

SALE

THUNDER DOME CAR MUSEUM INDUSTRIAL

1920 Garrett St Enumclaw, WA 98022



SALE PRICE

\$8,600,000

Brandon Thomas

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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Confidentiality & Disclaimer

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Recommendations

Property Summary

Complete Highlights

Complete Highlights

Complete Highlights

Location Map

Floor Plans

Site Plans

Additional Photos

Additional Photos

Demographics Map & Report

Advisor Bio 1

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+
Professionals

Presence in
40 COUNTRIES

OVER 12,500
Transactions

\$6.34 BILLION
Sales Volume

\$1.77 BILLION
Lease Volume

Based on Coldwell Banker Commercial financial data 01/01/2023 – 12/31/2023

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WHY COLDWELL BANKER COMMERCIAL DANFORTH

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals worldwide.

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THE PROPERTY

Thunder Dome Car Museum Industrial Building
1920 Garrett St
Enumclaw, WA 98022

SCOPE OF SERVICE

Coldwell Banker Commercial Danforth to represent Owner in the sale of Thunder Dome Car Museum Industrial Building.

MARKET INFO

An exceptional location both for business and life after-hours, Thunder Dome Car Museum Industrial Building sits in the heart of the City of Enumclaw. Known for its Mount Rainier views and small town charm, Enumclaw's commercial real estate market offers a range of opportunities for businesses seeking office, retail, or industrial spaces. The city's strategic initiatives and commitment to community development make it an attractive location for investment and business growth.

MARKETING THE PROPERTY

Coldwell Banker Commercial Danforth has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the Market, we recommend the property be sold for \$8,600,000.00.

ABOUT COLDWELL BANKER COMMERCIAL DANFORTH

Coldwell Banker Commercial Danforth is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

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PROPERTY DESCRIPTION

Built to house an enthusiast's private car collection with striking architectural design both inside and out, this property was designed with an industrial use in mind. Ample office space and warehouse space alike, along with features such as Building-wide-sprinkled, heavy onsite power, interior vehicle wash bay, catering prep kitchen, Lutron smart lighting system and custom oversized bi-fold overhead door/retractable walls give this property flexibility in a wide variety of uses.

LOCATION DESCRIPTION

City of Enumclaw - Light Industrial Zoning (LI)

OFFERING SUMMARY

Sale Price:	\$8,600,000
Lot Size:	1.22 Acres
Building Size:	36,160 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	170	738	3,502
Total Population	393	1,735	8,663
Average HH Income	\$161,415	\$154,515	\$133,230

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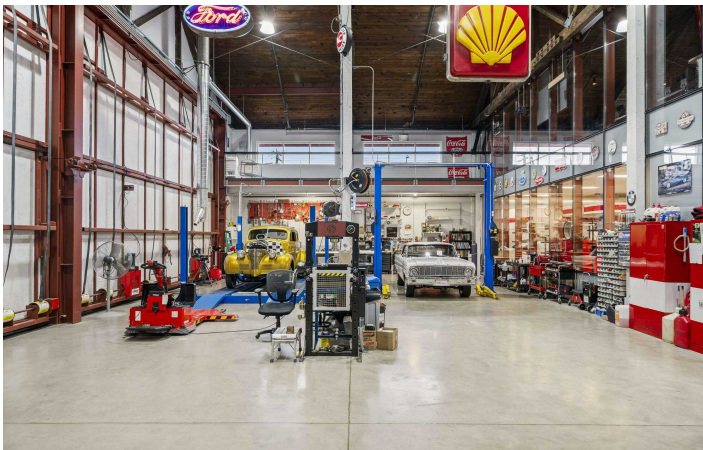
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PROPERTY HIGHLIGHTS

