt. Si!) views.

Overall, this investment property offering is an excellent opportunity for the savvy investor to lock in a trophy building, in the best central location within the Eastside's next hot growth area, just 30 minutes drive from Seattle via Interstate 90.



LOCATION

8130 Railroad Ave SE
Snoqualmie, WA 98065



PRICE

\$3,775,000

GROSS BUILDING AREA

11,034 SF (Per King County)

PRICE / GROSS BLDG. SF

\$342.12

LAND SIZE

6,561 SF (Per King County)



INVESTMENT HIGHLIGHTS



HIGH QUALITY CMU / MASONRY
CONSTRUCTION BUILT IN 2002



EXCELLENT LOCATION IN THE HEART OF
DOWNTOWN SNOQUALMIE



DIVERSE MIX OF RETAIL, GALLERY AND
OFFICE SPACE



SUBMARKET HAS LOWER THAN AVERAGE
VACANCY RATE



FAST GROWING EASTSIDE MARKET WITH
GREAT DEMOGRAPHIC TRENDS



HIGH VISIBILITY TO VEHICULAR AND
PEDESTRIAN TRAFFIC



ICONIC ARCHITECTURE AND STREET
APPEAL



EASY ACCESS VIA RECENTLY IMPROVING
I-90 AND HWY 18 INTERCHANGE



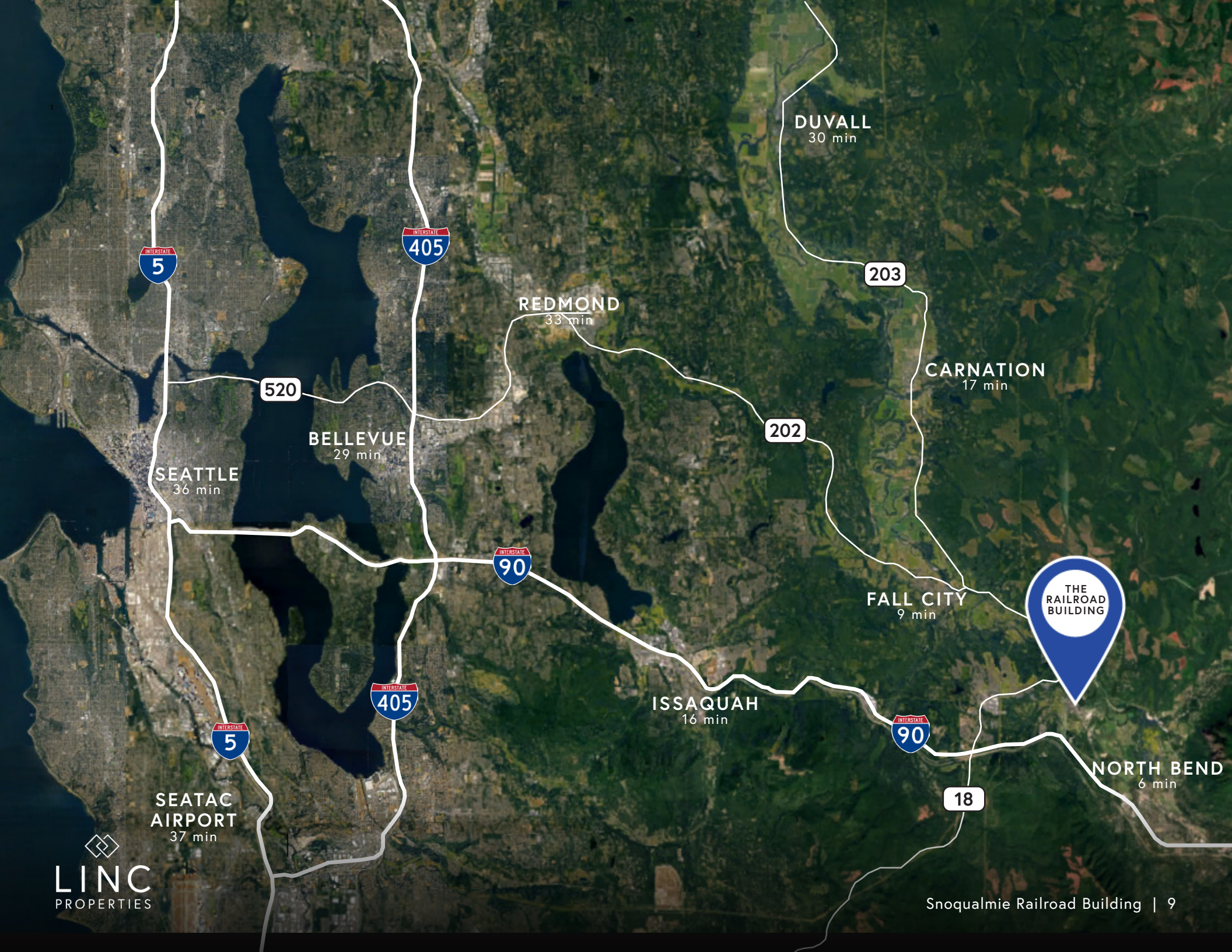




PROPERTY SPECIFICATIONS

ADDRESS	8130 Railroad Ave SE, Snoqualmie, WA 98065	BUILDING ACCESS AND PARKING	The Railroad Building has three street front retail spaces and an entrance door for stairwell access to the second floor along Railroad Ave. Access to the building elevator serving the second floor and entrances to the other two street front retail spaces are accessed from Falls Ave. at the rear of the building. All parking for the building is street parking on both Railroad Ave. and Falls Ave. (timed parking) and on River St. (untimed parking).
ZONING	BR-1 Business Retail	SERVICES	
PARCEL NO.	784920-0540	Water	City of Snoqualmie
YEAR BUILT	2002	Sewer	City of Snoqualmie
GROSS BUILDING AREA	11,034 SF (Per King County)	Electricity	Puget Sound Energy
Retail	5,517 SF	SPRINKLERS	Full Building
Office	5,517 SF		
LAND AREA	6,561 (Per King County)		
CONSTRUCTION	Masonry / CMU		





INTERSTATE
5

INTERSTATE
405

520

REDMOND
33 min

203

202

CARNATION
17 min

SEATTLE
36 min

BELLEVUE
29 min

INTERSTATE
90

FALL CITY
9 min



ISSAQUAH
16 min

INTERSTATE
90

18

NORTH BEND
6 min

