

DOWNTOWN SEATTLE



PUGET SOUND



SUBJECT PROPERTY

1ST AVE S.

S. HANFORD ST

S. HORTON ST.

S. HINDS ST.

3RD AVE S.

4TH AVE S.

6TH AVE

SODO BUSWAY

WEST SEATTLE BRIDGE



SODO 4TH AVE S. FOR SALE  
3201 & 3211 4TH AVE S., SEATTLE, WA 98134

JOHN ZUNICK  
Jzunick@wallaceproperties.com  
206.890.6631



# SODO 4TH AVE S. FOR SALE

3201 & 3211 4th Ave. South, Seattle, WA 98134

LOCATION:



**SUBJECT PROPERTY**

4TH AVES.



# SODO 4TH AVE S. FOR SALE

3201 & 3211 4th Ave. South, Seattle, WA 98134



## SITE SUMMARY

Price:	Best Offer
NOI:	\$400,000 (2023)
	<b>Gas Station Ground Lease Tenant will adjust to a market lease rate in 2024, their current lease rate is significantly below market.</b>
Address:	3201 4th Avenue S., Seattle, WA 98134 3211 4th Avenue S., Seattle, WA 98134
Parcel Numbers:	766620-5515 & 766620-5520
Total Land Size:	50,100 SF – 1.15 Acres
Building Size:	3201 Building: Approximately 12,600 SF 3211 Building: Approximately 2,400 SF Total Size : Approximately 15,000 SF
Zoning:	Seattle – IG1 U/85 Industrial
Visibility:	Highly Visible Signalized Corner

The highly visible subject property is situated at the signalized Northwest corner of 4th Avenue S. and S. Horton Street in the heart of SODO. The property includes 2 parcels comprising a total of 50,100 square feet of land.

The south parcel (Gull fueling station) is approximately 37,500 SF. The ground lease tenant has occupied the property since 1984. The north parcel is a 12,600 SF building with two tenants. The property provides a buyer with a stable income stream and the potential for future re-development.

Access to I-5, Highway 99, I-90 and the Port of Seattle is excellent. The property presents a rare opportunity for now and the future in the heart of SODO.

# SODO 4TH AVE S. FOR SALE

3201 & 3211 4th Ave. South, Seattle, WA 98134



SUBJECT PROPERTY

S. HANFORD ST.

AUTO / COMMISSARY

FUELING STATION

3RD AVE S.

4TH AVE S.

SODO BUSWAY

S. HORTON ST.

## TRAFFIC COUNT

4th Ave S. & S. Horton St.

34,409 VPD

S. HINDS ST.





# SODO 4TH AVE S. FOR SALE

3201 & 3211 4th Ave. South, Seattle, WA 98134

TENANT SUMMARY:



## PETROCARD, INC.

The ground lease has been in effect since 1984, PetroCard Inc. is a fuel distributor based in the Pacific Northwest, serving commercial customers with cardlock sites, bulk deliveries, mobile fueling, and wholesale sales at facilities in Washington and Oregon, they are an affiliate of Bristol Bay Native Corporation. PetroCard is in the last year of a 10 year term which had adjusted 2% annually, they have four 5 year options remaining and the lease rate will adjust next year and every 5 years after to a market rate, the current lease rate is significantly below the current market lease rates. PetroCard has shown their long term commitment to the site by spending millions of dollars in 2020 on remediation work in advance of the remaining lease term they control.

## SUN AUTO TIRE & SERVICE

Sun Auto Tire & Service, Inc. a portfolio company of Leonard Green & Partners, Los Angeles, CA. They've been a tenant since 2015 occupying 8,000 square feet and have two 5 year options remaining. Beginning in 2025 the lease rate will adjust to a market lease rate with the current rate being below the market.



## SEATTLE COMMISSARY KITCHEN

Seattle Commissary Kitchen has four locations in Seattle, they occupy 4,000 square feet, they have been a tenant since 2021 with a 10 year lease term with no options.



# SODO 4TH AVE S. FOR SALE

3201 & 3211 4th Ave. South, Seattle, WA 98134

3211 PARCEL MAP:



3RD AVE S.

3211 FUELING STATION PARCEL #:  
**7666205520**

3201 AUTO / COMMISSARY



S. HORTON ST.

S. HANFORD ST.

4TH AVE S.



# SODO 4TH AVE S. FOR SALE

3201 & 3211 4th Ave. South, Seattle, WA 98134

3211 PHOTOS:



The parcels benefit from corner exposure at all four corners of the site. The primary exposure benefit comes from 4th Ave S. along the eastern parcel boundary. At the southeast corner of the site is the signalized intersection of 4th Ave S. and S. Horton St. At the northeast corner of the site is the intersection of 4th Ave S. and S. Hanford St.



# SODO 4TH AVE S. FOR SALE

3201 & 3211 4th Ave. South, Seattle, WA 98134

3201 PARCEL MAP:



3RD AVE S.

