



**RARE SINGLE TENANT
CORPORATE LONG TERM LEASE**

204th Street NE and SR-9
Arlington, WA 98223



7-ELEVEN | ARLINGTON

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

OFFERING TERMS

PRICE
\$4,285,000

CAP
4.5%

NOI
\$192,730



PROPERTY SUMMARY

Address:	204th Street NE and SR-9, Arlington, WA
Building Size:	Approx. 3,000 SF
Land Size:	0.89 Acres / 38,608 SF
Year Built:	2019
Total Land Area:	0.89 Acres / 38,608 SF

LEASE SUMMARY

Lease Type:	Absolute NNN Build-To-Suit (Freestanding)
Lease Term:	15 years
Lease Commencement:	Anticipated 4/1/19
First Year Rent:	\$192,730.00
Lease Expiration:	2034
Options:	Four (4) Five (5) year options
Rent Adjustments:	7.5% every 5 years

- 2019 Construction, 3,000 SF Building, .89 Acres
- Located on 204th & SR 9 with 20,000+ CPD past site
- 15 Year Corporate Lease with 4 – 5 year options
- Easy access to major highways
- Near major retailers – Bartell's, Safeway, McDonalds, Autozone and more
- On the way to and from work for many commuters
- High Household incomes of \$80,000+ within just 1 mile
- Corporate Lease with largest chain store operator in the Country

SEATTLE
METRO NNN
LEASE!



TENANT SUMMARY

Tenant Trade Name:	7-Eleven
Ownership:	Wholly Owned Subsidiary of Seven & 1 Holdings Co., Limited
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.

