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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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.





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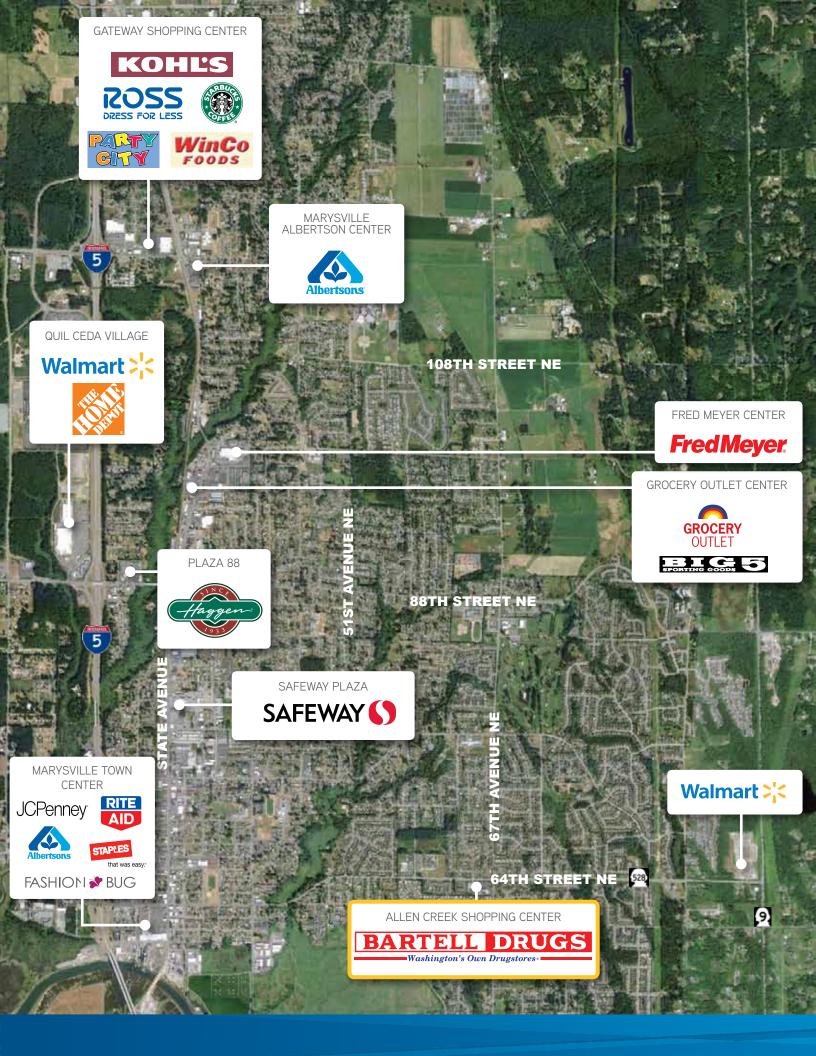
6602 64th Street NE, Marysville, WA 98270

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	





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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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