3211 FUELING STATION

3201 AUTO / COMMISSARY  
PARCEL #:

**7666205515**



4TH AVE S.

S. HORTON ST.

S. HANFORD ST.



# SODO 4TH AVE S. FOR SALE

3201 & 3211 4th Ave. South, Seattle, WA 98134

3201 PHOTOS:

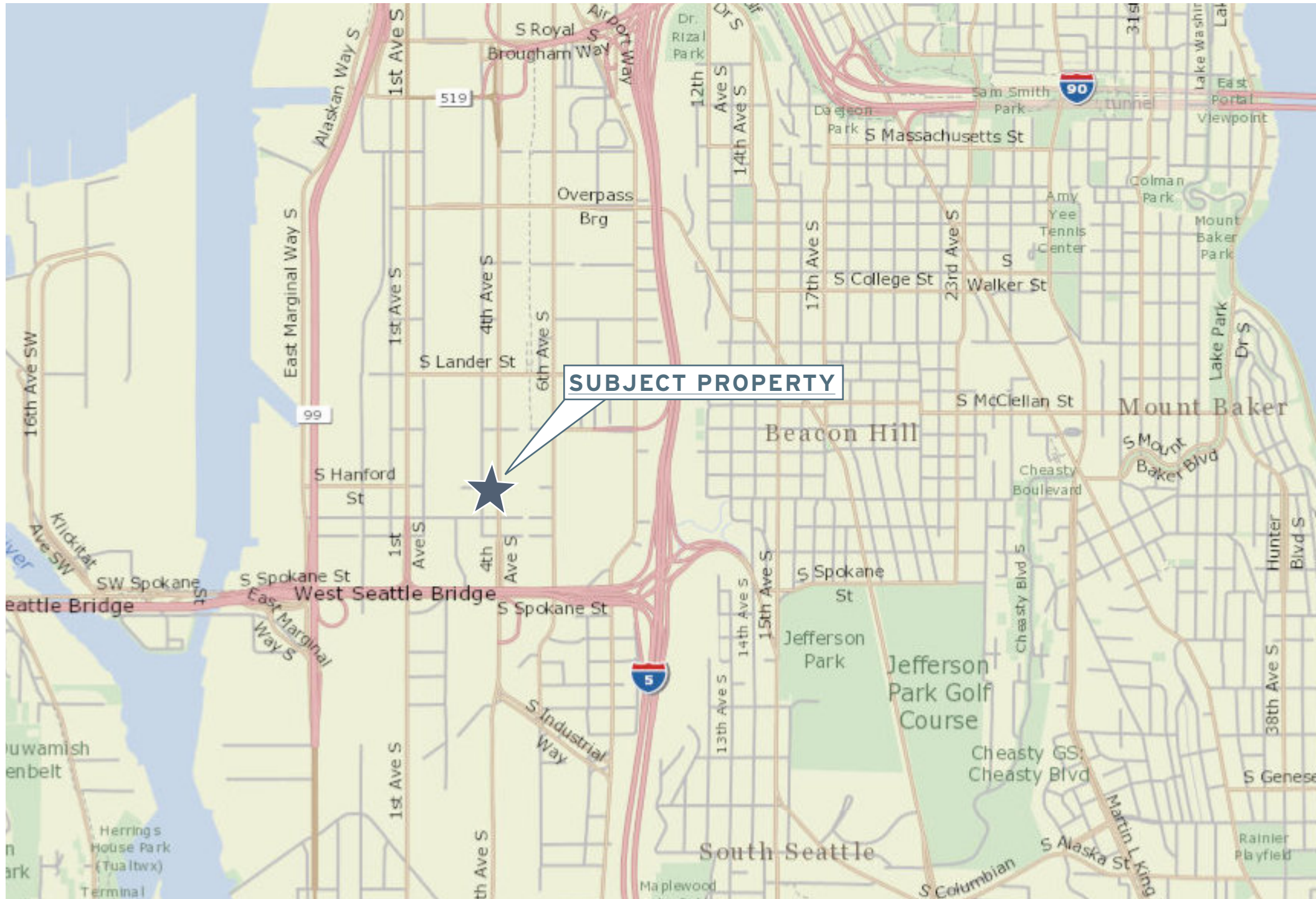




# SODO 4TH AVE S. FOR SALE

3201 & 3211 4th Ave. South, Seattle, WA 98134

[NEIGHBORHOOD MAP:](#)





