

RARE SINGLE TENANT CORPORATE LONG TERM LEASE

7714 176th Street & 78th Street
Puyallup, WA



7-ELEVEN | PUYALLUP

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

OFFERING TERMS

PRICE
\$4,544,444

CAP
4.5%

NOI
\$204,500



PROPERTY SUMMARY

Address:	SWC 176th & 78th Street, Puyallup
Building Size:	Approx. 3,000 SF
Land Size:	41,375 SF
Year Built:	2019
Total Land Area:	41,375 SF

LEASE SUMMARY

Lease Type:	Absolute NNN Build-To-Suit (Freestanding)
Lease Term:	15 years
Lease Commencement:	Anticipated 8/1/19
First Year Rent:	\$204,500
Lease Expiration:	2034 (TBD)
Options:	Four (4) Five (5) year options
Rent Adjustments:	10% every 5 years, after the 5th year



SEATTLE
METRO
NNN LEASE!

- 2019 Construction, 3,000 SF Building, .89 Acres
- 15 Year Corporate Lease with 4 – 5 year options
- On the way to and from work for many commuters
- Corporate Lease with largest chain store operator in the Country
- Near JBLM with more than 250,000 soldiers, military retirees & families
- Over 2,000 new homes & 3,500 new employees in the Frederickson area



TENANT SUMMARY

Tenant Trade Name:	7-Eleven
Tenant:	7-Eleven Incorporated, a Texas Corporation
Lease Guarantor:	7-Eleven Incorporated, a Texas Corporation
S&P Credit Rating:	AA-
Moody's Credit Rating:	Baa1
# of Locations (2018):	63,600+
Headquarters:	Irving, TX

Founded 90 years ago, **7-Eleven is the largest chain store operator with approximately 65,000+ locations in 18 countries, as well as one of the nation's largest independent gasoline retailers.** Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of its local customers.

"7-Eleven is always looking for new Franchisees to serve their communities, including diverse candidates and retired veterans looking for a second career," said Larry Hughes, 7-Eleven Vice President of Franchise Systems.

#2 Overall Franchise, #2 Fastest-Growing Franchise & #6 Top Brands according to Entrepreneur's 2018 Franchise 500 Ranking.

Ranked on Fast Company Magazine World's Top 10 Most Innovative Companies in Retail.

#1 Ranked franchise on Entrepreneur magazine's 2017 Top Global Franchises List. CEO of 7-Eleven's response to this accolade, "As a franchisor, being recognized as the No.1 business opportunity by Entrepreneur Magazine is a tremendous honor. In turn, we recognize that our franchise owners are the key to this iconic brand's success and share this award with them. Together, we have created a winning franchise system and work every day to provide new opportunities to entrepreneurs."