SEATAC
AIRPORT
37 min

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SNOQUALMIE, WASHINGTON

The Railroad Building is situated in the heart of the downtown historic and commercial core of Snoqualmie. Over 1.5 million visitors come to Snoqualmie to enjoy the local tourist attractions of Snoqualmie Falls, Salish Lodge and many of the local business downtown which include restaurants, antique and collectible stores, arts and crafts shops, wine tasting salon, gourmet coffee shops, and specialty shops offering home décor merchandise.

Fitness, pet shops, real estate office and vision care businesses are also present in the downtown area to offer needed services to the local community. The City of Snoqualmie long term plan is to continue creating a walkable downtown community attracting locals and visitors alike to enjoy a robust offering of services and retailers and the City is infusing capital into infrastructure and beautification projects to enhance the appeal of the downtown core.

An increase in homeowner relocations to the Snoqualmie Valley are promoted in part by the ability to work more remotely and also with the migrating population desiring a better quality of life that includes taking advantage of the abundance of available local outdoor activities the Snoqualmie Valley has to offer all while having excellent access to quality housing, schools, daycare, services and shopping without the challenge of traffic and frustrating commutes well experienced in dense urban areas such as Seattle or Bellevue. The population increase for the Snoqualmie Valley area is estimated to be 15% therefore a need for more services and retail related business to serve the growing communities of Snoqualmie, North Bend and Fall City present an ideal opportunity to establish a business to take advantage of a growing need or invest in the needed assets that a growing community relies upon. Snoqualmie is easily accessed via I-90, WA 18 and SR 202 and is only 28 minutes to downtown Bellevue and 30 minutes to downtown Seattle both via I-90.



