



COAL CREEK *VILLAGE* FOR SALE

6917 - 6985 COAL CREEK PKWY SE, NEWCASTLE, WA 98059



INVESTMENT HIGHLIGHTS & TERMS

- Institutional quality; grocery anchored, daily needs shopping center, shadow anchored by Safeway (NAP)
- Strong barriers to entry
- Limited competition in trade area (note: Safeway recently lost their closest location (Factoria Mall) to redevelopment)
- Easy access with great visibility from Coal Creek Parkway, the main arterial in Newcastle
- Located on the “going home side” of traffic
- Stable tenancy with average tenant occupancy of 16.2 years



Offering

OFFERING PRICE: BEST OFFER

NOI (YEAR 1):	\$1,557,043
CURRENT OCCUPANCY:	100%*
TOTAL BUILDING AREA:	44,985
TOTAL LAND AREA:	190,931
PARKING SPACES:	252 Stalls 5.4/1,000
YEAR BUILT BUILDINGS	1987-1995 3

ANCHOR TENANTS:

SAFEWAY - NAP	46,940 SF
BARTELL DRUGS	10,140 SF
KEY BANK	3,434 SF
HOMESTREET BANK	1,850 SF

WEBSITE &
CONFIDENTIALITY AGREEMENT
CLICK: <http://Coal-Creek-Village.com>

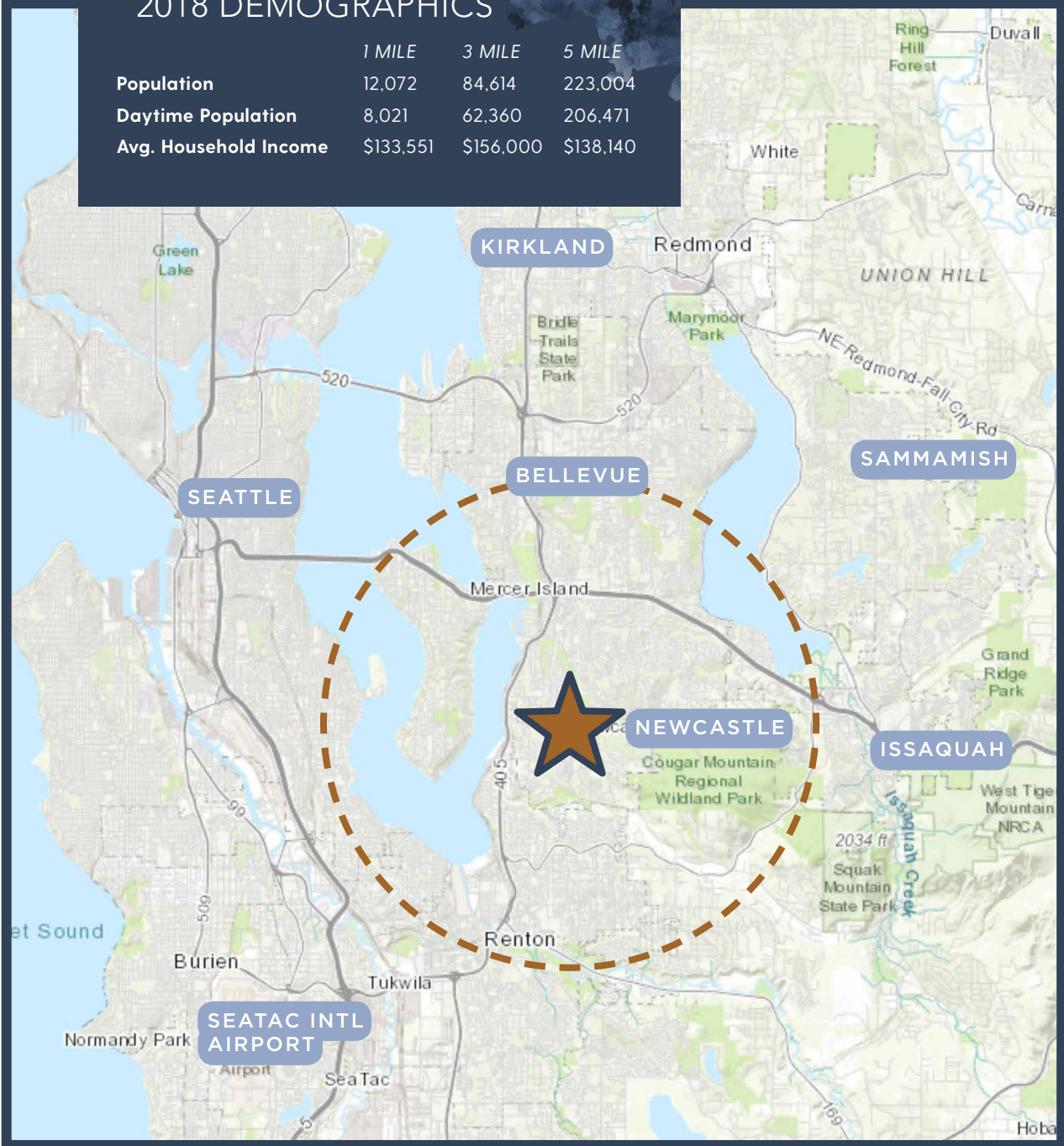
*Assumes LOI for 908 SF is converted to lease prior to closing.



REGIONAL AERIAL

2018 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	12,072	84,614	223,004
Daytime Population	8,021	62,360	206,471
Avg. Household Income	\$133,551	\$156,000	\$138,140



**AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES**

\$156,000



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Area Merchants

Coal Creek Village

- 1 HomeStreet Bank
- 2 The UPS Store
- 3 Papa Murphy's
- 4 Verizon
- 5 Bartell Drugs
- 6 Gentle Dental
- 7 4/4 School of Music
- 8 Pet Pros
- 9 Issabella Nail & Spa
- 10 Coal Creek Family Vision
- 11 Safeway (NAP)
- 12 KeyBank
- 13 Chiropractic Wellness Center
- 14 Yea's Wok
- 15 Great Clips
- 16 Bubble Tea*
- 17 Subway
- 18 Starbucks
- 19 Orthodontic Excellence
- 20 ATI Physical Therapy

*New lease in process

- A Hansen Brothers Moving & Storage
- B Tapatio Mexican
- C Jet City Pizza
- D Pacific Courts
- E Peter Chiu DDS
- F Banfield Pet Hospital

- G Bank of America
- H AMPM
- I B&E Meats & Seafood
- J QFC
- K Acorn Custom Cabinetry
- L Newcastle Fruit & Produce

- M McDonalds
- N Chase Bank
- O Newcastle Library
- P Newcastle Heated Storage
- Q Service King Collision & Repair



COAL CREEK VILLAGE

SAFEWAY

Great Clips

SUBWAY

The UPS Store

KeyBank

BARTELL DRUGS

Papa Murphy's

STARBUCKS COFFEE

PETPROS

verizon

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