TOP GLOBAL
FRANCHISES LIST

#1
ENTREPRENEUR
MAGAZINE



TOP 20 FRANCHISES
TO START

#3
FORBES
MAGAZINE

PROPOSED SITE PLAN



41,375
Land Area SF

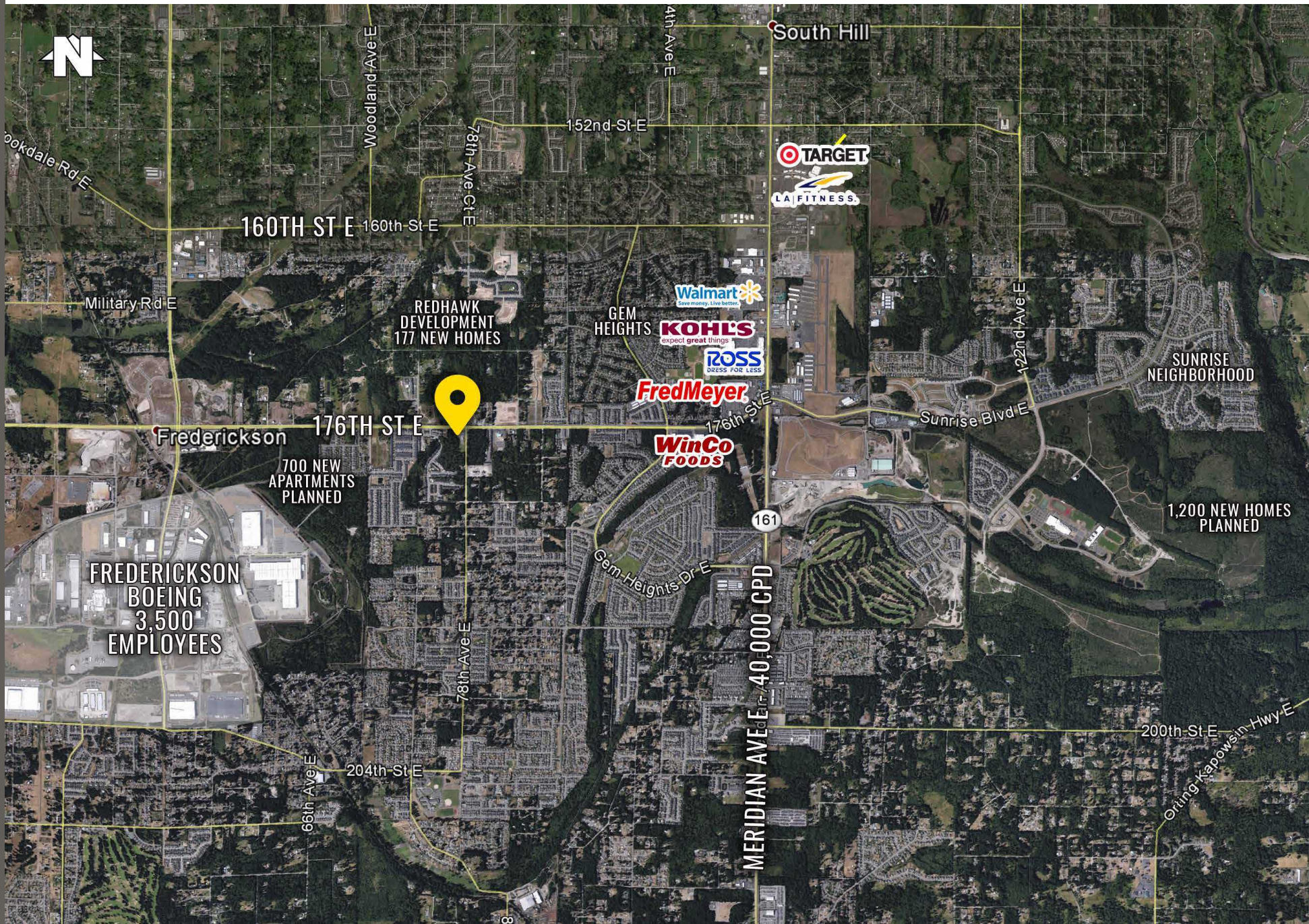


0.94
Acres

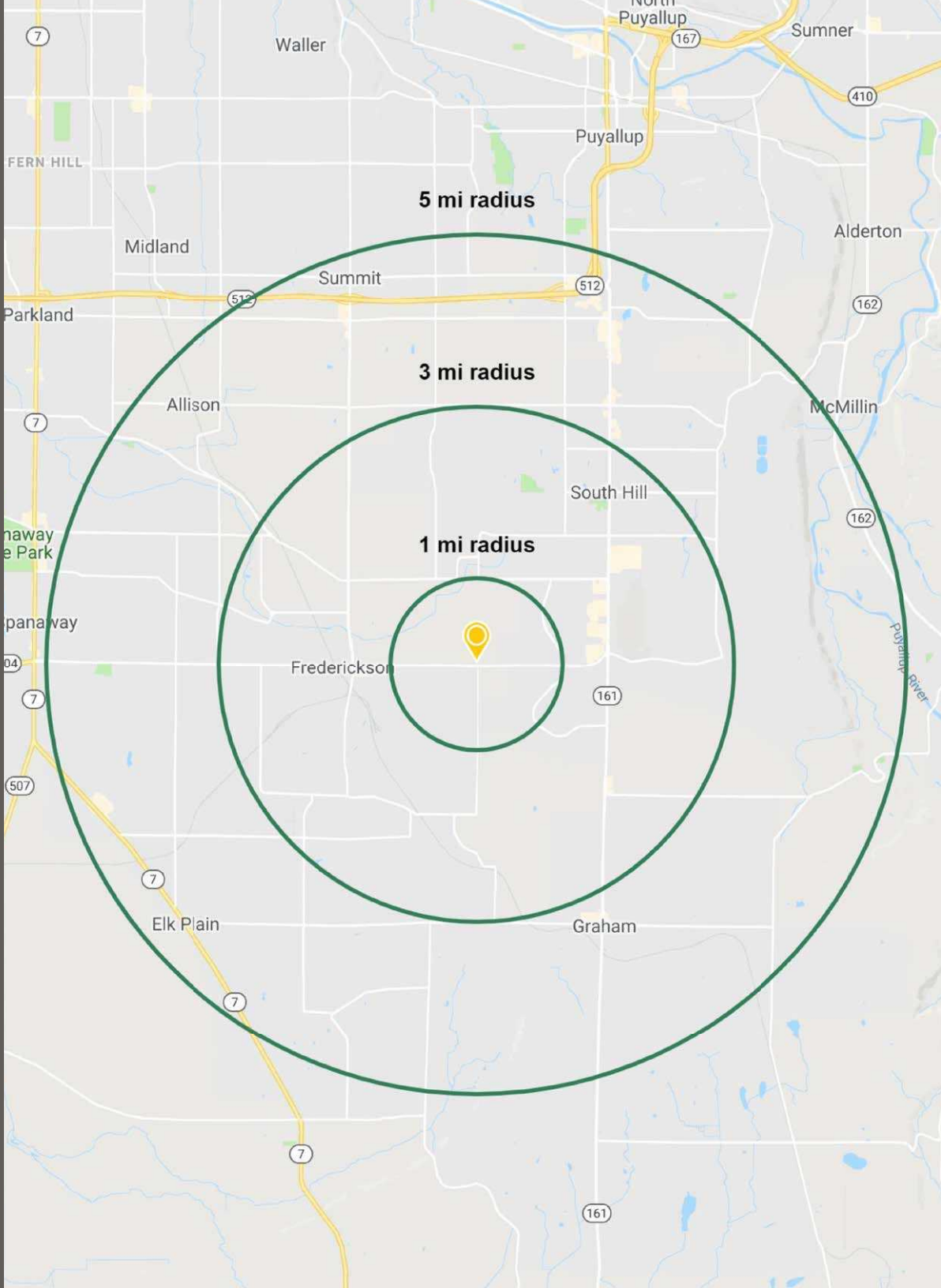


18
Parking Spaces

