

Offering Memorandum

East Hill Plaza

24202 104TH AVE SE | KENT, WA



RICK GRAFF
206 332 1493
rgraff@nai-psp.com

ANDREW GRAFF
206 332 1486
agraff@nai-psp.com

KYLE GRAFF
206 332 1494
kgraff@nai-psp.com

NAI Puget Sound
Properties

Offering Summary

ADDRESS 24202 104th Ave SE
Kent, WA

PARCEL NUMBER 783080-0116

TYPE Retail

LAND AREA 74, 697 SF

BUILDING SIZE 21,998 SF

YEAR BUILT 1990

ZONING CC

NO. OF TENANTS 5

PRICING \$6,690,000

CAP RATE / PROFORMA 6.13% / 7.24%





Investment Overview



EASE OF MANAGEMENT

The property features five tenants all under structured NNN leases with minimal Landlord obligations. Diverse tenant mix with staggered lease expirations.



CONTRACTED RENTAL INCREASES

80% of tenants have contracted increases ranging from 2.5% and 3% annually to 10% every five years.



STRONG RETAIL MARKET

Kent is a middle-class melting pot, with a diverse consumer market that includes a mix of age groups and income levels.



FUTURE RENT UPSIDE

Big 5 is currently paying under market rent at \$15.51/SF with no option periods. Once the Big 5 lease expires, there is potential upside stabilizing the rent at market rate (\$22/SF).

\$6,690,000

SALE PRICE

6.13%

CURRENT CAP RATE

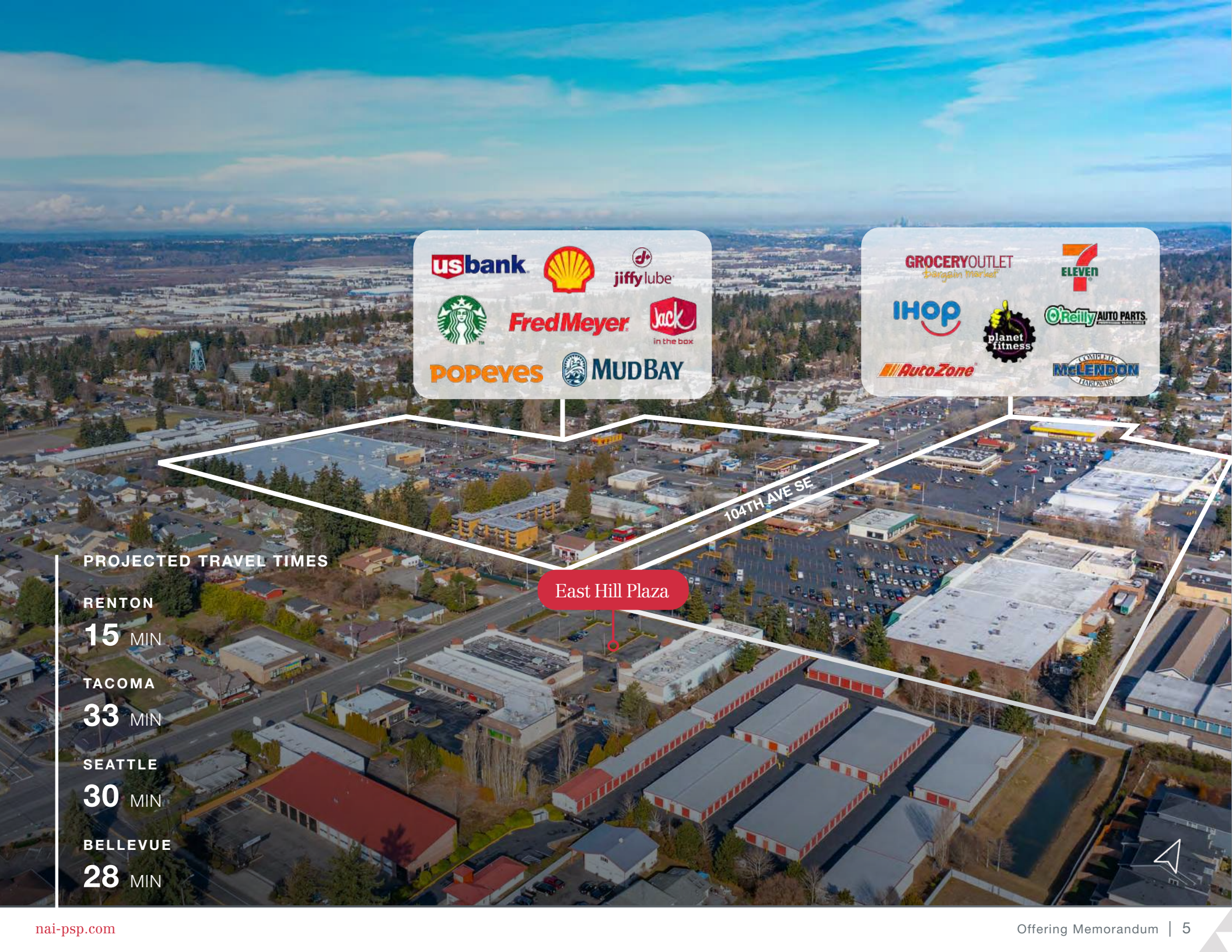
7.24%

PROFORMA CAP RATE



East Hill Plaza

104TH AVE SE



usbank Shell jiffylube Starbucks Fred Meyer Jack in the box Popeyes MUDBAY

GROCERY OUTLET Bargain Market 7 ELEVEN IHOP planet fitness O'Reilly AUTO PARTS AutoZone McLENDON HARDWARE

