

RARE SINGLE TENANT CORPORATE LONG TERM LEASE

3309 Pacific Highway
Fife, WA 98424



*SHOWN AS AN EXAMPLE



7-ELEVEN | FIFE

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

OFFERING TERMS

PRICE
\$6,247,222

CAP
4.5%

NOI
\$281,125



PROPERTY SUMMARY

Address:	3309 Pacific Highway, Fife, WA 98424
Building Size:	Approx. 3,010 SF
Land Size:	0.92 Acres / 40,210 SF
Year Built:	2019
Total Land Area:	0.92 Acres / 40,210 SF

LEASE SUMMARY

Lease Type:	Absolute NNN Build to Suit
Lease Term:	15 years
Lease Commencement:	Anticipated Q1 2020
First Year Rent:	\$281,125
Lease Expiration:	2034
Options:	Four (4) Five (5) year options
Rent Adjustments:	7.5% every 5 years

- 2019 Construction, 3,010 SF Building, .92 Acres
- Located directly off Pacific Highway just off of Interstate 5
- 15 Year Corporate Lease with 4 – 5 year options
- Easy access to major highways
- Surrounded primarily by businesses such as car dealerships, warehousing, industrial, facilities, motels and quick dining restaurants; as well as casinos and highway-side businesses
- Corporate Lease with largest chain store operator in the Country
- Major trucking / shipping & receiving traffic
- Close with Port of Tacoma and large freight forwarding companies

SEATTLE
METRO NNN
LEASE!



TENANT SUMMARY

Tenant Trade Name:	7-Eleven
Tenant:	7-Eleven Incorporated
Lease Guarantor:	7-Eleven Incorporated
S&P Credit Rating:	AA-
Moody's Credit Rating:	Baa1
# of Locations (2018):	63,600+
Headquarters:	Irving, TX

Founded 90 years ago, **7-Eleven is the largest chain store operator with approximately 65,000+ locations in 18 countries, as well as one of the nation's largest independent gasoline retailers.** Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of its local customers.

"7-Eleven is always looking for new Franchisees to serve their communities, including diverse candidates and retired veterans looking for a second career," said Larry Hughes, 7-Eleven Vice President of Franchise Systems.

#2 Overall Franchise, #2 Fastest-Growing Franchise & #6 Top Brands according to Entrepreneur's 2018 Franchise 500 Ranking.

Ranked on Fast Company Magazine World's Top 10 Most Innovative Companies in Retail.

#1 Ranked franchise on Entrepreneur magazine's 2017 Top Global Franchises List. CEO of 7-Eleven's response to this accolade, "As a franchisor, being recognized as the No.1 business opportunity by Entrepreneur Magazine is a tremendous honor. In turn, we recognize that our franchise owners are the key to this iconic brand's success and share this award with them. Together, we have created a winning franchise system and work every day to provide new opportunities to entrepreneurs."