LOCATION AERIAL



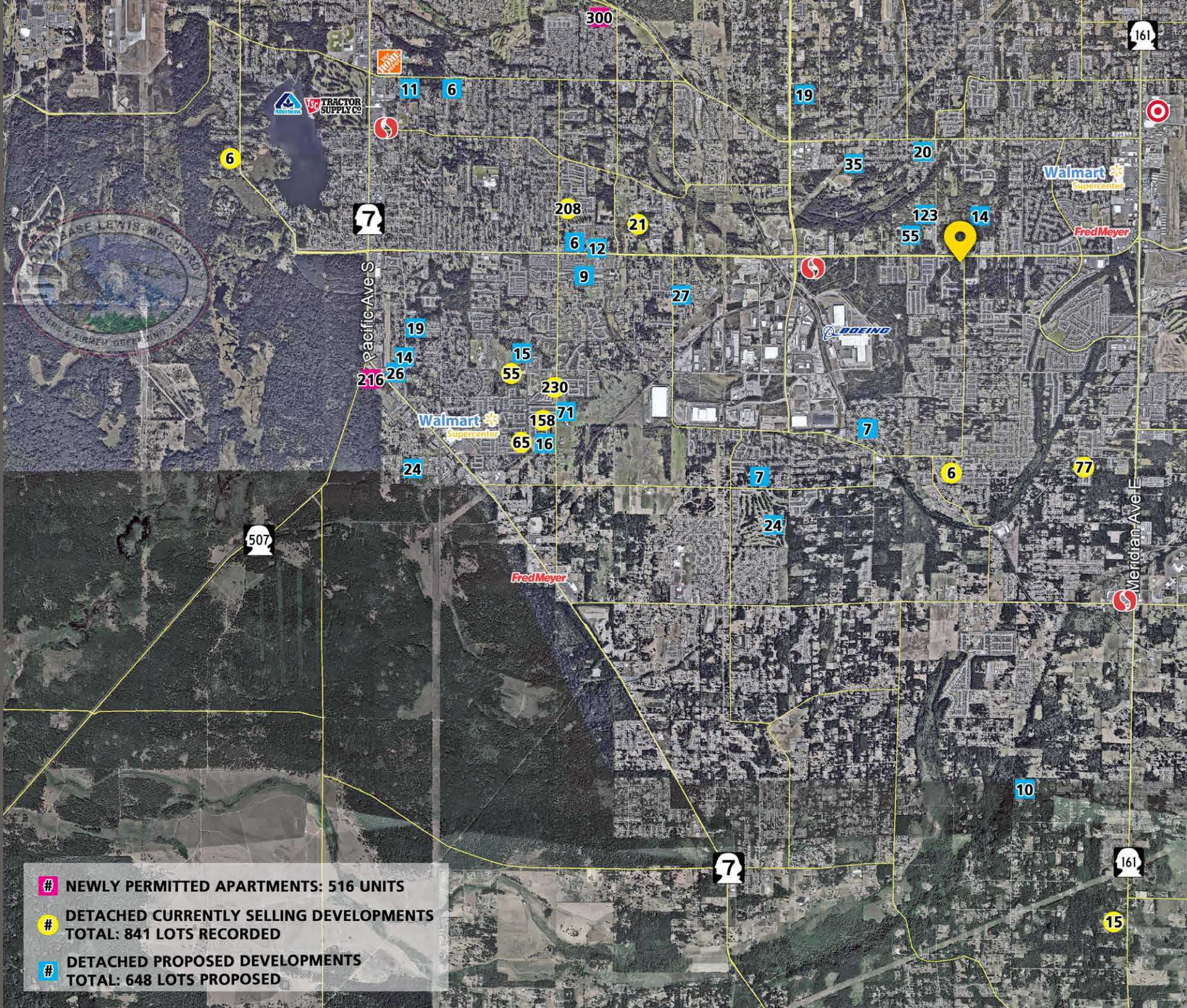
DEMOGRAPHICS



	Mile 1	Mile 3	Mile 5
Population	12,690	76,081	177,861
Projected Annual Growth (2018-2023)	1.9%	1.8%	1.8%
Historical Annual Growth (2010-2018)	5.6%	3.2%	2.4%
Estimated Households	4,127	25,267	61,880
Average Household Income	\$98,072	\$92,579	\$91,572
Median Household Income	\$83,089	\$82,829	\$78,589
Daytime Population	3,653	31,693	81,315
Adult Population 25+ yo	9,577	58,045	138,273
Total Businesses	62	1,243	3,326
Total Employees	574	11,883	30,542

