

SANDY CORNER | BONNEY LAKE



FOR SALE: VALUE-ADD INVESTMENT
19106 WA SR 410, BONNEY LAKE

Presented by Josh Parnell & Jacob Fors

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

petco

Marshalls

TARGET

Applebee's

FAMOUS footwear

Red Robin GOURMET BURGERS & MORE

TERMS OF THE OFFERING

Price \$4,400,000

Price PSF \$276

In Place NOI \$221,016

Stabilized Year 2 NOI \$337,448

Stabilized CAP Rate 7.1%

Total GLA 15,920 SF

Number of Tenants 5

WA SR 410 - 45,080 CPD

Walmart

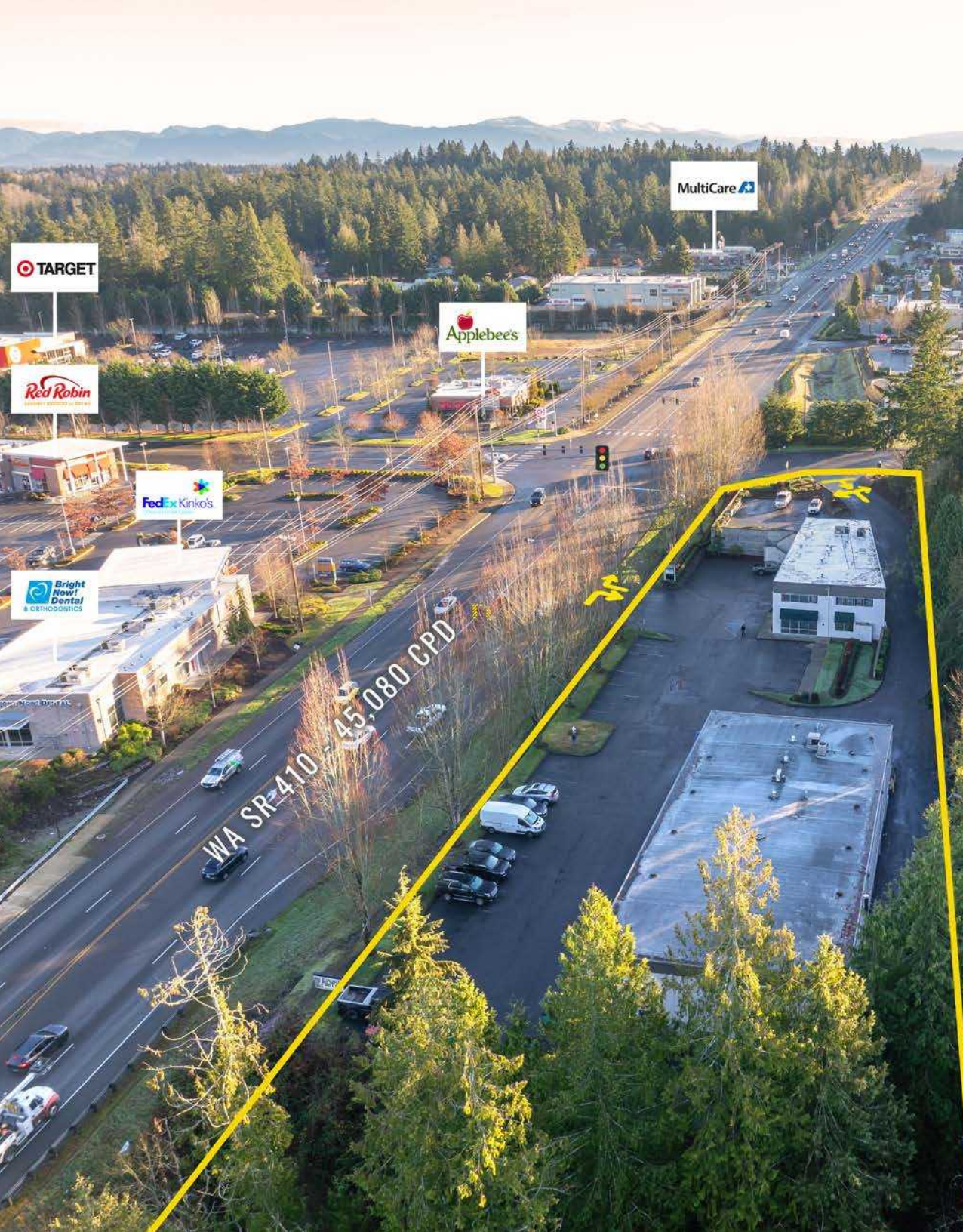
STARBUCKS

planet fitness

Jack in the box

KeyBank

BANK OF AMERICA



PROPERTY DETAILS

Property	Sandy Corner
Address	19106 WA-410, Bonney Lake, WA 98391
Sale Price	\$4,400,000
Price/SF	\$276 PSF
Building SF	15,920 SF (Two Buildings)
Year Built	1994
Lot Size	2.24 Acres (97,574 SF)
Parking Spaces	60 stalls
Parcel No.	0520334023
Taxes	\$32,692.90 (2024)
Zoning	Mid-town Core
Access	Access via HWY 410 & at lighted intersection
Signage	2 monument signs & building signage
Roof	New in 2024
Paint	New in 2024

INVESTMENT HIGHLIGHTS



PRIME LOCATION

Strategically positioned along WA-410 in Bonney Lake, WA, this property benefits from excellent visibility and high daily traffic counts in a rapidly growing suburban market.



FLEXIBLE MULTI-BUILDING CONFIGURATION

Featuring two buildings on-site, this property provides versatile opportunities for a variety of retail, office, or service-based tenants, appealing to diverse business needs in the area.



STRONG MARKET FUNDAMENTALS

Bonney Lake continues to experience steady population and economic growth, supported by ongoing residential and commercial developments, creating a robust environment for long-term investment stability.



