

FOR SALE

6020 Pacific Ave SE
Lacey, WA 98503



Patric Grissom

OLD LACEY SQUARE





PRICE \$2,800,000

CAP RATE 7.85%

BUILDING SIZE 16,080 SF

LAND 1.36 ACRES

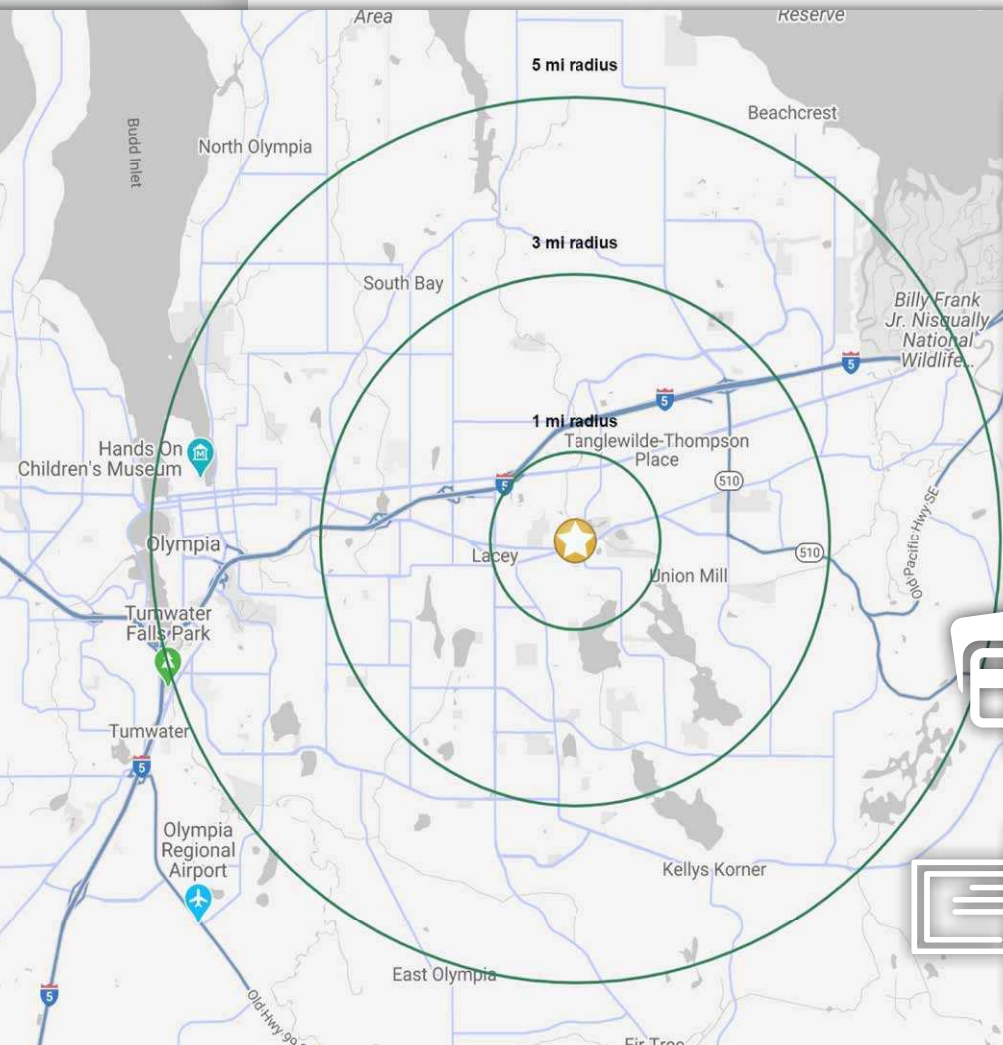
YEAR BUILT 2005

NUMBER OF OWNERS 1



TERMS OF THE OFFERING





Regis - 2020	Population	Average HH Income	Daytime Population
Mile 1	8,793	\$84,312	9,606
Mile 3	72,782	\$83,693	56,650
Mile 5	142,179	\$93,248	113,131