TOP GLOBAL
FRANCHISES LIST

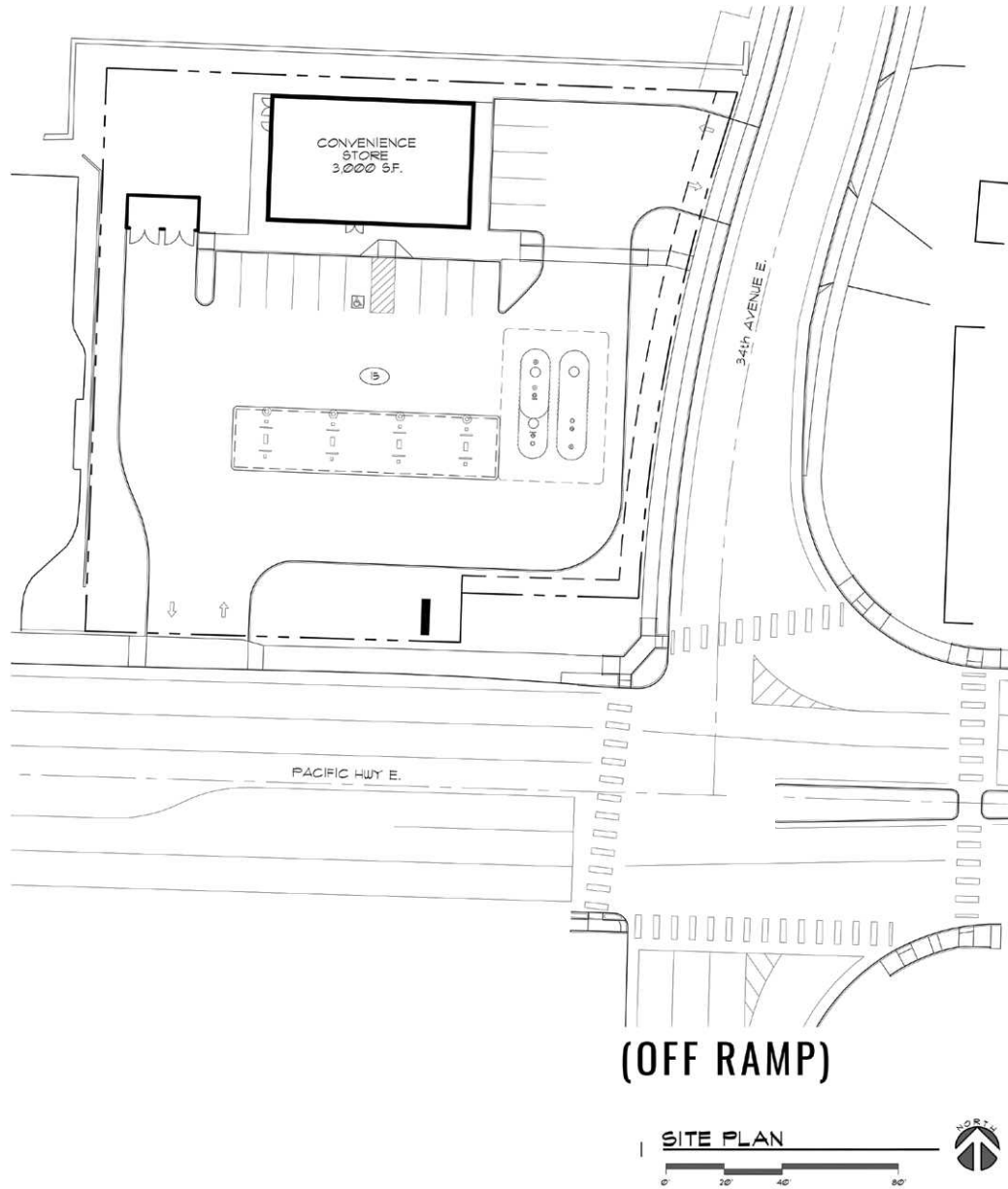
#1
ENTREPRENEUR
MAGAZINE



TOP 20 FRANCHISES
TO START

#3
FORBES
MAGAZINE

PROPOSED SITE PLAN



TILAND /
SCHMIDT
ARCHITECTS, P.C.
3615 SW HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8917
FAX (503) 220-8918