# SODO 4TH AVE S. FOR SALE

3201 & 3211 4th Ave. South, Seattle, WA 98134

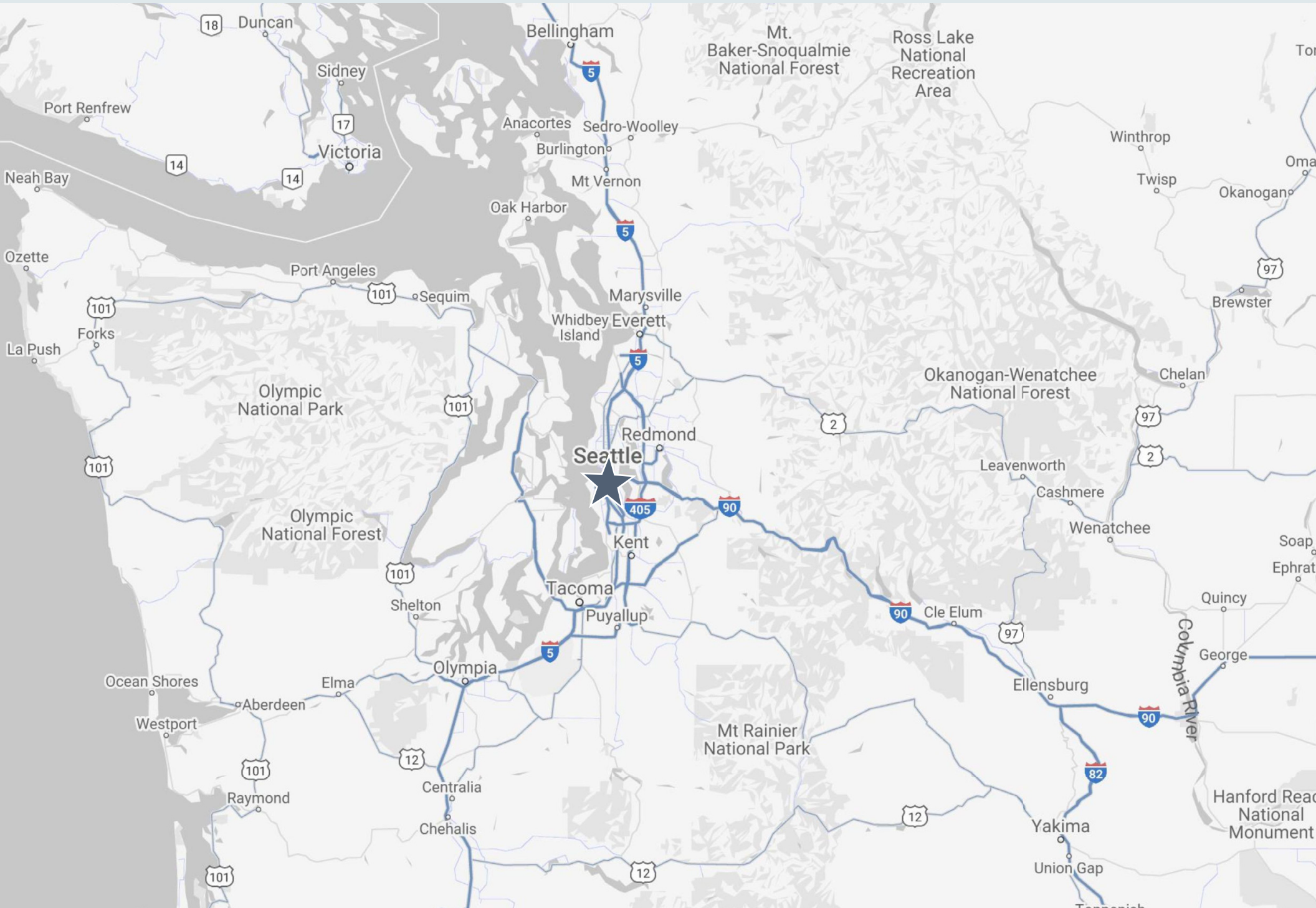
QUARTERLY SECTION MAP:





# SODO 4TH AVE S. FOR SALE

3201 & 3211 4th Ave. South, Seattle, WA 98134









*Exclusively Represented by:*

**John Zunick**  
206.890.6631  
jzunick@wallaceproperties.com



330 112th Ave NE, Suite 200  
Bellevue, WA 98004  
425.455.9976

[www.wallaceproperties.com](http://www.wallaceproperties.com)

## DISCLAIMER

The information contained in this offering memorandum is strictly confidential and is intended solely for review of the party receiving it from Wallace Properties, Inc. ("WPI") for their limited use in determining whether to pursue negotiations to acquire the property contained herein.

This offering memorandum has been prepared to provide a summary of unverified information received by WPI and does not purport to be a representation of the state of affairs of the Property. The information contained herein is not a substitute for a thorough due diligence. WPI has not made any investigation, and makes no warranty or representation, with respect to the income or expenses of the subject property, the presences or absence of contaminating substances, PCB's or asbestos, compliance with state and federal regulations. The physical condition of the improvements on the subject property or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

All references to acreages, square footages and any other measurements are approximations that should be verified.

WPI has obtained the information contained in this offering memorandum from sources it deems reliable, however, WPI has not verified and will not verify any information contained herein. WPI makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Additional information and an opportunity to inspect the subject property will be made available to interested and qualified prospective purchasers.

By receipt of this offering memorandum you agree that the information provided is confidential, that you will hold and treat it in the strictest confidence, and that you will not disclose or permit anyone to disclose the information contained herein to any person, firm or entity without prior authorization of WPI.