PROPERTY PHOTOS



CURRENT RENT ROLL

SUITE	TENANT	SQUARE FT	CURRENT RENT/SF	PROFORMA RENT/SF	CURRENT ANNUAL RENT	LEASE START	LEASE EXPIRES
19102A	VACANT	2,640		\$24.00			
19102B/C	Scott Michael Heutmaker	5,280	\$27.13	\$27.94	\$143,244	11/1/2016	10/31/2026
19106A	Ping Shu Ding & Li Liu	1,185	\$20.99	\$21.84	\$24,876	10/1/2024	9/31/2029
19106B	VACANT	1,815		\$24.00			
19106C	Paradox Tattoo LLC	5,000	\$16.88	\$16.88	\$84,408	10/15/2019	12/31/2024
	CURRENT OCCUPIED SF	11,465					
TOTAL		15,920			\$252,528		



FINANCIALS

VALUATION SUMMARY

CURRENT INCOME

Total Base Rent Revenue	\$252,528
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Reimbursed Expenses:

CAM	\$1.70
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Property Taxes	\$1.93
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Insurance	\$0.15
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Management	\$1.06
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Utilities	\$1.34
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Total Reimbursed Expenses on Occupied SF	\$6.18	\$70,854
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TOTAL REVENUE	\$323,382
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TOTAL EXPENSE	(\$98,386)
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Vacancy:	0.0%	\$0
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Structural Reserve:	\$0.25	(\$3,980)
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NET OPERATING INCOME	\$221,016
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PROFORMA VALUE

Total Base Rent Revenue	\$364,732
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Reimbursed Expenses:

