

# DUPONT STATION 1520

1520 WILMINGTON DR • DUPONT, WA 98327



**CAPITAL MARKETS • INVESTMENT PROPERTIES** 

# INVESTMENT SUMMARY

## **DUPONT STATION**

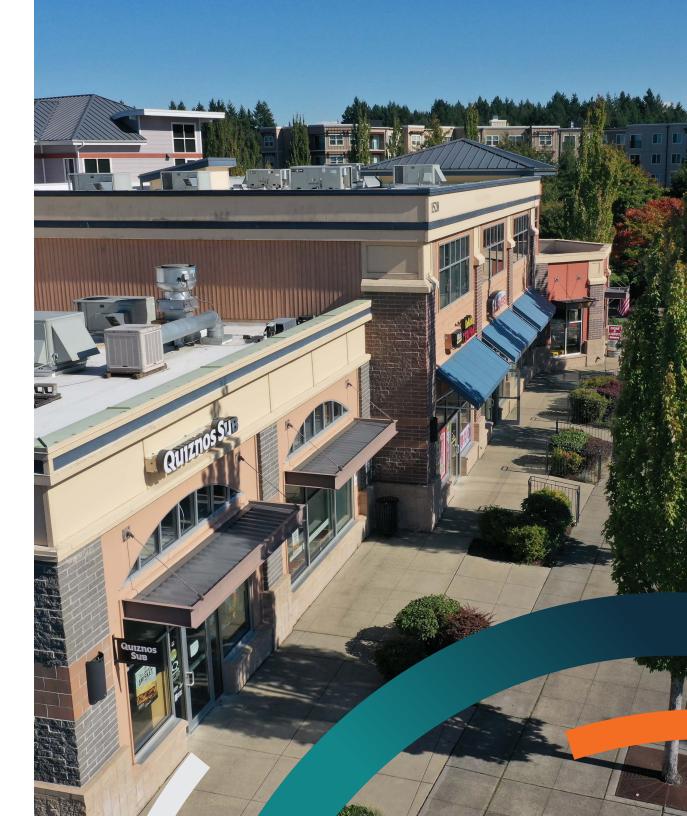
DuPont Station - 1520 is a 100% occupied mixed use project located in the heart of the City of DuPont's business district. The offering provides a rare opportunity to acquire a fully leased and well maintained 2-story building with a diverse mix of retail and office tenants. The property is part of a master planned project providing its tenants with access to plentiful parking within the project.

The property benefits from its close proximity to Interstate 5 with excellent access to both north and south bound travel. Joint Base Lewis-McChord (JBLM) is located to the immediate north, east and south of the property providing a large employment base to surrounding communities.

## PRICE: \$3,727,000

## CAP RATE: 6%

- LEASABLE SF: 11,546 SF
- LAND AREA: 30,303 SF
- OCCCUPANCY: 100%
- PRICE PSF: \$323
- YEAR BUILT: 2004



# AREA OVERVIEW

## **DUPONT, WA**

Located near the end of Puget Sound and in the shadow of Mount Rainier, the blossoming community of DuPont has spectacular views each direction you look.

Between the state capital of Olympia and the city of Tacoma, Dupont is situated near the Joint Base Lewis McChord (JBLM)—the largest military base in the western United States. With 40,000 military and civilian employees, JBLM is Washington's third largest

Household

Income

\$108,299

\$91,081

\$86,123

(W\_)

Daytime

Population

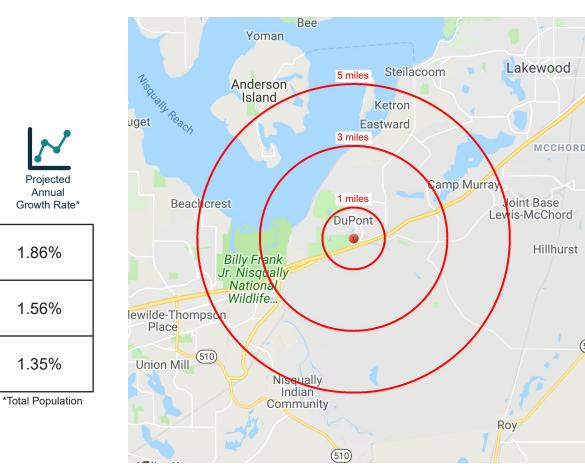
3,715

13,947

47,356

employer and Dupont has experienced an increasing number of small retailers to accommodate the workforce and its residents.

Alongside the base there are also many retail and distribution centers that add to the employment figures, including: The State Farm Operations Center, IKEA, FedEx, Amazon, Pier 1 Imports, Basalite and Regalo. With JBLM continually increasing personnel and the influx of other various retailers, DuPont is poised for sustained growth.



#### **DEMOGRAPHICS**

Mile 1

Mile 3

Mile 5

Total

Population

5,003

17,445

37,458



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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