#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



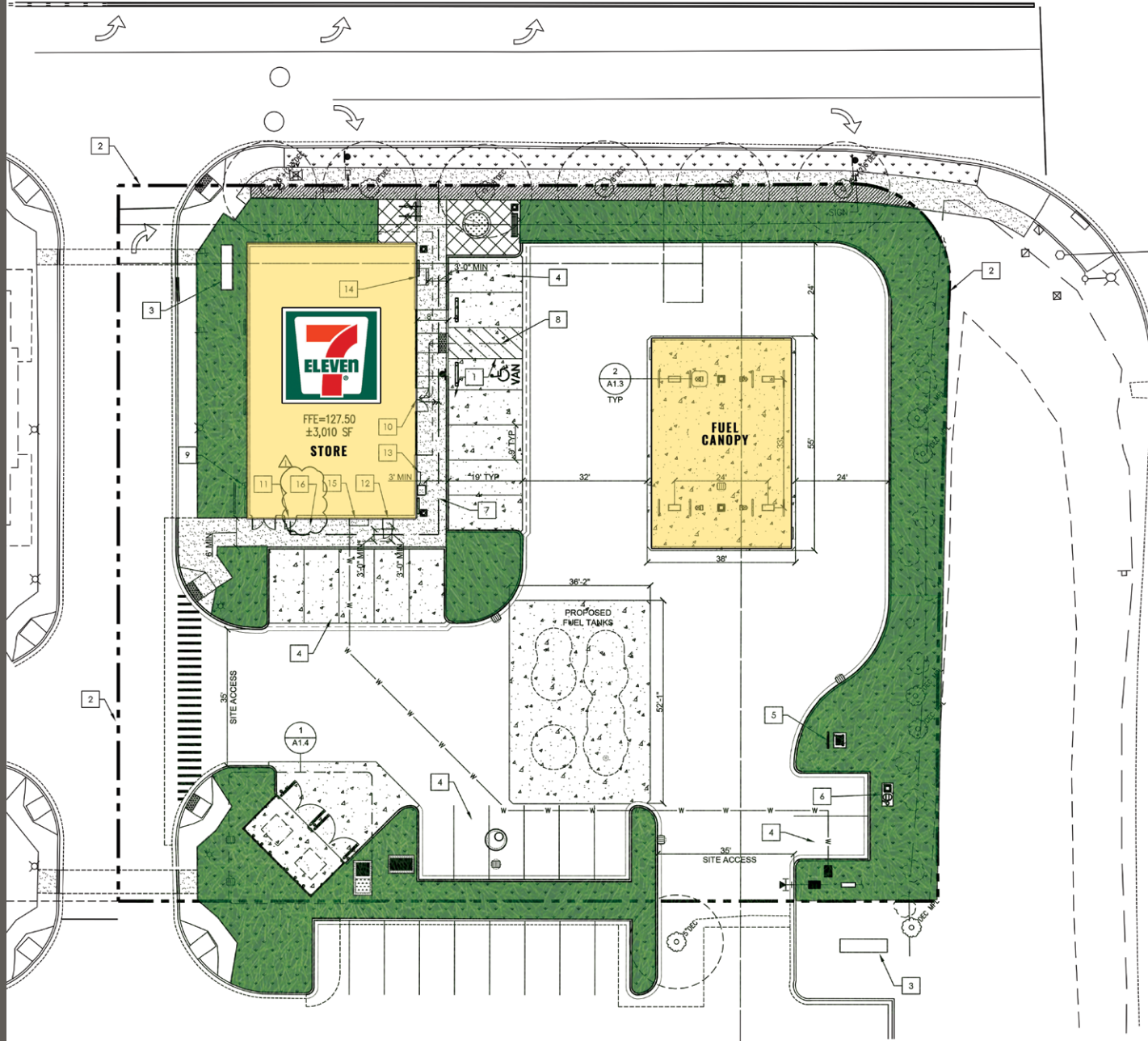
TOP 20 FRANCHISES
TO START

#3
FORBES
MAGAZINE

BARTELL DRUGS STORE - OPENED APRIL 2018

204TH ST NE
(MINOR ARTERIAL)