2.0-2.2% Projected Annual Growth 2019-2024



\$3.83 BILLION SPENT YEARLY ON RETAIL
WITHIN 5 MILE RADIUS



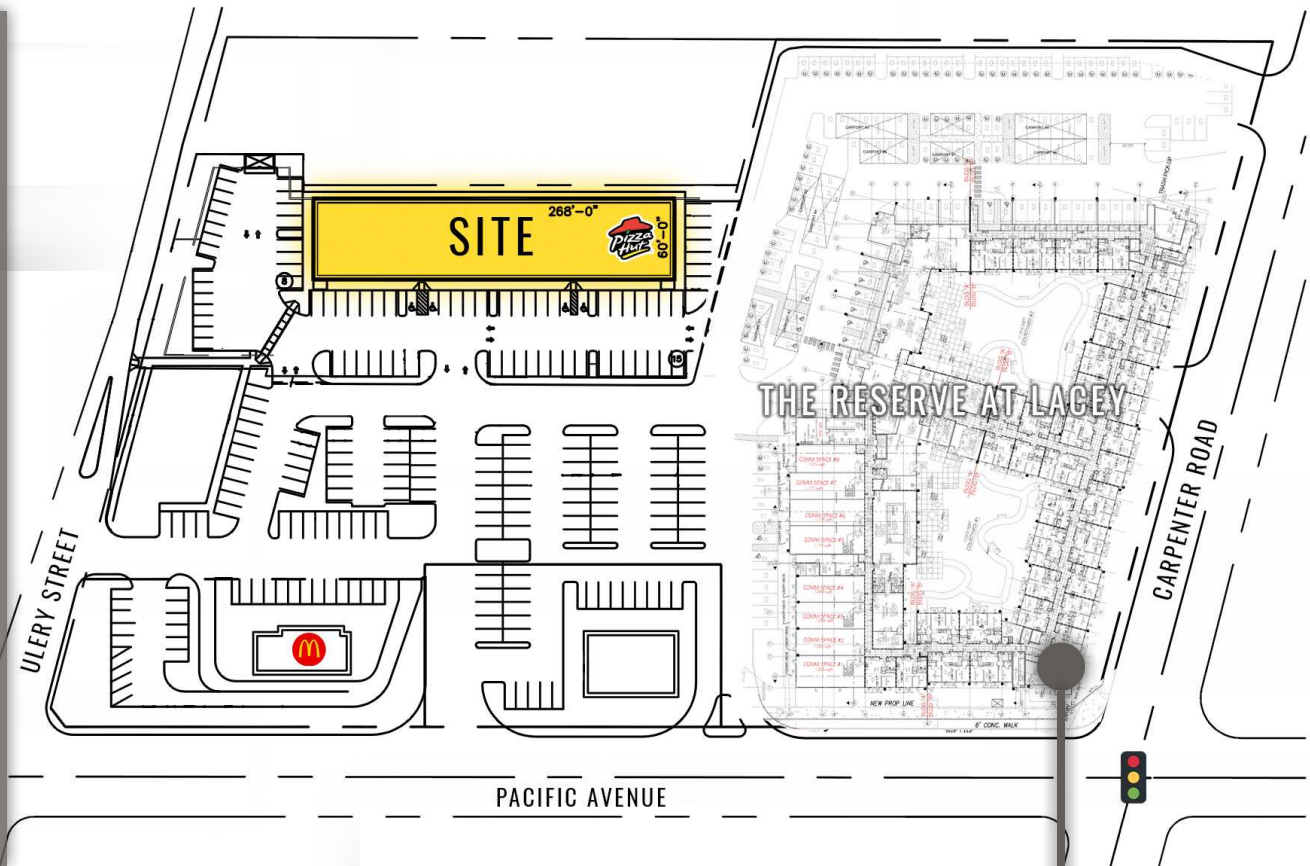
70% OF ADULTS HAVE ATTENDED COLLEGE
AGES 25+

DEMOGRAPHICS



CURRENT TENANT LINE UP

SUITE	SF	TENANT
A	1,200	Toto Teriyaki
B	1,440	Mountain Home Bakery
C/D	2,293	Ready Meds
F/G	2,551	VACANT
I	1,153	Triage Hair Design
J	1,564	Oasis Tan
K	1,000	Excel Pacific
M	1,200	Hempy Hippy
N	960	Gorgeous Nails
O	1,140	China Foot Spa
P	1,535	Pizza Hut
Total SF	16,036	