- 8 - insulated bi-fold door systems plus 1 - 14x14 automated roll up OH doord



- Automotive repair shop area with included car lifts and air compressor



- 1st floor climate-controlled office - open concept

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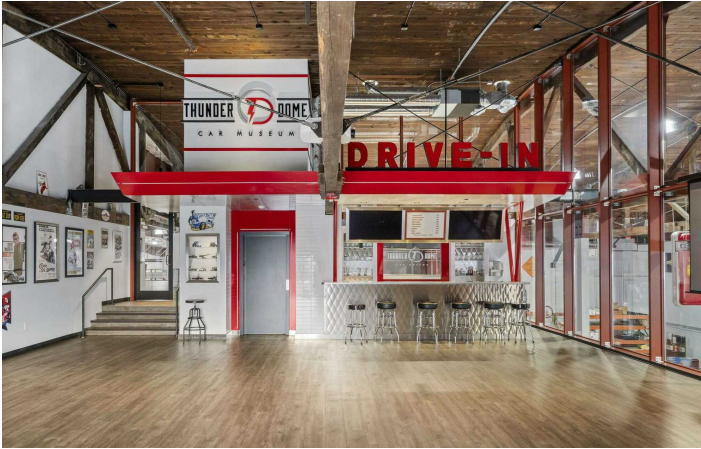


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PROPERTY HIGHLIGHTS

- 2nd floor climate-controlled office - open concept w/ elevator access, kitchenette and conference room features such as projector screen and sound system



- Warehouse satellite climate-controlled office w/ 3 private spaces



- Lutron Quantum automated lighting system
- 5" polished and sealed reinforced concrete slab

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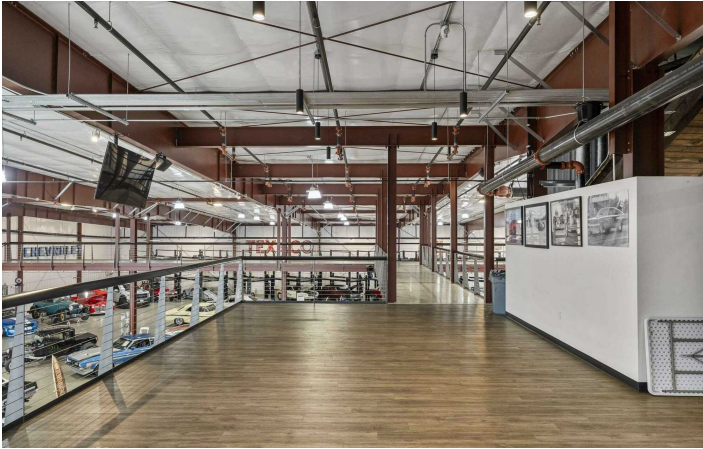


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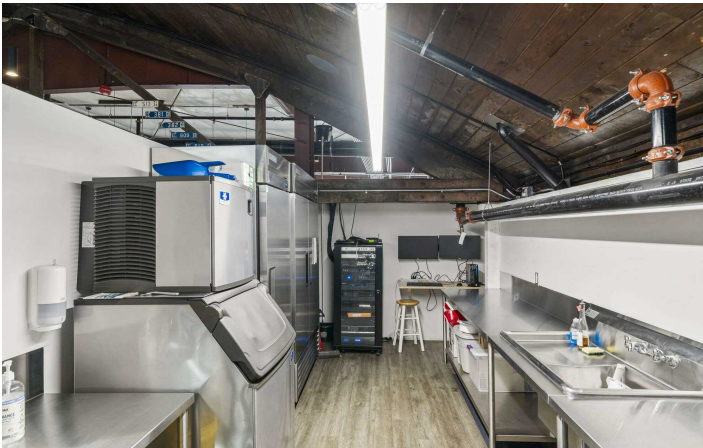
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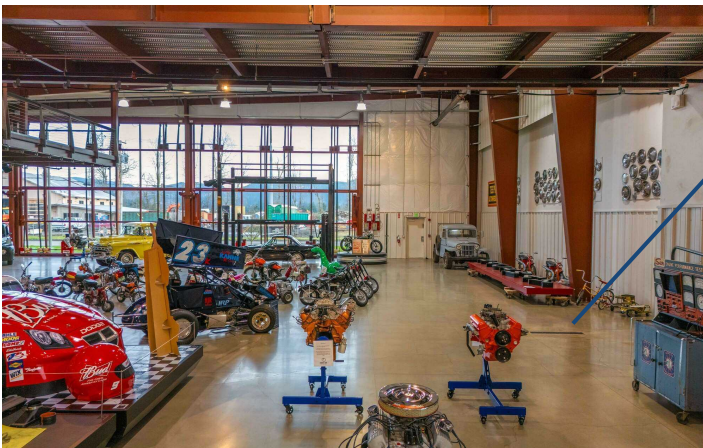


