



7-ELEVEN

19011 141st Street Court East, Bonney Lake, WA

Asking Price: \$8,330,000 | Cap Rate: 5.10%



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INVESTMENT HIGHLIGHTS

- ◇ Brand-new build-to-suit construction leased by 7-Eleven Corporate, an investment grade credit tenant (S&P: A). This location is one of 7-Eleven's newest prototypes with a one-of-a-kind design unique to the Tehaleh community's architectural standards including improved architectural facades and interior finishes.
- ◇ 7-Eleven opened with reportedly strong sales.
- ◇ 14 years remaining term with 7.5% rent increases every 5 years.
- ◇ NNN lease structure provides limited Landlord responsibilities.
- ◇ The property is a part of the new Tehaleh master plan development, which will include over 9,700 new homes, 475 acres of employment use, and 1,800 acres of parks and trails over the next 10 years.
- ◇ The site is adjacent to a brand-new Wendy's, near a dental clinic, across the street from a Kiddie Academy currently in development, and next to Donald Eismann Elementary which enrolls over 620 students.



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