

FOR
SALE



BUFFALO SQUARE

13112 39TH AVENUE SE, EVERETT, WA



TABLE OF CONTENTS

Executive Summary Page 1

Property Information Page 2

Location Information Page 8

Drone Video



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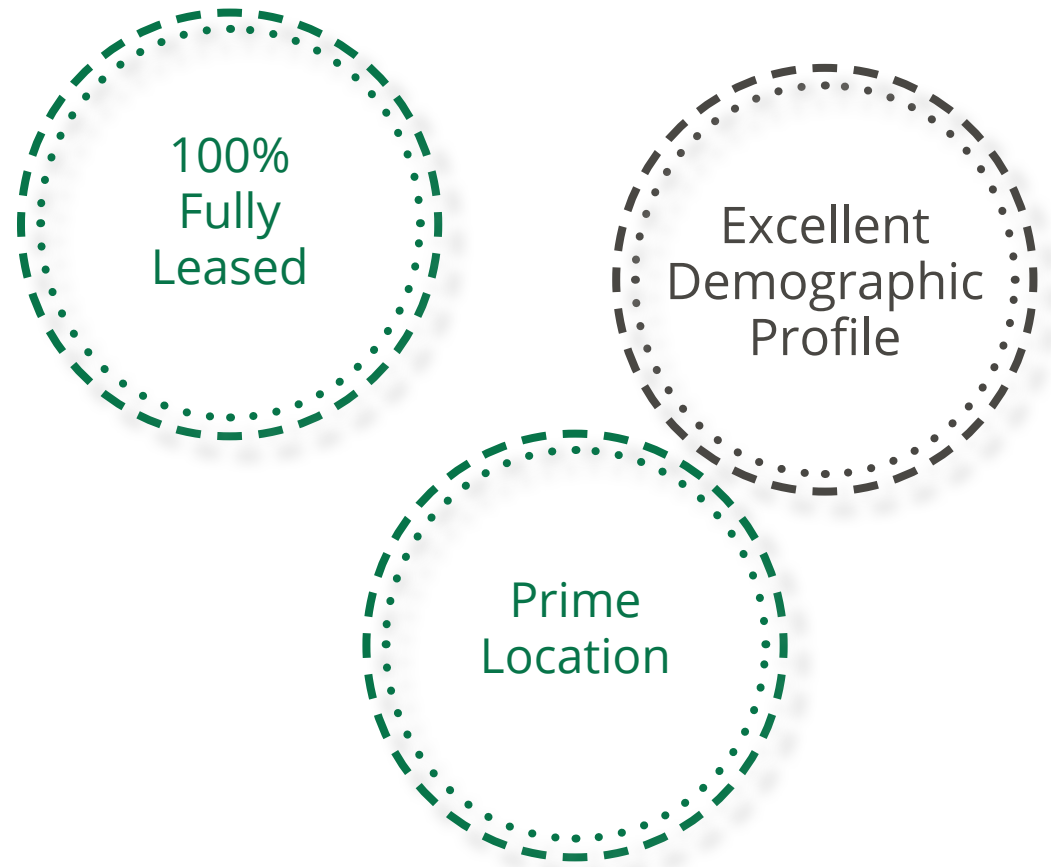
<https://m.youtube.com/watch?v=3cQ2C4qcPe4&feature=youtu.be>



EXECUTIVE SUMMARY

Buffalo Square

Property Name:	Buffalo Square
Opportunity Type:	Stabilized Retail Leased Investment
Address:	13112 39th Avenue SE, Everett, WA
Total Building Area:	7,000 SF
Year Built:	2004
Approximate Land Area:	30,056 SF (0.69 acres)
Zoning:	Planned Community Business (PCB)
Jurisdiction:	Snohomish County
Parcel Number:	28052800302100 (Lot 4)
Asking Price:	\$2,750,000
Capitalization Rate:	6.24%



Property Introduction

First Western Properties, Inc. is pleased to present the sale offering of the Buffalo Square Building in Everett, Washington. This fully leased retail investment property is an outstanding opportunity to acquire a high quality and well located building constructed in 2004.