CAM	\$1.75
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Property Taxes	\$1.99
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Insurance	\$0.15
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Management	\$1.09
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Utilities	\$1.38
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Total Reimbursed Expenses	\$6.36	\$101,337
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TOTAL REVENUE	\$466,069
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TOTAL EXPENSE	(\$101,337)
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Vacancy:	5.0%	(\$23,303)
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Structural Reserve:	\$0.25	(\$3,980)
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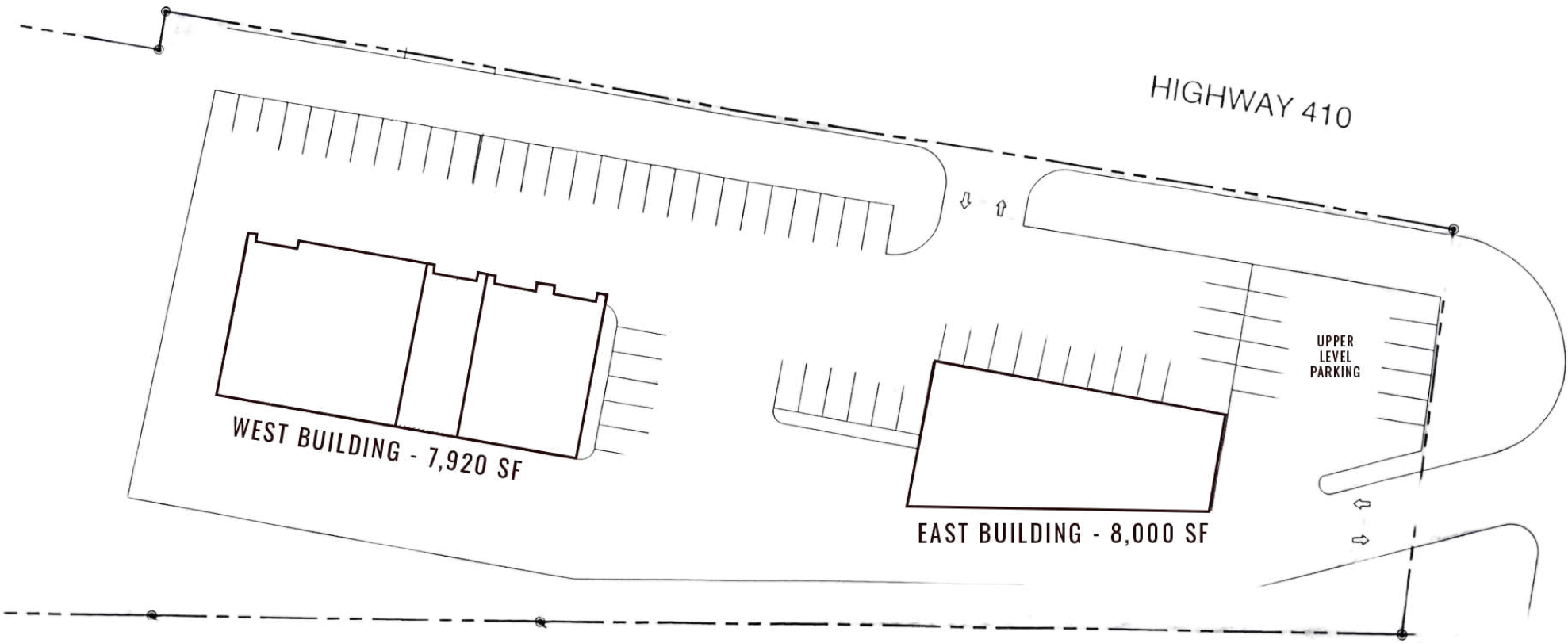
NET OPERATING INCOME	\$337,448
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PRO FORMA CAP RATE	7.1%
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*Leasing Cost Assumptions \$350,000



SITE PLAN



PARCEL INFORMATION



PARCEL NO.

