

FOR SALE > NNN SINGLE TENANT INVESTMENT OPPORTUNITY



Bartell Drugs

6602 64TH STREET NORTHEAST, MARYSVILLE, WA 98270



This is a rare opportunity to acquire a free-standing Bartell Drug Pharmacy on a fresh 10-year NNN lease. The offering is located on a free-standing drive-thru pad to the Allen Creek Shopping Center on SR-528 in Marysville, WA.

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6602 64th Street NE, Marysville, WA 98270

Highlights

Financially Strong Tenant

Bartell Drugs has approximately 60 locations in Washington State and is an extremely strong company. Founded in 1890, Bartells is the nation's oldest family owned drug store.

Strong Store Sales

This store is an extremely strong performer within the Bartell Drugs chain.

New Long-Term Lease

Offered as a sale lease back, Bartell Drugs is signing a new 10 year lease. Bartell Drug's has successfully operated at this location for over 12 years since it was built in 2000.

Ease of Management

Bartell Drug's has an NNN lease providing ease of management.

Only Free-Standing, Drug Store in the Trade Area

Bartell Drugs is located in a solid neighborhood pocket location and it is the only free-standing drug store in the area.

Excellent Location

The property is surrounded by residential neighborhoods and is located on SR-528 two miles east of Interstate-5 and one and a half miles west of Highway 9.

Excellent Access & Visibility

The site benefits from excellent access and visibility on SR-528.

No Debt

The property is offered free and clear of debt allowing an investor to take advantage of a new loan.





67TH AVENUE NE

BARTELL DRUGS
Washington's Own Drugstores®

ALLEN CREEK SHOPPING CENTER

64TH STREET NE



Bartell Drugs

6602 64th Street NE, Marysville, WA 98270

Site Plan



Location:	6602 64th Street NE, Marysville, WA 98270
Year Built:	2000
Total Land Area:	1.50 Acres
Building SF:	14,300SF
Parking:	34 Parking Stalls; 2.4/1,000 SF
Drive Thru:	Double Lane Drive Thru

GATEWAY SHOPPING CENTER

KOHL'S

ROSS
DRESS FOR LESS



PARTY CITY

WinCo FOODS

MARYSVILLE ALBERTSON CENTER



QUIL CEDA VILLAGE

Walmart



108TH STREET NE

FRED MEYER CENTER

Fred Meyer

GROCERY OUTLET CENTER

GROCERY OUTLET

BIG 5
SPORTING GOODS

PLAZA 88



51ST AVENUE NE

88TH STREET NE

SAFeway PLAZA

SAFeway

67TH AVENUE NE

MARYSVILLE TOWN CENTER

JCPenney

RITE AID



STAPLES

that was easy.

FASHION **BUG**

Walmart

64TH STREET NE

ALLEN CREEK SHOPPING CENTER

BARTELL DRUGS

Washington's Own Drugstores®



Bartell Drugs

6602 64th Street NE, Marysville, WA 98270



Site Description:

Land Area	1.50 Acres
Building Area	14,300 SF
Tenancy	Single Tenant, NNN, Bartell Drugs
Lease Term	New 10 year lease, with six 5-year options.

Financials:

Price	\$ 6,192,500
NOI	\$356,070
Cap Rate	5.75%

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