LOCAL DEMOGRAPHICS



POPULATION

2023	29,247
2028 (Projected)	30,554
Day Time	27,115



MEDIAN AGE

37



TOTAL HOUSEHOLDS

2023	10,591
2028 (Projected)	11,077



INCOME BY HOUSEHOLD

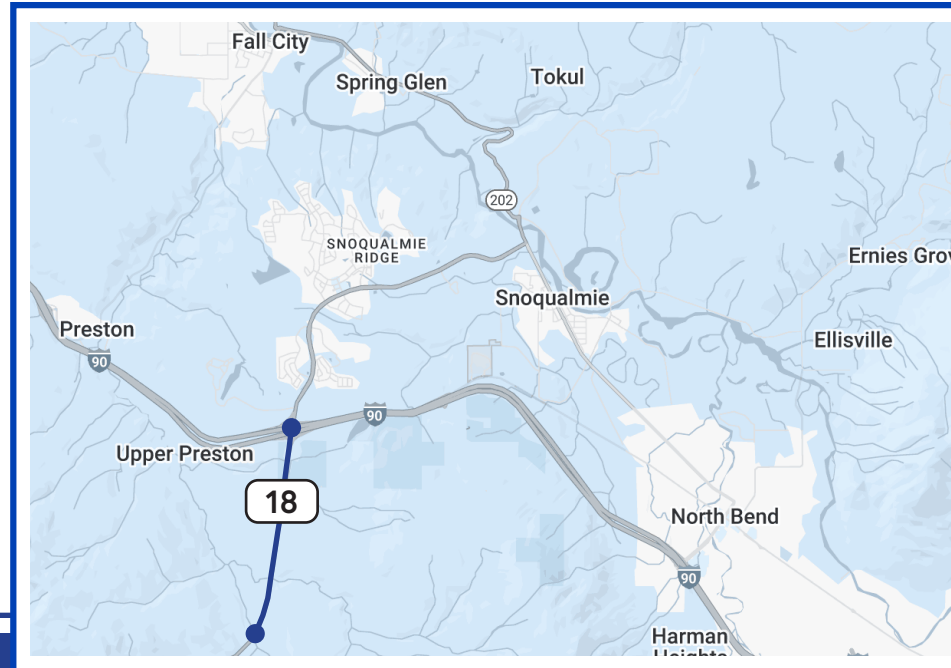
Average	\$204,102
Median	\$143,342
Per Capita	\$73,999

I-90 – SR 18 INTERCHANGE IMPROVEMENTS

Project Overview

Growth in Snoqualmie Valley has made the I-90/SR 18 interchange one of the busiest in the state, causing backups during peak times and busy travel weekends. To improve traffic flow, WSDOT is building a diverging diamond interchange and adding two lanes on SR 18 between the interchange and Deep Creek.

- Timeline: 2022 - 2025
- Project Status: Construction
- Funding: \$188 million



What is Changing

- Creating a diverging diamond interchange.
- Widening two miles of SR 18, providing two lanes in each direction.
- A traffic signal-controlled U-turn just west of the interchange.
- A new 2-lane bridge over Raging River next to the existing bridge.
- Two new 4-lane bridges, one at Deep Creek and one at Lake Creek.
- Replacing fish passage barriers with relocated, open channel streams.
- Improving habitat connectivity for wildlife, including deer and elk.

Diverging Diamond Interchange

A diverging diamond interchange is a proven way to keep traffic flowing and improve safety by reducing the potential for collisions. The I-90/ SR 18 diverging diamond interchange will reduce conflict points from 26 to 14, which in turn, reduces the opportunity for collisions by 50 percent.

In a traditional interchange, three phases of traffic signals are required to move traffic through the intersection, including separate phase for left turns. In a diverging diamond interchange, through-traffic and left turns happen at the same time, eliminating the need for a separate left-turn phase.

The first diverging diamond interchange in the United States was built in 2009 in Springfield, Mo. More than 60 of these interchanges are now open nationwide, and more are being built. Washington state's first DDI is the I-5/Marvin Road interchange in Lacey.



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BROKERAGE & CONSULTING

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www.lincproperties.com