Buffalo Square benefits from its prime location bordering the highly desirable and burgeoning City of Mill Creek and surrounding communities. With exposure to more than 28,000 cars per day on 132nd Street SE (SR 96), a major east-west arterial link to Interstate 5 and major employment centers in the region, this center is positioned for long-term stability. Additionally, with multiple leases having annual rent increases it provides some annual income upside for an investor.

Overall, Buffalo Square is a very solid long term investment. The high quality of this asset combined with its location and position in the market will provide an investor with dependable long-term cash flow.

AERIAL VIEW

Silver Lake



96

SUBJECT PROPERTY

Fred Meyer

SILVER LAKE ELEMENTARY

Walgreens

35K ADT

29K ADT

15K ADT

28K ADT

132ND ST SE

SEATTLE HILL ELEMENTARY

DESERT SUN
Little Caesars
H&R BLOCK

CHASE



LOWE'S

JACKSON HIGH SCHOOL

HEATHERWOOD MIDDLE SCHOOL

Albertsons
Rite Aid PHARMACY
O'Reilly AUTO PARTS
SUBWAY
McDonald's

BARTELL DRUGS
Pizza Hut

SEATTLE HILL RD
8K ADT

Great Clips
SUBWAY
Edward Jones

35TH AVE SE

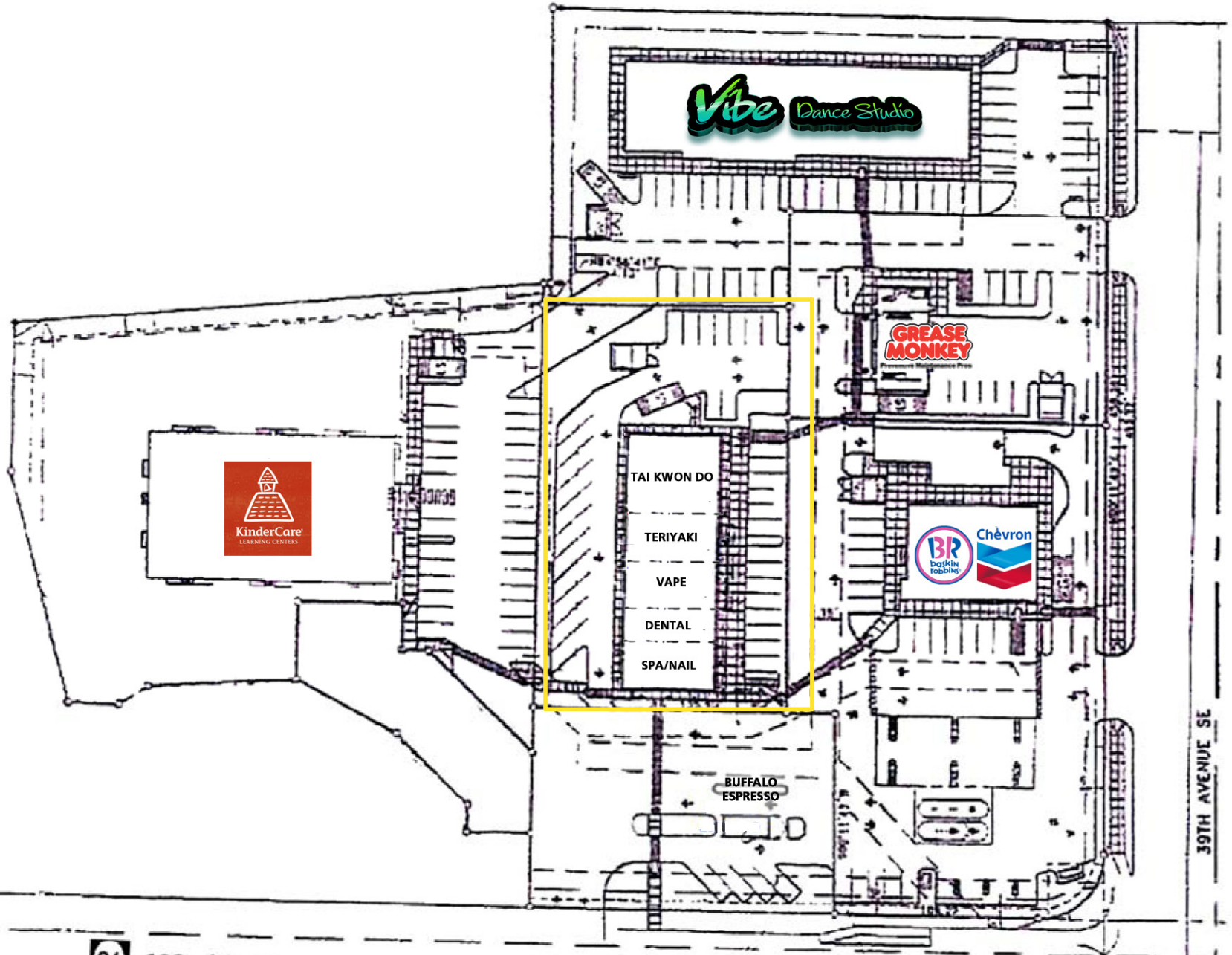
22K ADT

BUFFALO SQUARE



PROPERTY INFORMATION

Site Plan



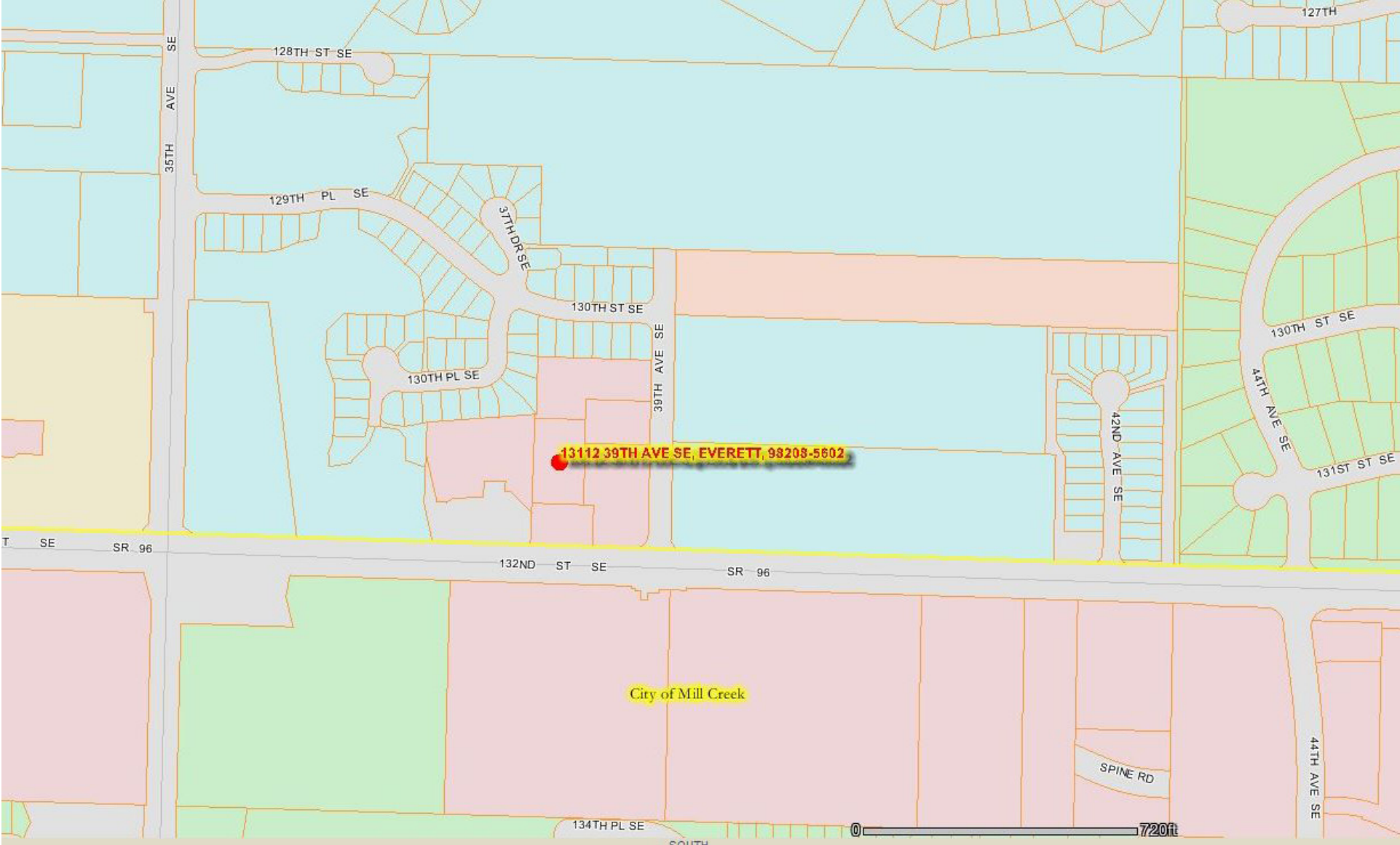
35TH AVENUE SE
RDW21317E

39TH AVENUE SE

96 132nd St. SE

PROPERTY INFORMATION

Parcel Map



PROPERTY INFORMATION

Rent Roll

Tenant	Suite	Rentable Square foot	Monthly Base Rent	Annual Base Rent	Annual Base Rent PSF	Lease Commencement Date	Lease Expiration Date	Rent Adjustment Date	Rent Adjustment Rate	Options/Terms
Palm Spa & Nails	A	1,010	\$2,841.89	\$34,102.68	\$33.77	06/02/2014	06/01/2024	Annual	+3%	None
Buffalo Square Dental	B	1,210	\$2,795.65	\$33,547.80	\$27.73	11/01/2014	10/31/2029	Annual thru 10/31/19 Fixed thru 10/31/24 Annual thru 10/31/29	+3% \$29.42 +3%	2/5 year market rate
Mega Vape	C	1,210	\$2,218.33	\$26,619.96	\$22.00	05/01/2017	04/30/2022	Annual	+3%	1/5 year market rate
Miyako's Teriyaki	D	1,210	\$2,823.33	\$33,879.96	\$28.00	10/01/2014	09/30/2024	10/01/19, then annual	+3%	2/5 year market rate
JK Martial Arts & Learning	E	2,360	\$3,434.53	\$41,214.36	\$17.46	04/01/2015	12/31/2022	NA	NA	None
Total/Averages		7,000	\$14,113.73	\$169,364.76	\$24.19					



All information contained herein was prepared from information provided by the Owner of the property and neither First Western Properties, Inc. nor Owner makes any representation or warranties as to the accuracy or completeness of the information. The Buyer is strongly advised to independently review all of the Due Diligence Materials and consult with their own independent counsel in order to determine the detail and accuracy.

