



DUPONT STATION 1520

1520 WILMINGTON DR • DUPONT, WA 98327

CBRE

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**
- **OCCUPANCY: 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

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



| | Total Population | Household Income | Daytime Population | Projected Annual Growth Rate* |
|---------------|------------------|------------------|--------------------|-------------------------------|
| Mile 1 | 5,003 | \$108,299 | 3,715 | 1.86% |
| Mile 3 | 17,445 | \$91,081 | 13,947 | 1.56% |
| Mile 5 | 37,458 | \$86,123 | 47,356 | 1.35% |

*Total Population





Starbucks
SUBWAY
 Hampton Inn
 by Hilton
HOME 2
 SUITES BY HILTON

Starbucks
 Pizza Hut
 Chevron
 Jack in the Box
 FairBridge Inn
 EXPRESS

ACE
 Hardware

State Farm
 Insurance Ops

Patriots
 Landing
 182 Units

FP
 FARRELL'S PIZZA

13,248 CPD

DUPONT STATION

Trax Apartments
 178 Units

TO
TACOMA

McDonald's

Best
 Western

INTERSTATE
5

Joint Base
 Lewis McChord
 40,000+ Employees

133,031 CPD

TO
OLYMPIA

DUPONT STATION 1520



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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

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

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