PROPOSED SITE PLAN



38,608
Land Area SF



0.89
Acres



20
Parking Spaces

LOCATION AERIAL



ARLINGTON
PHYSICAL THERAPY

SKAGIT
BANK



H&R
BLOCK

Great Clips
IT'S GONNA BE GREAT

204TH ST SE - 10,000 CPD

AutoZone

Papa Murphy's
TAKE 'N BAKE PIZZA

SUBWAY



BARTELL
DRUGS
Washington's Own Drugstore

OPENED
APRIL 2018

STATE ROUTE 9 - 10,000 CPD

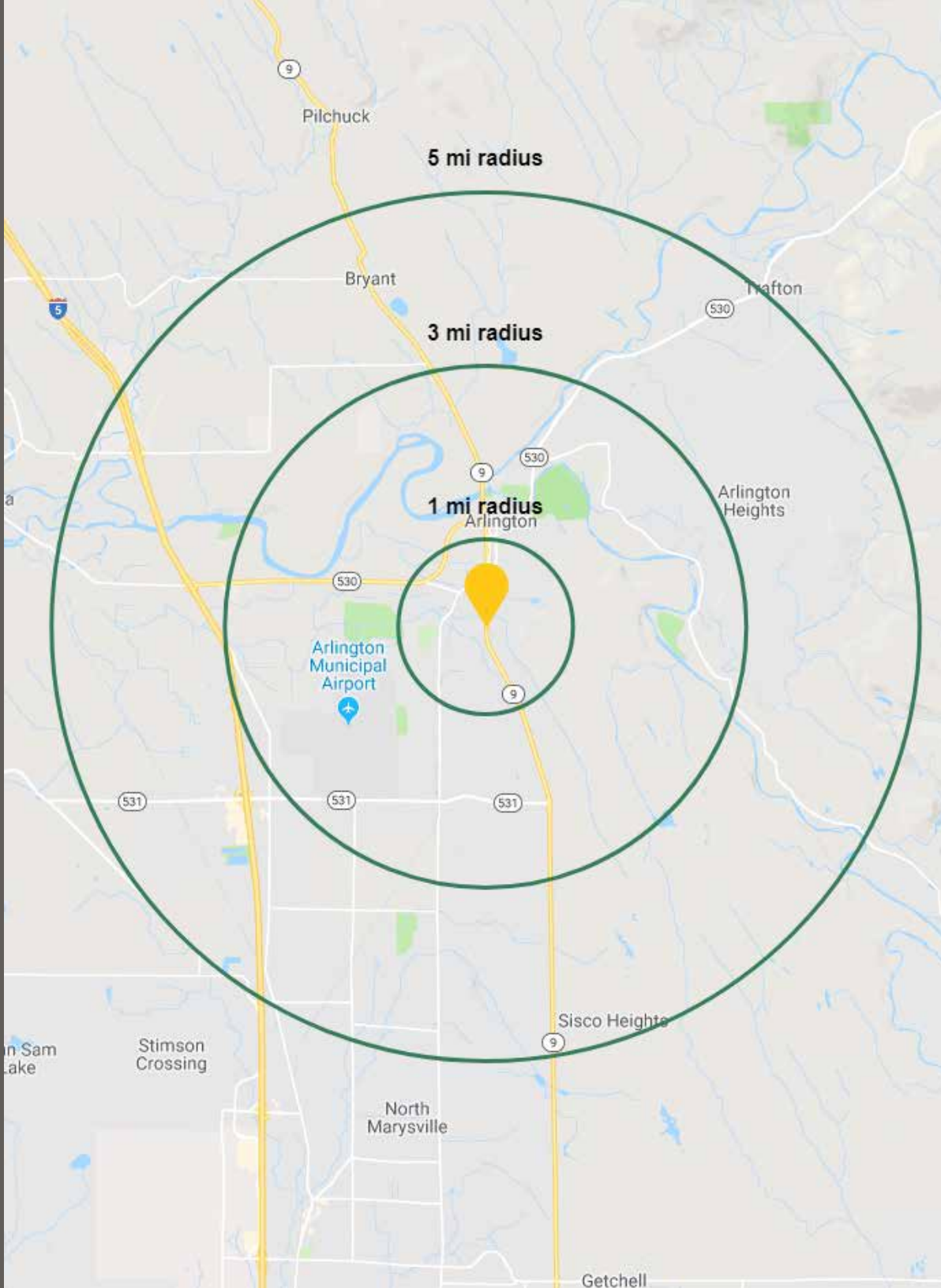


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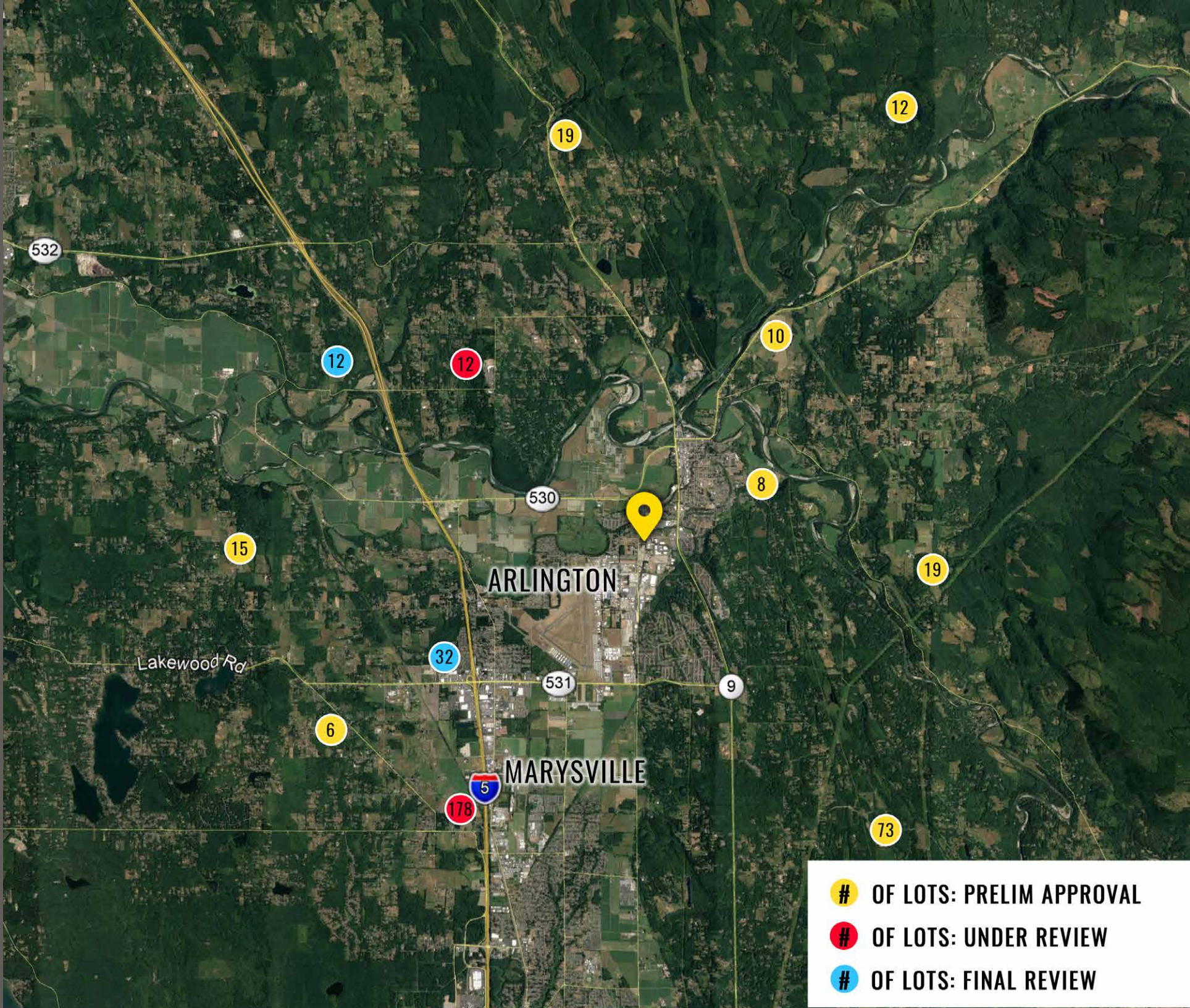
DEMOGRAPHICS