MAJ PACIFIC AVENUE
FIVE, WASHINGTON
MAJ DEVELOPMENT

PROJECT NO.
18152

DATE: 01-21-2019
DRAWN BY: JSA
CHECKED BY: FLT

REVISIONS



40,120
Land Area SF



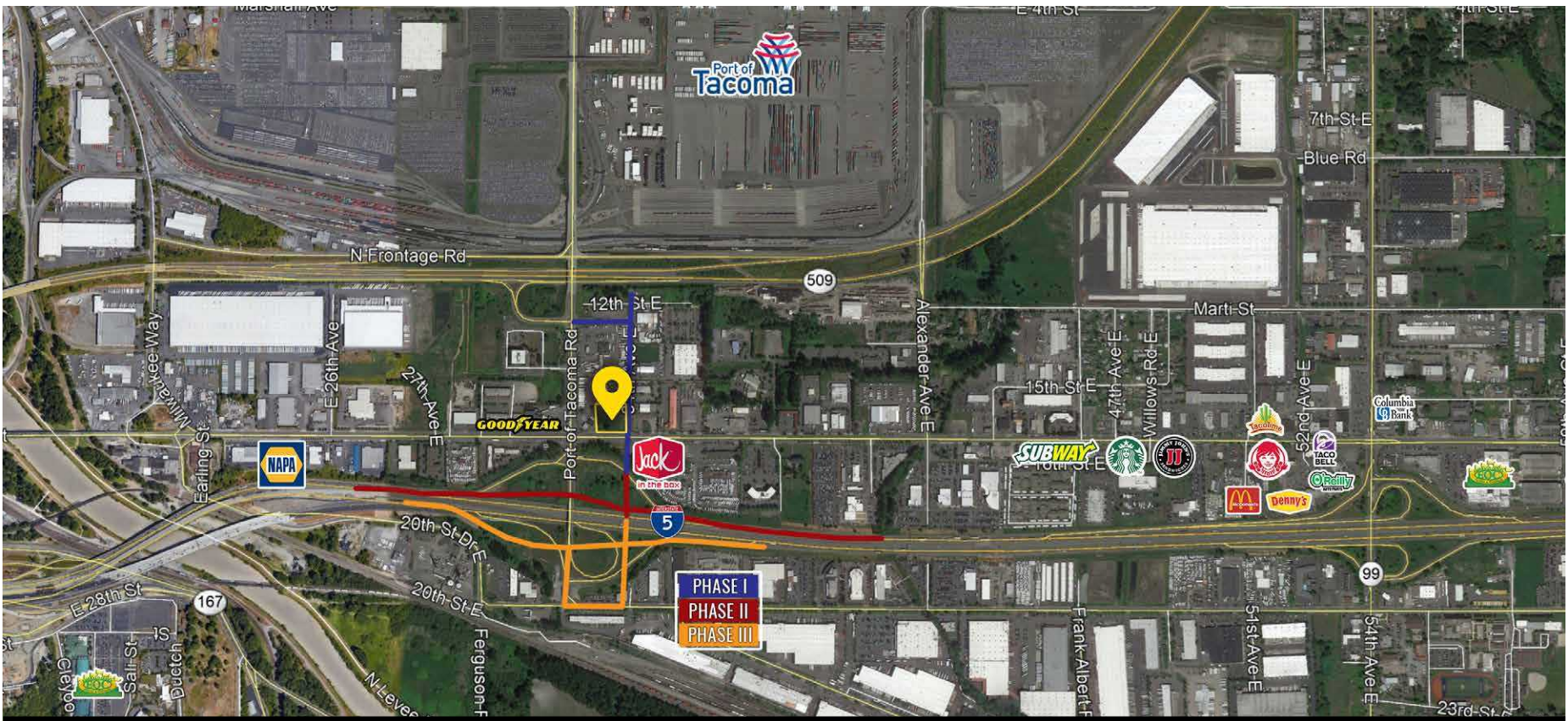
0.92
Acres



Parcel Numbers:
#7085000420
#7085000441



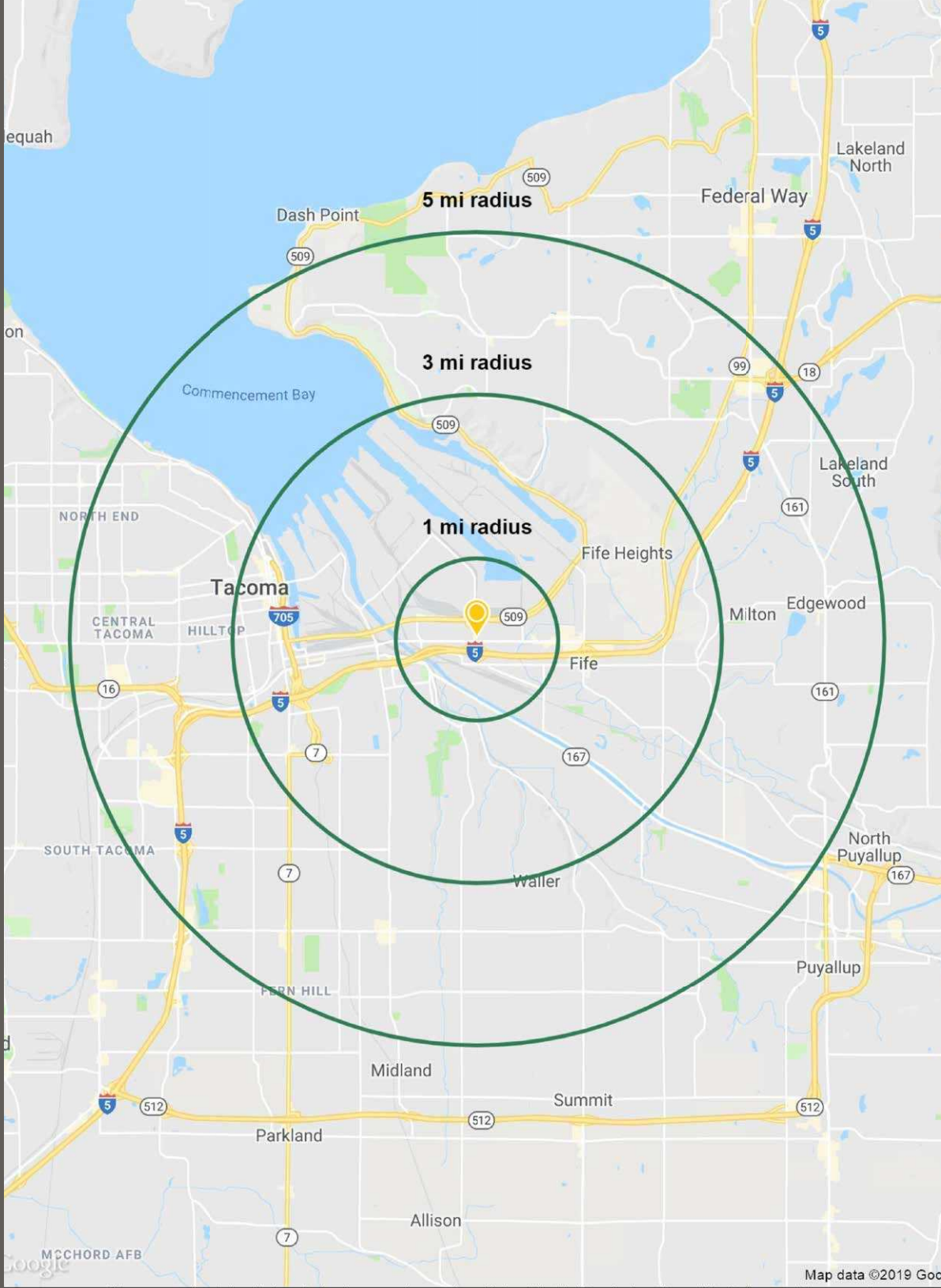
13 +/-
Parking Spaces



PORT OF TACOMA ROAD RECONSTRUCTION

- Improve freight mobility to and from the Port, which in turn, improves access to local and area businesses.
- Reduce AM travel time on I-5 between SR 18 and I-705 in 2040 by 3 minutes. The AM travel time reduction is significant as it is the period where the interchange serves the largest volume of trucks/freight entering and exiting the Port of Tacoma.
- The reconstructed interchange will have significantly less conflict points and simpler signal phasing than the existing interchange, which will lower accident rates.