0520334023



LOT SIZE

2.24 Acres (97,574 SF)

BUILDING SIZE

West Building - 7,920 SF

East Building - 8,000 SF

WA SR 410 - 45,080 CPD





WA SR 410 - 45,080 CPD



SUMNER & PUYALLUP
5 MILES WEST

BUCKLEY & ENUMCLAW
11 MILES EAST

WA SR 410 - 45,080 CPD



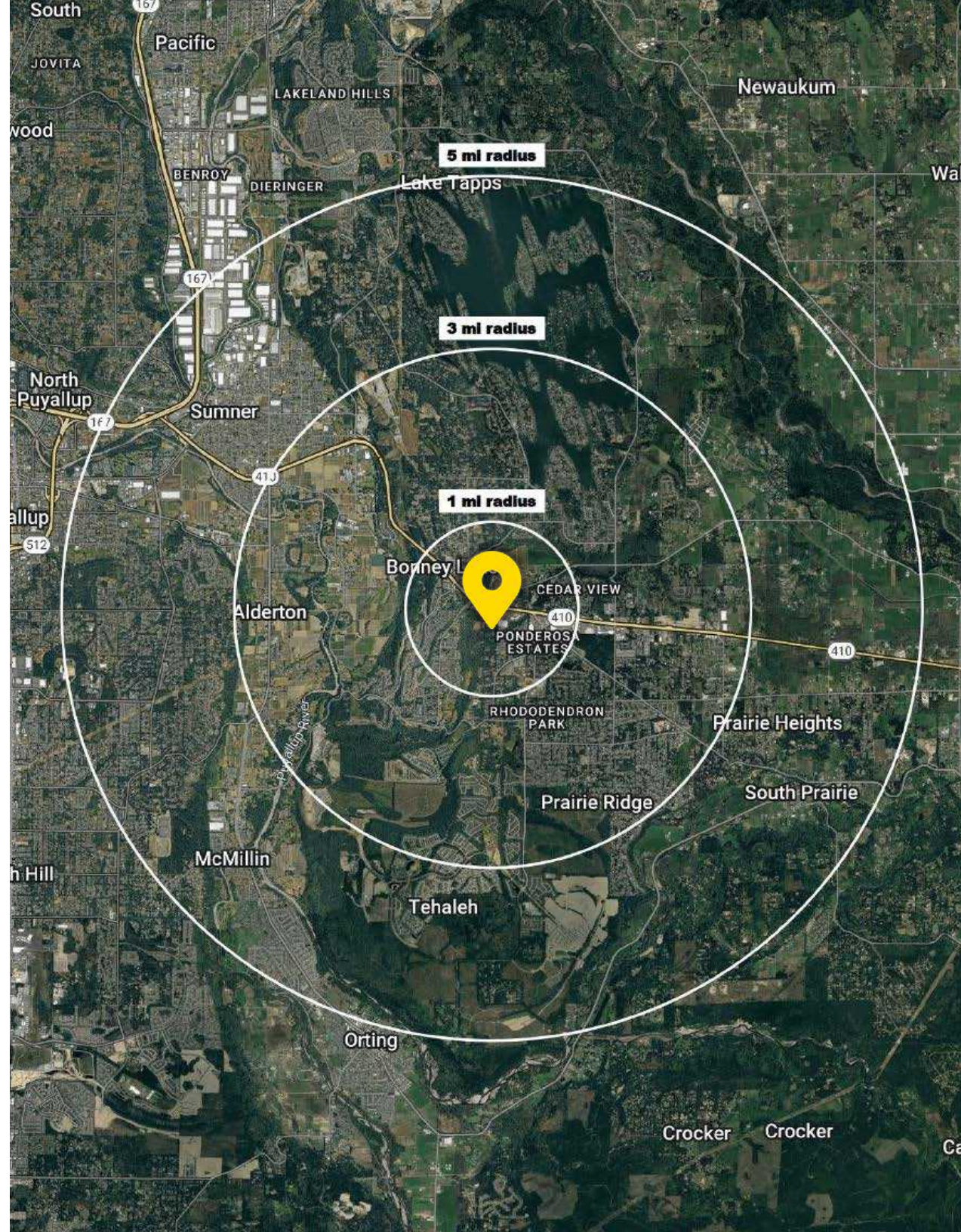
CONNECTION TO
TEHALEH DEVELOPMENT
9,000 NEW HOMES **tehaleh**

TRADE AREA DESCRIPTION

Bonney Lake, WA, is a vibrant and fast-growing community in Pierce County, located approximately 20 miles southeast of Tacoma and 40 miles south of Seattle. Known for its scenic beauty and proximity to Mount Rainier, Bonney Lake offers a blend of suburban comfort and outdoor recreation, making it a desirable place to live and work. The trade area benefits from a strong and steadily increasing population, driven by ongoing residential developments and a family-friendly environment. With convenient access to major highways like WA-410 and SR-167, Bonney Lake serves as a retail and service hub for neighboring communities, attracting shoppers and visitors from across the region. The area features a diverse mix of national retailers, local businesses, and dining options, catering to the needs of its growing, affluent population.

TRADE AREA DEMOGRAPHICS


	1 MILE	3 MILES	5 MILES
POPULATION	9,090	50,198	106,430
DAYTIME POP.	3,923	19,824	48,787
AVG HOUSEHOLD INCOME	\$158,737	\$159,196	\$162,972
NO. OF HOUSEHOLDS	2,972	17,507	38,221
LABOR FORCE	7,103	39,071	83,495
COLLEGE EDUCATION +	1,976	10,163	22,876







**RELATIONSHIP FOCUSED.
RESULTS DRIVEN.**

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**FIRST
WESTERN
PROPERTIES**

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