PROPERTY HIGHLIGHTS

- Catwalk and Mezzanine for additional storage / Elevator access



- 2nd floor kitchen area / A/V and Lighting controls. Distributed Audio and televisions included with sale



- Wash bay area w/ oil-water separator

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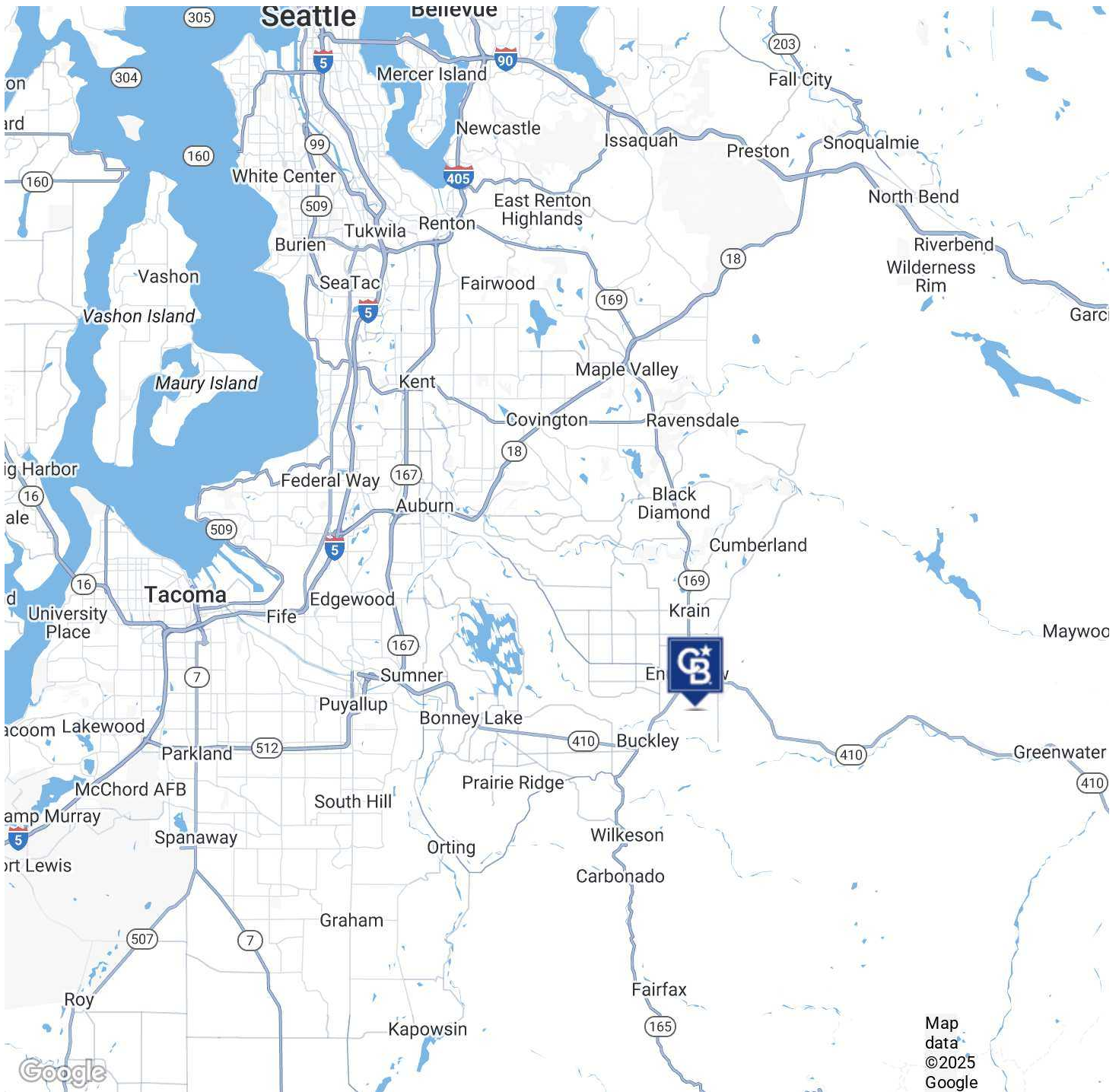