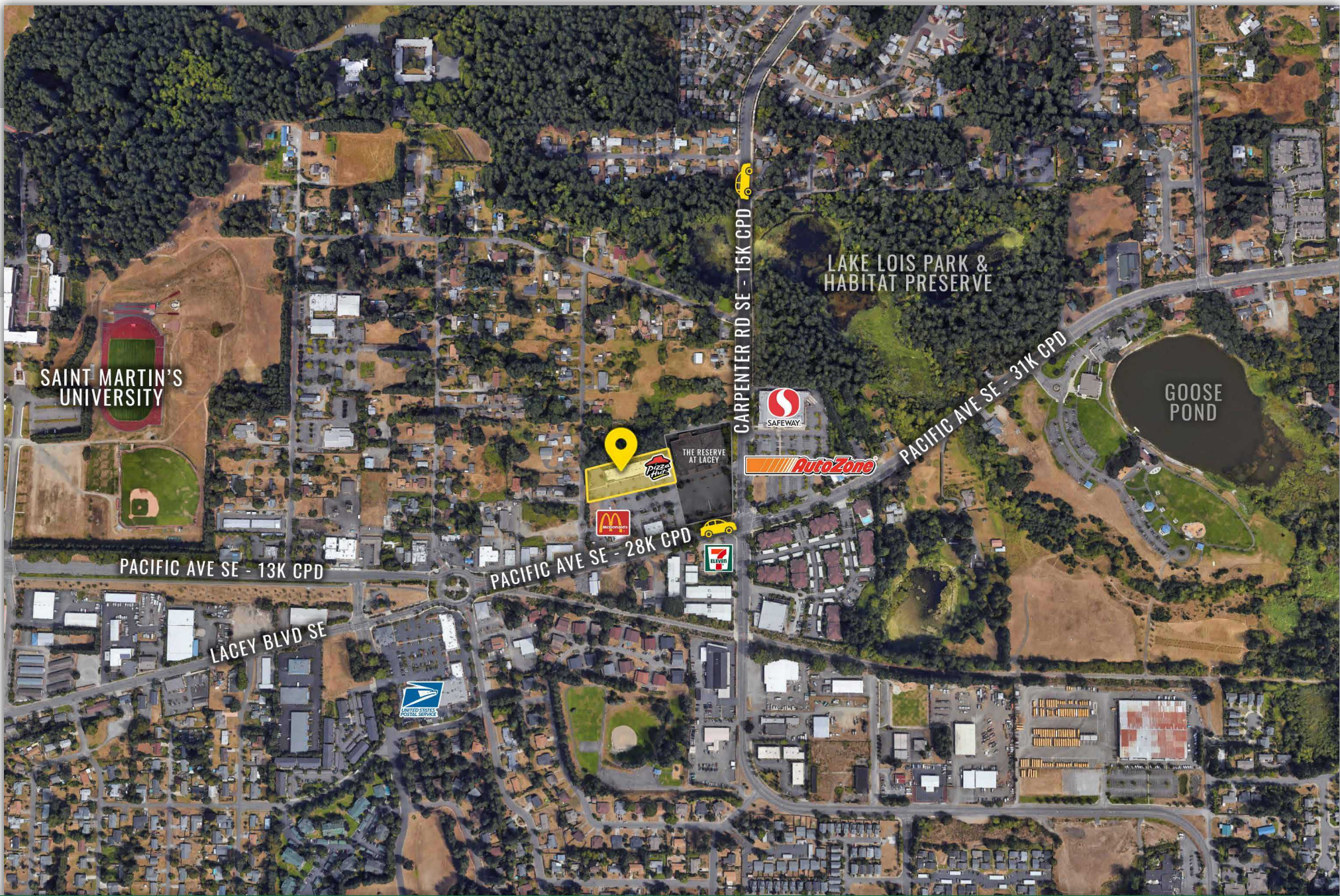


THE RESERVE AT LACEY

Coming in Summer of 2020, this over 55 apartment community is planned for 241 rooms. Situated on the NW corner of Pacific Ave and Carpenter Road, adjacent to Safeway, The Reserve at Lacey offers an immediate customer base