BUFFALO SQUARE



13112

SPA NAILS

DENTAL

MEGA VAPE

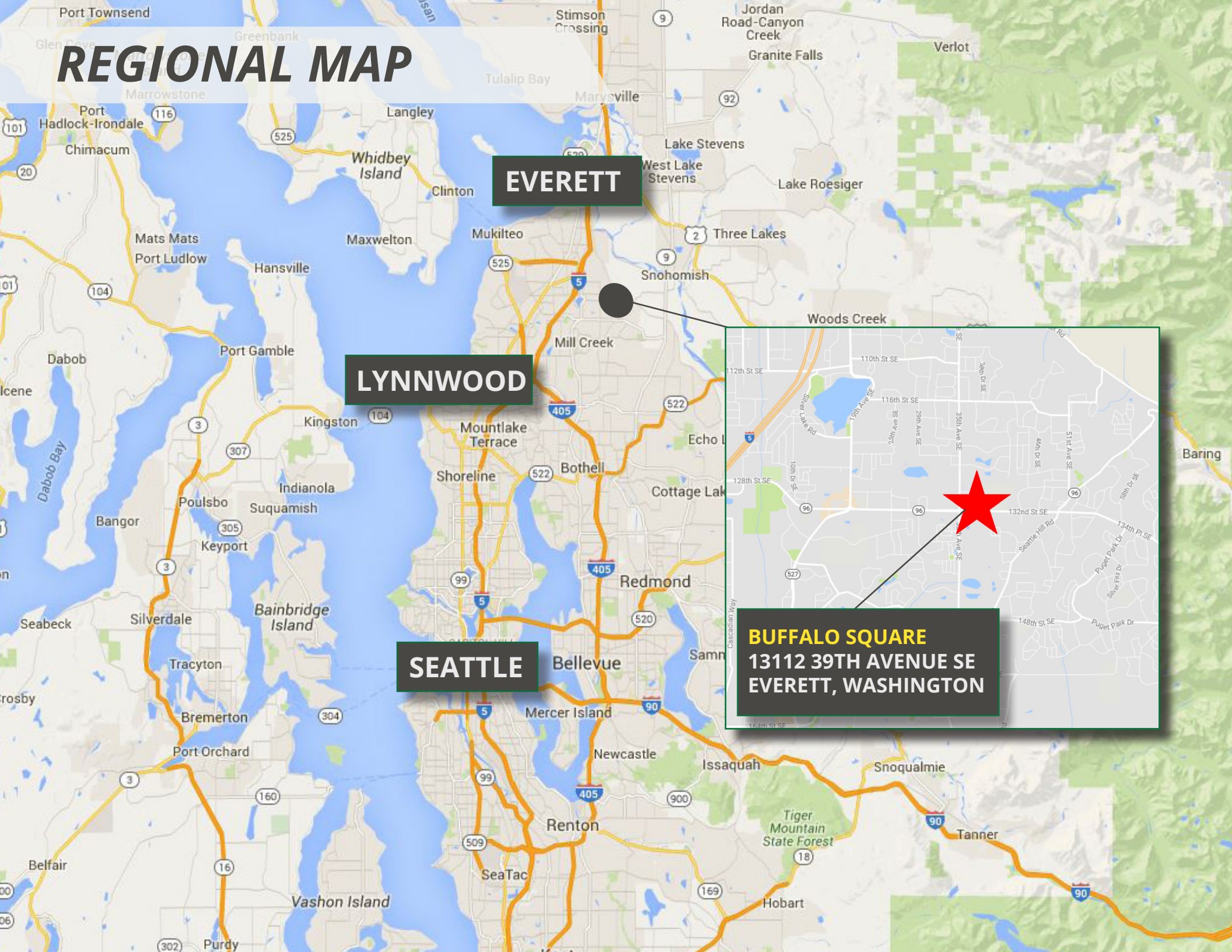
TERIYAKI WOK

TAE KWON DO

NOW OPEN
MEGA VAPE

385 3839

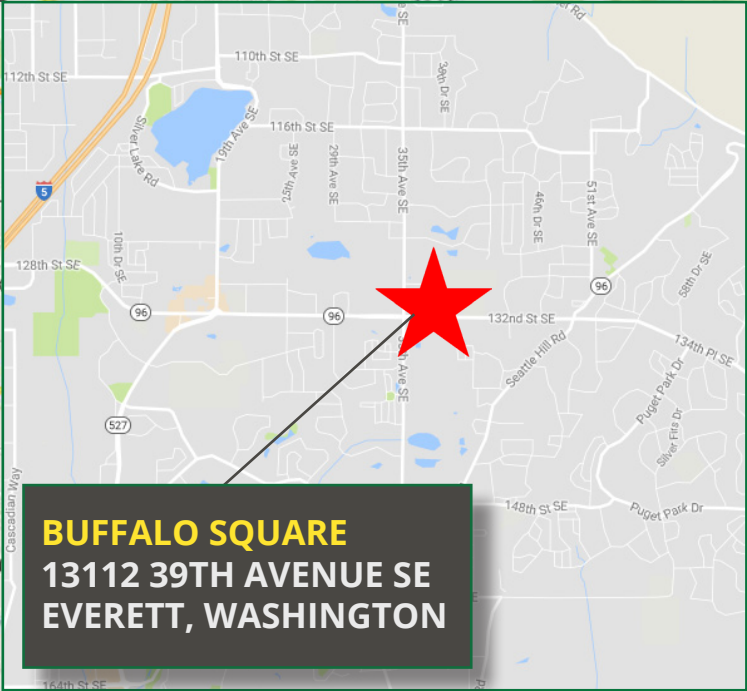
REGIONAL MAP



EVERETT

LYNNWOOD

SEATTLE

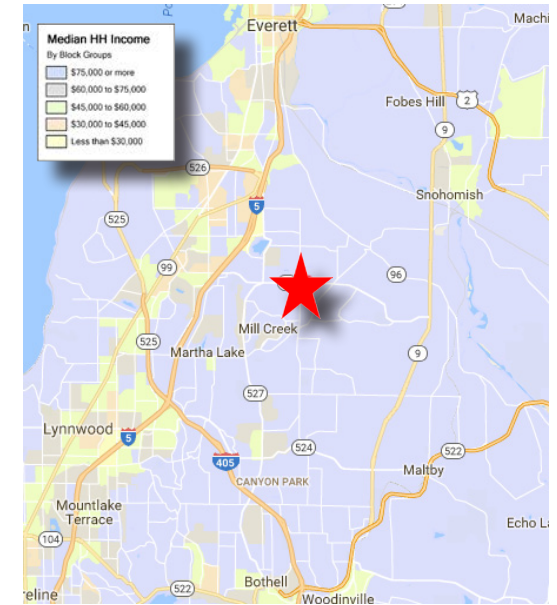


**BUFFALO SQUARE
13112 39TH AVENUE SE
EVERETT, WASHINGTON**

LOCATION INFORMATION

Location & Demographics

Population	1 Mile Radius	3 Mile Radius	5 Mile Radius
Estimated Population (2017)	16,373	108,369	251,618
Historical Annual Growth (2010-2017)	3.0%	1.87%	2.2%
Estimated Population Density (2017) psm	5,213	3,834	3,205
Households			
Estimated Households (2017)	5,411	39,217	93,591
Historical Annual Change (2000-2017)	4.1%	2.6%	2.7%
Average Household Income			
Estimated Average Household Income (2017)	\$112,157	\$102,763	\$90,757
Projected Average Household income (2022)	\$142,238	\$129,315	\$113,498
Historical Annual Change (2000-2017)	2.7%	2.6%	2.7%
Median Household Income			
Estimated Median Household Income (2017)	\$104,097	\$92,901	\$81,131
Projected Median Household Income (2022)	\$122,735	\$108,968	\$95,063
Per Capita Income			
Estimated Per Capita Income (2017)	\$37,100	\$37,230	\$33,799
Estimated Average Household Net Worth (2017)	\$1,226,350	\$1,181,776	\$1,010,401
Daytime Demographics			
Total Businesses (2017)	246	2,981	7,633
Total Employees (2017)	1,574	22,492	98,753
Adjusted Daytime Demographics <16	5,213	49,866	163,206



EVERETT, WA

Located 25 miles north of Seattle on tranquil Port Gardner Bay, Everett, Washington is equal parts charming coastal hamlet and thriving commercial hub. Everett enjoys one of the most enviable locales in the Pacific Northwest and an outstanding quality of life. As the Snohomish County Seat, the City of Everett is the County's largest city and the area's center for economic development. Companies locating to Everett have access to a variety of business incentives, from industry-specific tax breaks to location-based tax deferrals.

REGIONAL AREA INFORMATION

Foreign Direct Investment

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



REGIONAL AREA INFORMATION

Washington State, 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





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