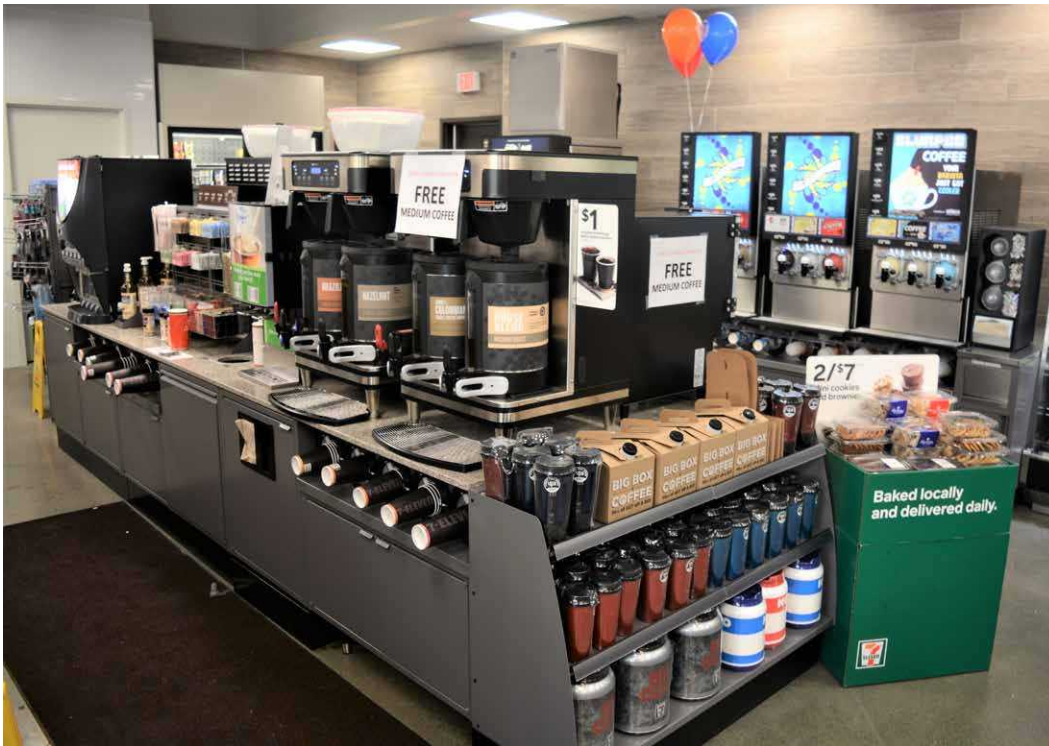
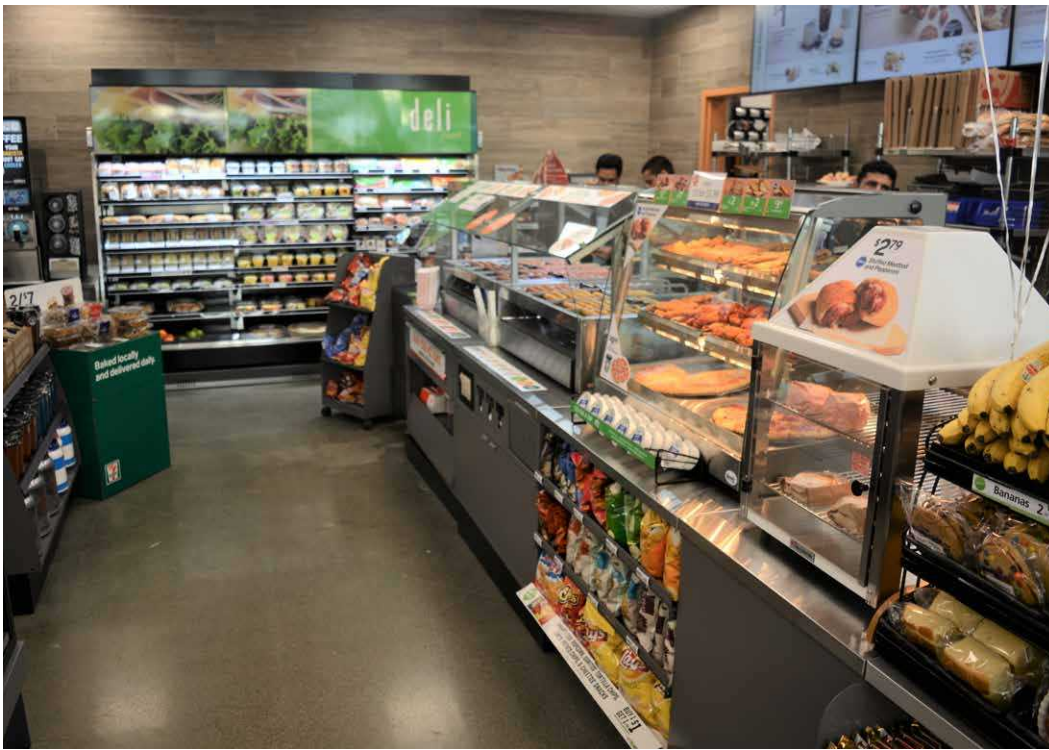
DEMOGRAPHICS

HOUSING AERIAL



- # NEWLY PERMITTED APARTMENTS: 516 UNITS
- # DETACHED CURRENTLY SELLING DEVELOPMENTS TOTAL: 841 LOTS RECORDED
- # DETACHED PROPOSED DEVELOPMENTS TOTAL: 648 LOTS PROPOSED

NEW INTERIOR FORMAT



THE NORTHWEST region is built on the strength of industries competing in the knowledge-and international-based economy. In fact, foreign investment accounts for 3.7% of the state's private industry employment with foreign-controlled businesses employing over 91,000 Washington workers. Combine that with the superb quality of life in the Pacific Northwest, a world-class arts scene, professional sports teams, and culinary delights from some of the country's top chefs, and you've got a great place to do business where your employees will be happy to call "home."

OUR REGION'S STRENGTHS INCLUDE

- » Strategic location with regard to the Pacific Rim
- » Nonstop international flights
- » Deep-water ports
- » Reliable transportation connection to the rest of the U.S.
- » Well-educated population
- » Strong business climate
- » Vibrant international communities
- » Vast experience in international trade



BY THE NUMBERS

11.4% of Washington State jobs tied to the tech economy, the highest concentration in the US

#1 Washington state's ranking on the TechNet state Broadband Index, due primarily to the strong orientation of our economy to information and communication technology and the number of companies focused on app development

#4 Seattle's rank as a global startup hub, beating out New York City and Boston, due to the number of startups created, the talent pool, and infrastructure

#3 Washington State's rank in the latest "State New Economy Index" published by the Information Technology and Innovation Foundation, based on our economy's reliance on innovation



TACOMA | KIRKLAND | SEATTLE | PORTLAND



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