DEMOGRAPHICS



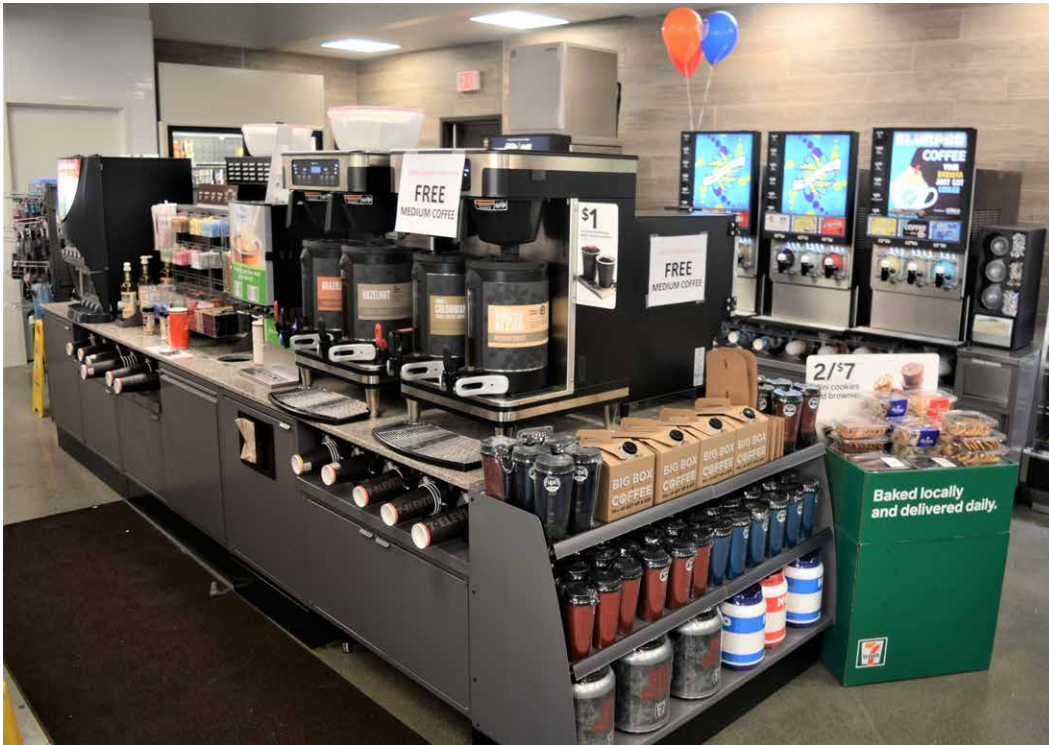
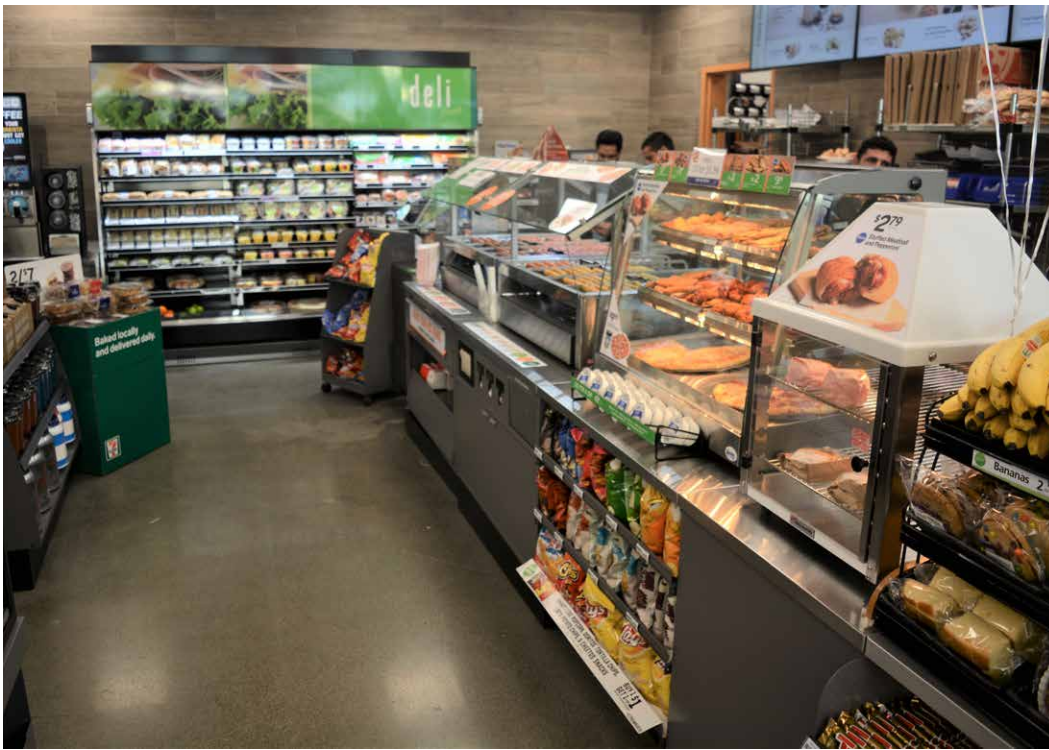
	Mile 1	Mile 3	Mile 5
Population	5,992	21,633	43,586
Projected Annual Growth (2018-2023)	2.4%	2.3%	2.3%
Historical Annual Growth (2010-2018)	0.8%	1.0%	1.8%
Estimated Households	2,202	7,669	15,415
Average Household Income	\$80,739	\$94,230	\$94,555
Median Household Income	\$65,923	\$77,040	\$78,512
Daytime Population	6,791	16,534	31,339
Adult Population 25+ yo	3,937	15,129	30,410
Total Businesses	335	953	1,785
Total Employees	4,980	10,191	18,071

HOUSING AERIAL



- # OF LOTS: PRELIM APPROVAL**
- # OF LOTS: UNDER REVIEW**
- # OF LOTS: FINAL REVIEW**

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.

TIM WEBER

253.471.5502
tweber@firstwesternproperties.com

JEREMIAH DURR

253.471.5506
jdurr@firstwesternproperties.com

DON WHITTLES

253.471.5509
dwhittles@firstwesternproperties.com

BLAKE WEBER

253.284.3646
bweber@firstwesternproperties.com



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

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