



Windermere
COMMERCIAL

OFFERING MEMORANDUM
TRINITY BUILDING, ANACORTES





OFFERING SUMMARY

Multi-tenant building on Commercial Avenue with strong anchor tenants Thrifty Cleaners and X restaurant. Leases are all NNN leases with yearly 3-4% increases and options to renew in place. Currently one space available for lease or for the use of the new building owner.

The property consists of one 20,850 square foot lot, spanning both Commercial and Residential High Density (R4) zoning. Fronting Commercial Avenue Anacortes' main arterial with 14,000 cars per day flowing by, this building will continue to be easy to lease. Some lease rates are below market giving room to add value over time as leases end.

BUILDING SIZE: 11,074 SF
LEASES: NNN

PROPERTY: 20,850 SF
ZONING: COMMERCIAL/RES HD



LEASE SUMMARY

Suite	Tenant	Lease Start	Lease Termination	Lease Type	Sq Ft (Per Lease)	Annual Rent	\$/SF (Lease SF)
1007 15th	ACS (Anacortes Construction Services)	06/01/21	MONTH TO MONTH	NNN	1,500	\$31,827	\$21.22
1506 Commercial	Aranya (Restaurant)	09/01/23	08/31/28	NNN	4,500	\$43,200	\$9.60
1500 Commercial	MedTruly	07/01/22	06/01/25	NNN	1,500	\$29,952	\$19.97
1009 15th	Thrifty Cleaners	06/01/20	05/31/30	NNN	2,912	\$36,792	\$12.63
1009 Office	Vacant			NNN		\$0	
					10,412	\$141,771	\$13.62

ALL LEASES HAVE OPTION TO RENEW



PRO FORMA

POTENTIAL GROSS INCOME

Suite	Tenant	Sq Ft	Current Annual Rent
1007 15th	ACS (Anacortes Construction Services)	1,385	\$31,827 (Current)
1506 Commercial	Aranya (Restaurant)	4,478	\$43,200 (Current)
1500 Commercial	MedTruly	1,450	\$29,952 (Current)
1009 15th	Thrifty Cleaners	2,827	\$36,792 (Current)
1009 Office	New Tenant	1,106	\$13,825 (Anticipated)
POTENTIAL INCOME			\$155,596

EXPENSE CHARGEBACKS:	<u>\$24,248</u>
TOTAL GROSS INCOME:	\$ 179,844

Expenses	Per Sq Ft	Total
Taxes		\$15,813
Maintenance	.50	\$5,623
Insurance	.30	\$3,374
Electrical	.45	\$5,061
Miscellaneous	.10	\$1,125
Reserves	.10	\$1,125
TOTAL EXPENSES		\$32,121
NET OPERATING INCOME		\$147,723



GEOGRAPHIC REGION

The City of Anacortes is located on Fidalgo Island in Skagit County and has a population of 20,451 living within 5 miles of the Anacortes Professional Center.

Anacortes is 15 miles from I-5 in Burlington Wa, 11 miles from NAS Whidbey Island, 60 miles from Seattle, 74 miles from SeaTac airport and 35 miles from the US Canadian Border in Blaine.

Fidalgo Island is also the gateway to the San Juan Islands, with Washington State Ferry System launching from Anacortes.



HALFWAY BETWEEN SEATTLE AND VANCOUVER BC, ANACORTES IS IDEALLY LOCATED FOR BUSINESS ON BOTH SIDES OF THE BORDER.

DEMOGRAPHICS

THE GREATER ANACORTES AREA HAS A HIGHLY EDUCATED AND SKILLED GROWING WORKFORCE FOR YOUR COMPANY TO RECRUIT FROM.

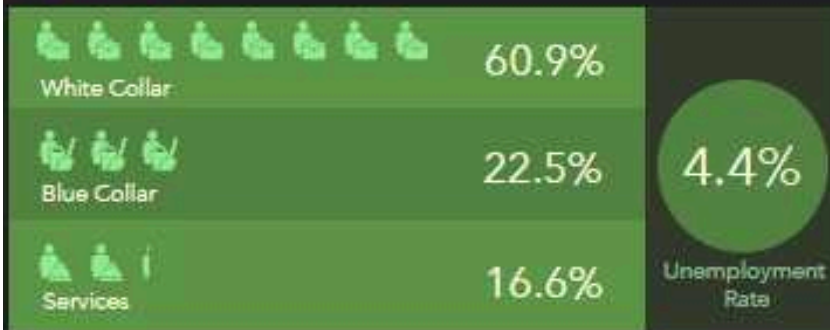
EDUCATION



INCOME



EMPLOYMENT



KEY FACTS



HOUSEHOLD INCOME (\$)