East Hill Plaza

104TH AVE SE

PROJECTED TRAVEL TIMES

RENTON

15 MIN

TACOMA

33 MIN

SEATTLE

30 MIN

BELLEVUE

28 MIN

Financial Overview

TENANT INFORMATION

Suite	Tenant	Size SF	Monthly Rent	Annual	Lease Start	Lease End	Rent PSF	Increases
Suite 104	Tienda Mexicana La Bonita	6,600	\$13,735.55	\$164,826.60	11/1/2021	10/31/2031	\$24.97	3.00%
Suite 106	Tasty Indian Cuisine	1,200	\$2,200.00	\$26,400.00	1/1/2021	12/31/2026	\$22.00	10% in Year 3
Suite 108	Pho Saigon Soul	2,100	\$3,785.25	\$45,423.00	6/1/2022	5/31/2029	\$21.63	3.00%
Suite 110	K Cloud Smoke Shop	1,800	\$2,364.00	\$28,368.00	8/1/2021	7/31/2026	\$15.76	2.50%
Suite 110	Big 5 Sporting Goods	10,000	\$12,923.00	\$155,100.00	2/1/2020	1/31/2025	\$15.51	None
Total		21,700	\$35,007.80	\$420,117.60				

INCOME & EXPENSES

	Annual	Per SF
Gross Scheduled Income	\$420,093.60	\$19.10
NNN Reimbursements	\$150,009.00	\$6.91
Effective Gross Income	\$570,102.60	\$26.27
2022 Operating Expenses		
Taxes	\$64,732.00	\$0.92
Insurance	\$9,500.00	\$1.08
Utilities	\$43,927.00	\$0.54
Repairs & Maintenance	\$11,850.00	\$0.48
Management	\$30,000.00	\$2.71
Total Operating Expenses	\$160,009.00	\$7.58
Net Operating Income	\$410,093.60	\$18.64



Location Highlights



Strong Retail Corridor

Centrally located within the East Hill neighborhood in Kent. East Hill provides a diverse range of retail options, from large chain stores to small local businesses, catering to a wide range of shopping needs. The offering is in the heart of the trade area and will not be out-positioned.

Strategic Location Near Major Employment Hubs

Prime location near major employment hubs Seattle, Bellevue, Renton and Tacoma providing convenient access to job opportunities, amenities and transportation options.

Dense Demographics

This property boasts a highly populated surrounding area, with over 255,000 residents within a 5-mile radius. Notably the immediate population has experienced a substantial 32% increase over the past decade, further contributing to the property's potential for attracting a diverse and robust customer base.

Excellent Access and Visibility

The offering benefits from excellent access and visibility with two convenient ingress and egress locations along 104th Ave. The property is located in the middle of highly trafficked intersections at 104th and 240th in Kent (30,000+ vehicles per day).



Kent Retail Overview

The retail market in Kent, WA is vibrant and diverse, with a variety of retail spaces available throughout the city. The retail sector includes shopping centers, standalone stores, and mixed-use developments.

One of the major retail destinations in Kent is the Kent Station shopping center, which features a mix of national and local retailers, restaurants, and a movie theater. This open-air shopping center spans over 470,000 square feet and is located in the heart of downtown Kent, making it a popular destination for shoppers and retailers alike. The center's location near major transportation routes, including Interstate 5 and State Route 167, also makes it easily accessible to customers from surrounding areas.

