



amazon go

New, high-quality construction; 20-year roof warranty

10% rent increases every 5 years

Amazon; #2 Fortune 500 Company

New long-term lease; Expires 9/2033

Phenomenal, regional location



EXECUTIVE SUMMARY & INVESTMENT HIGHLIGHTS

We are pleased to present a premier investment opportunity in the greater Puget Sound region, featuring a newly developed, free-standing single tenant property that offers both rarity and high credit quality. This asset, leased to Amazon, one of the strongest companies in the world, for the initial lease term with 'A+' credit, stands out as an attractive investment due to its numerous advantageous features:

▶ FREE-STANDING SINGLE TENANT OFFERING

An exceptional chance to invest in a high-credit, new, single tenant asset in a highly sought-after location.

▶ AMAZON

Amazon is the largest E-Commerce company in the world with over 1.5M employees and \$575B in net sales revenue in 2023.

▶ LONG-TERM FLEXIBILITY

Though presently a single tenant building, it is designed to accommodate up to three tenants if needed, providing future strategic leasing opportunities.

▶ BRAND NEW DEVELOPMENT

The property prides itself on first-class building quality and interior build-out, providing low maintenance costs, a 20-year roof warranty, and stellar curb appeal.

▶ SUPERIOR LOCATION

Positioned on Meridian Ave, with traffic counts in excess of 50,000, and directly opposite the Target anchored Sunrise Village Shopping Center, the Offering will benefit from continuous consumer and tenant.

▶ NEW LONG-TERM LEASE

With a lease expiration date set for 9/30/2033, investors are guaranteed over 9 years of stable rental income.

▶ CONTRACTED RENTAL INCREASES

Built into the lease are 10% rental increases every 5 years, enhancing the initial cap rate by 50 basis points in 2028.

▶ HIGH-GROWTH TRADE AREA

The site is embedded within a dynamic and high-growth trade area. Within a 3-mile radius of the site, there are nearly 100,000 people and average household income exceeds \$125,000.

This unique investment opportunity marries the stability of a long-term lease with a premier tenant and the compelling growth prospects of its strategic location. Offering low maintenance, flexibility, and strong growth potential, it stands as a prime acquisition for investors looking for high-quality, secure, and growth-oriented real estate assets.



HIGH PERFORMING TRADE AREA (PLACER.AI)

SUNRISE VILLAGE

Sunrise Village shopping center is the premier community shopping destination for the puyallup trade area community. The Center is ranked in the top 11% of community shopping centers in the U.S. for total visits. Over the past 12 months, the Center saw 4.4M visitors, a +45% increase from 3 years ago.



Top 4% in the U.S.
#4 chain in WA



#1 chain in WA



Strong performing
Target



Top 3% chain in the U.S.
#1 chain in WA



#4 chain in WA

156th St E

51,000+ VPD



TERMS OF THE OFFERING



PRICE: \$5,070,000



YEAR BUILT: 2023



YEAR-1 CAP RATE: 6.00%
2028 CAP RATE: 6.60%



BUILDING AREA: 6,000 SF
LAND AREA: 0.63 ACRES



YEAR-1 NOI: \$304,200



ADDRESS: 15518 MERIDIAN AVE E, PUYALLUP, WA



SITE PLAN





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