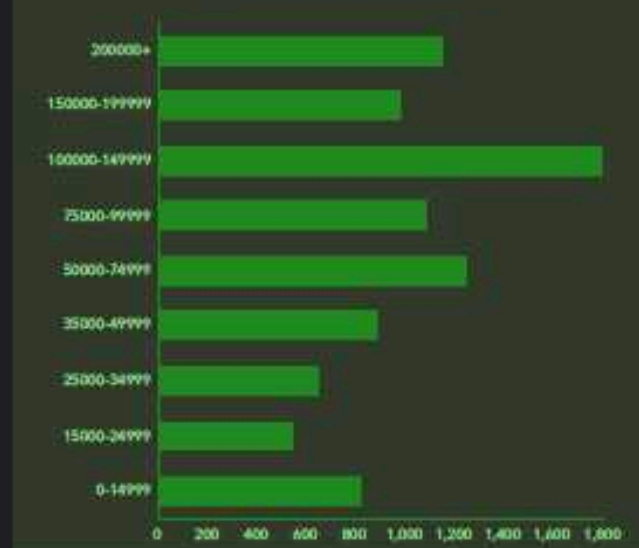




PHOTO GALLERY





PHOTO GALLERY

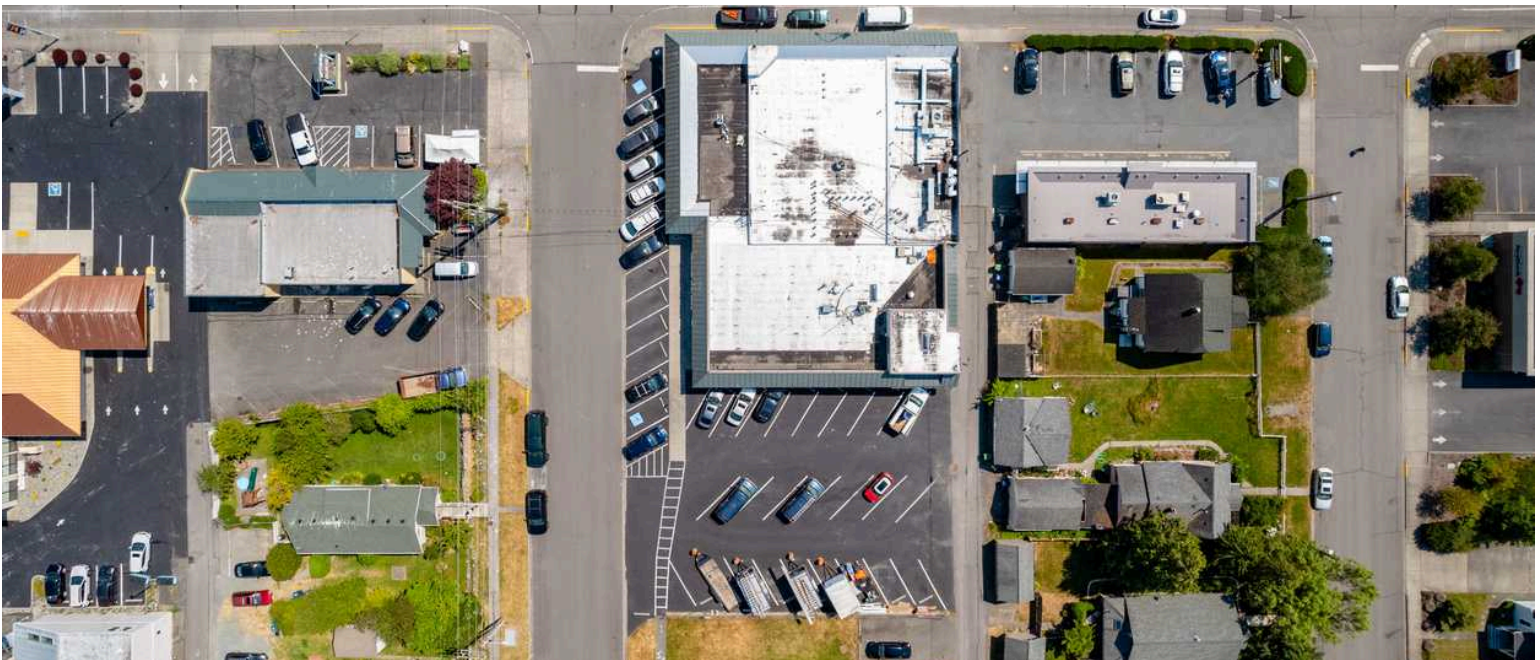




PHOTO GALLERY





Windermere

COMMERCIAL



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