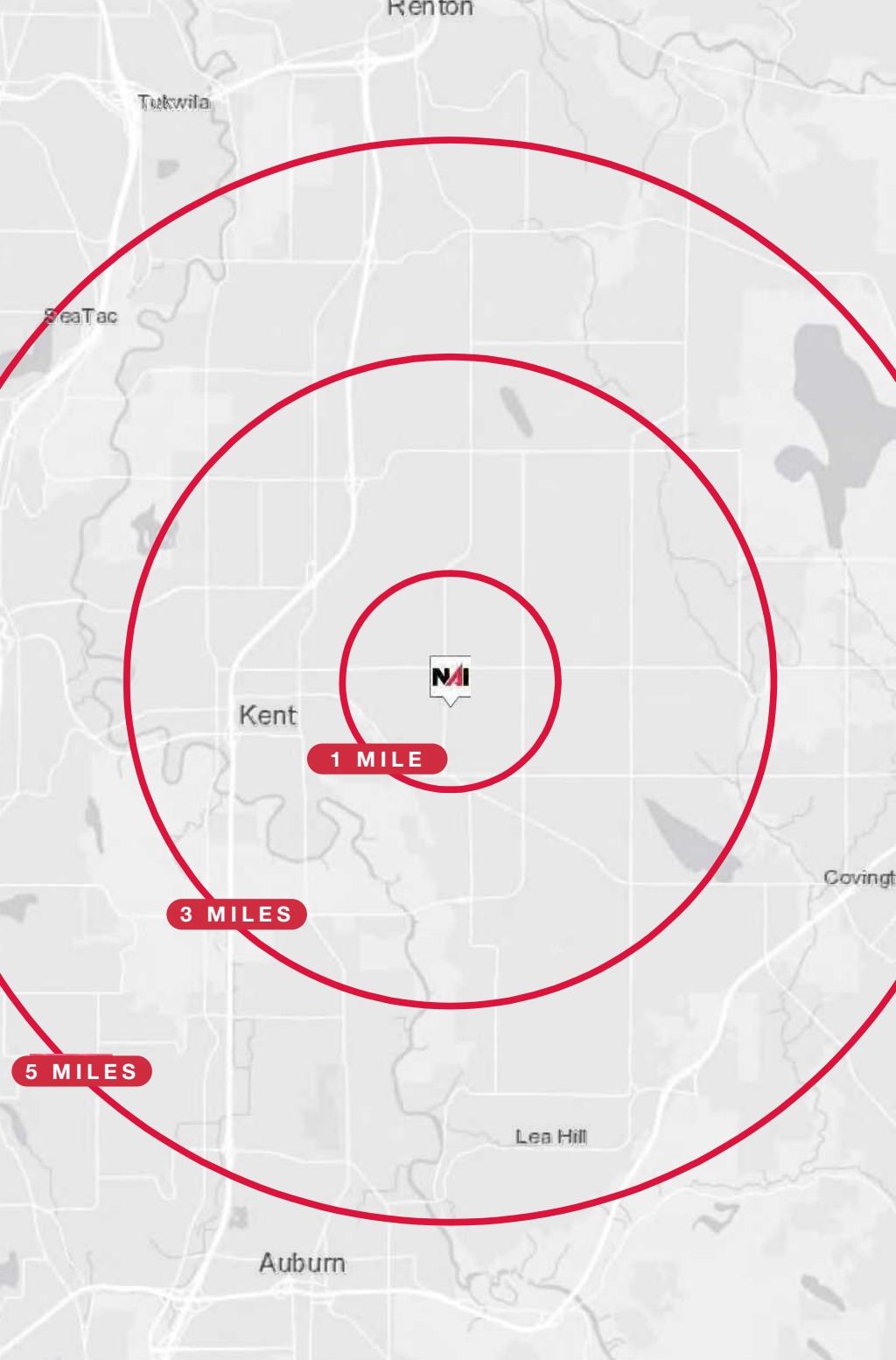
Apart from Kent Station, Kent's retail sector features a wide range of retail spaces for lease, including strip centers, neighborhood centers, and standalone stores. The city has a diverse mix of national and local

retailers, with some of the notable national retailers including Walmart, Target, and Costco, along with several big-box stores and chain restaurants.

Kent's retail market has also adapted to changing consumer habits, with many retailers embracing e-commerce and offering online shopping options. Additionally, many retailers are investing in omni-channel strategies, which integrate online and in-store experiences to provide customers with a seamless shopping experience.

Overall, the retail market in Kent is competitive, with relatively low vacancy rates and competitive rental rates compared to other cities in the region. Kent's location within the Puget Sound region, its access to major transportation routes, and its diverse mix of retailers make it an attractive destination for retailers looking to establish a presence in the area.





Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	24,872	118,900	256,782
Annual Population Increase (2023-2028)	0.22%	0.35%	0.34%
Households	8,484	41,198	89,284
Median Age	33.6	36.7	37.4.3
Median HH Income	\$80,437	\$95,338	\$98,248
Avg. HH Income	\$96,125	\$118,381	\$120,843
Avg. Disposable Income	\$74,543	\$89,438	\$91,905

Offering Memorandum

East Hill Plaza

24202 104TH AVE SE | KENT, WA

EXCLUSIVELY LISTED BY:

RICK GRAFF
206 332 1493
rgraff@nai-psp.com

ANDREW GRAFF
206 332 1486
agraff@nai-psp.com

KYLE GRAFF
206 332 1494
kgraff@nai-psp.com

NAI Puget Sound
Properties

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. SHARED DRIVES ADMIN TEAM MARKETING MARKETING - INDESIGN2024 OFFERING MEMORANDUM EAST HILL PLAZA - KGRAFF EAST HILL PLAZA OM