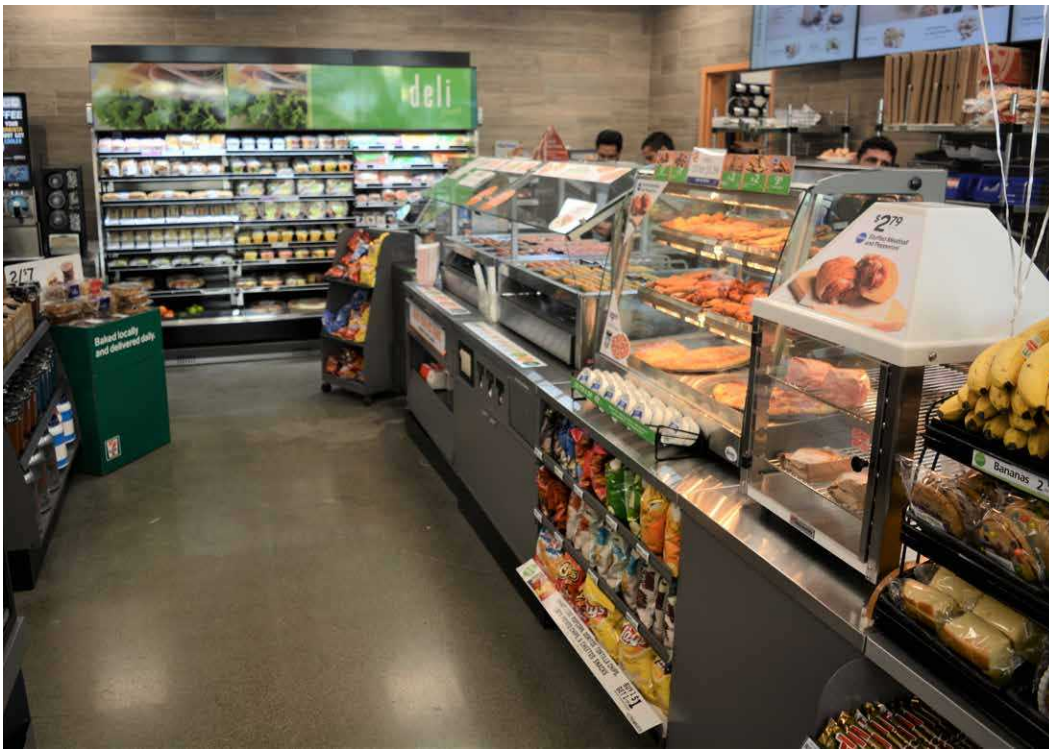
DEMOGRAPHICS



	Mile 1	Mile 3	Mile 5
Population	1,784	56,876	234,553
Projected Annual Growth (2019-2024)	2.0%	1.9%	1.9%
Historical Annual Growth (2010-2019)	0.8%	1.2%	1.0%
Estimated Households	753	21,395	90,186
Average Household Income	\$55,521	\$72,939	\$84,992
Median Household Income	\$54,522	\$61,710	\$70,503
Daytime Population	9,170	83,623	204,129
Adult Population 25+ yo	1,223	38,218	159,329
Total Businesses	459	4,054	10,798
Total Employees	8,620	65,638	134,394

DEMOGRAPHICS

NEW INTERIOR FORMAT



THE NORTHWEST region is built on the strength of industries competing in the knowledge-and international-based economy. In fact, foreign investment accounts for 3.7% of the state's private industry employment with foreign-controlled businesses employing over 91,000 Washington workers. Combine that with the superb quality of life in the Pacific Northwest, a world-class arts scene, professional sports teams, and culinary delights from some of the country's top chefs, and you've got a great place to do business where your employees will be happy to call "home."

OUR REGION'S STRENGTHS INCLUDE

- » Strategic location with regard to the Pacific Rim
- » Nonstop international flights
- » Deep-water ports
- » Reliable transportation connection to the rest of the U.S.
- » Well-educated population
- » Strong business climate
- » Vibrant international communities
- » Vast experience in international trade



BY THE NUMBERS

11.4% of Washington State jobs tied to the tech economy, the highest concentration in the US

#1 Washington state's ranking on the TechNet state Broadband Index, due primarily to the strong orientation of our economy to information and communication technology and the number of companies focused on app development

#4 Seattle's rank as a global startup hub, beating out New York City and Boston, due to the number of startups created, the talent pool, and infrastructure

#3 Washington State's rank in the latest "State New Economy Index" published by the Information Technology and Innovation Foundation, based on our economy's reliance on innovation

TACOMA | KIRKLAND | SEATTLE | PORTLAND



RETAIL FOCUSED. RESULTS DRIVEN.

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