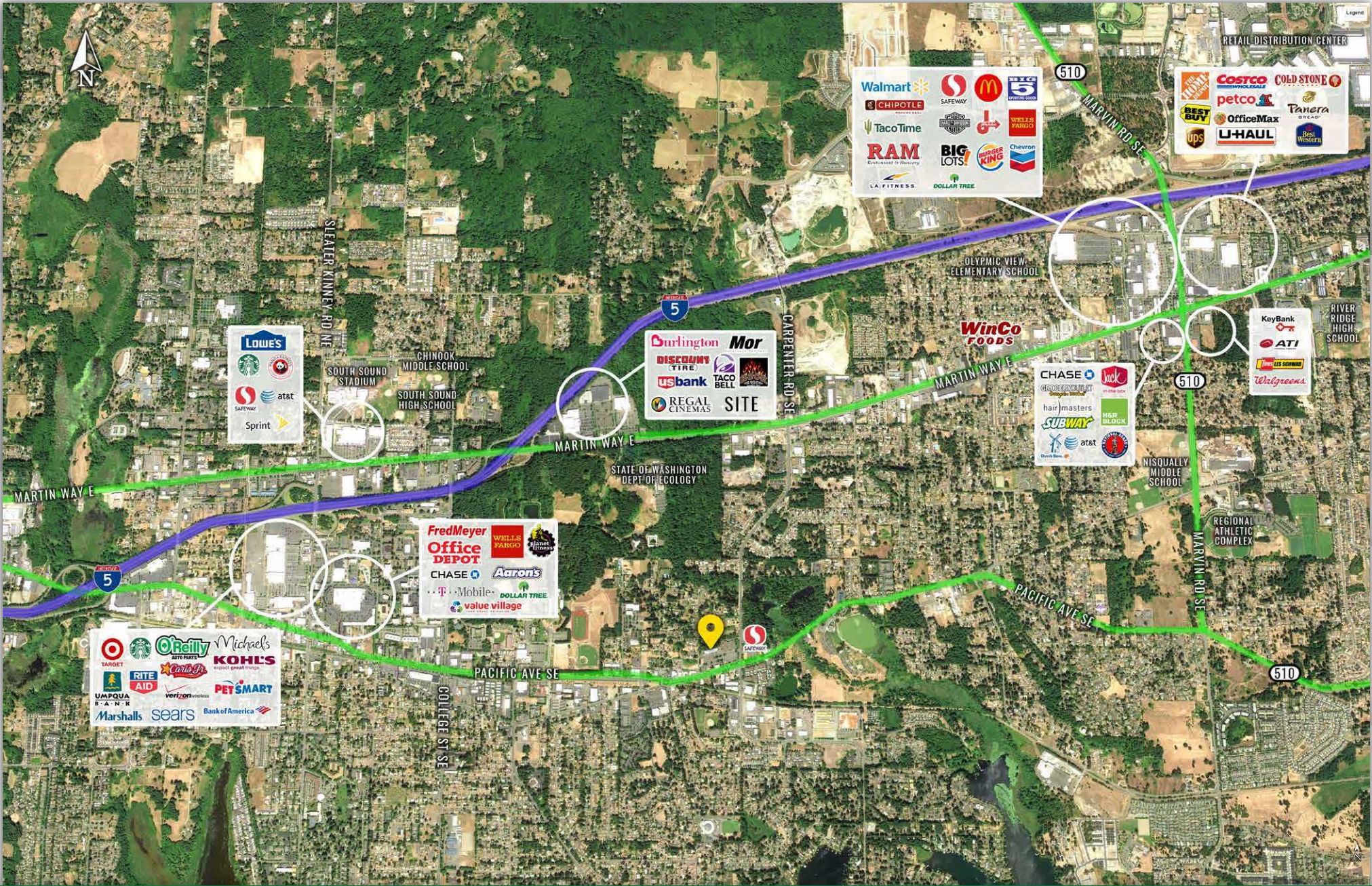


SITE PLAN



MAP





LACEY AERIAL



LACEY, WA situated on the southern tip of the Puget Sound offering unlimited opportunities for outdoor recreation with the adjoining 3,7000-acre Nisqually National Wildlife Refuge. Lacey residents are highly educated, community-oriented, and enjoy the highest median household income of any city in Thurston County. Businesses have taken notice and economic development has flourished. Six times over the last eight years, quarterly employment growth has ranked within the top 15% of the 325 largest US metropolitan counties.



CITY SUMMARY



TACOMA | KIRKLAND | PORTLAND | SEATTLE

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RELATIONSHIP FOCUSED. RESULTS DRIVEN.