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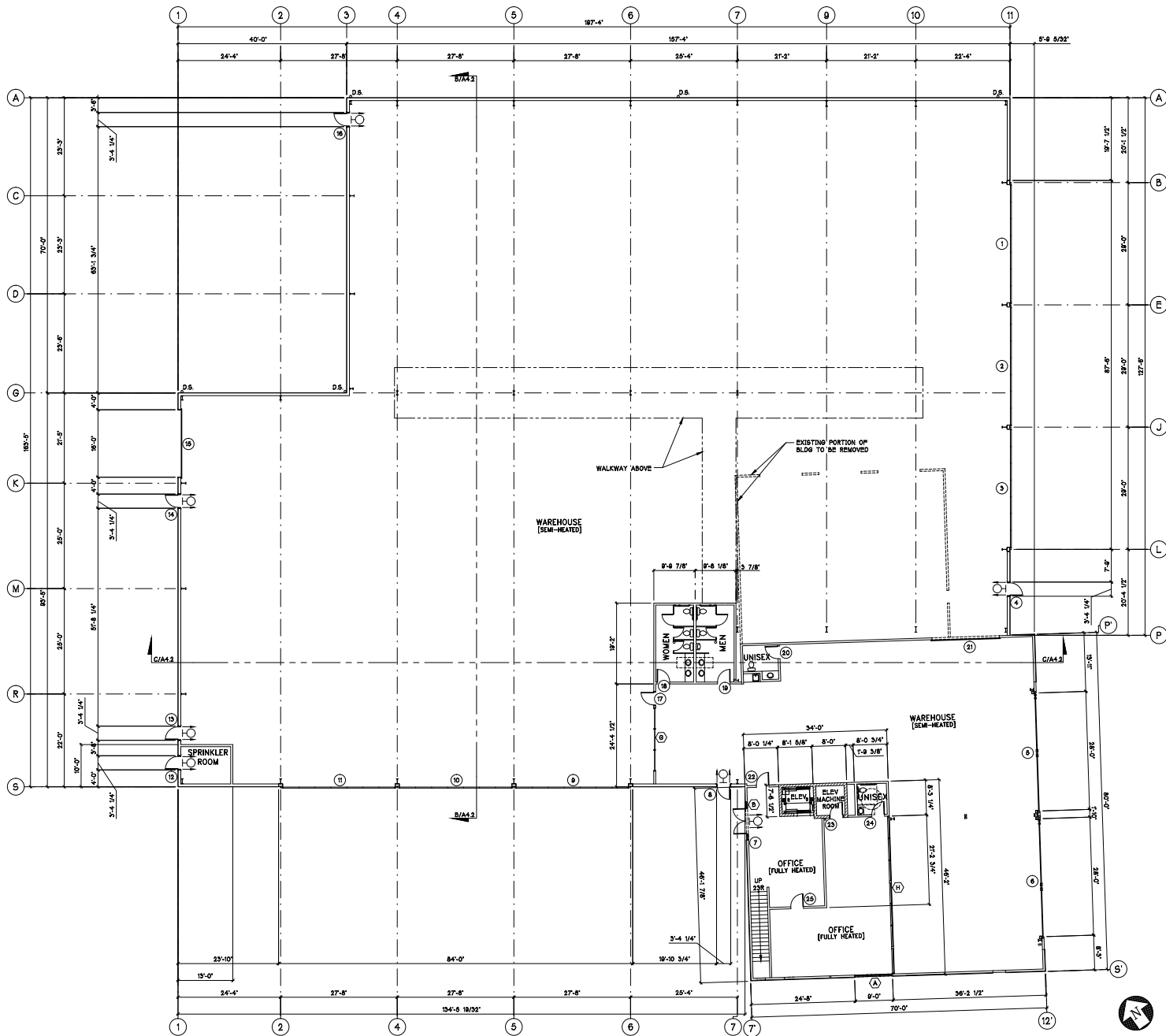


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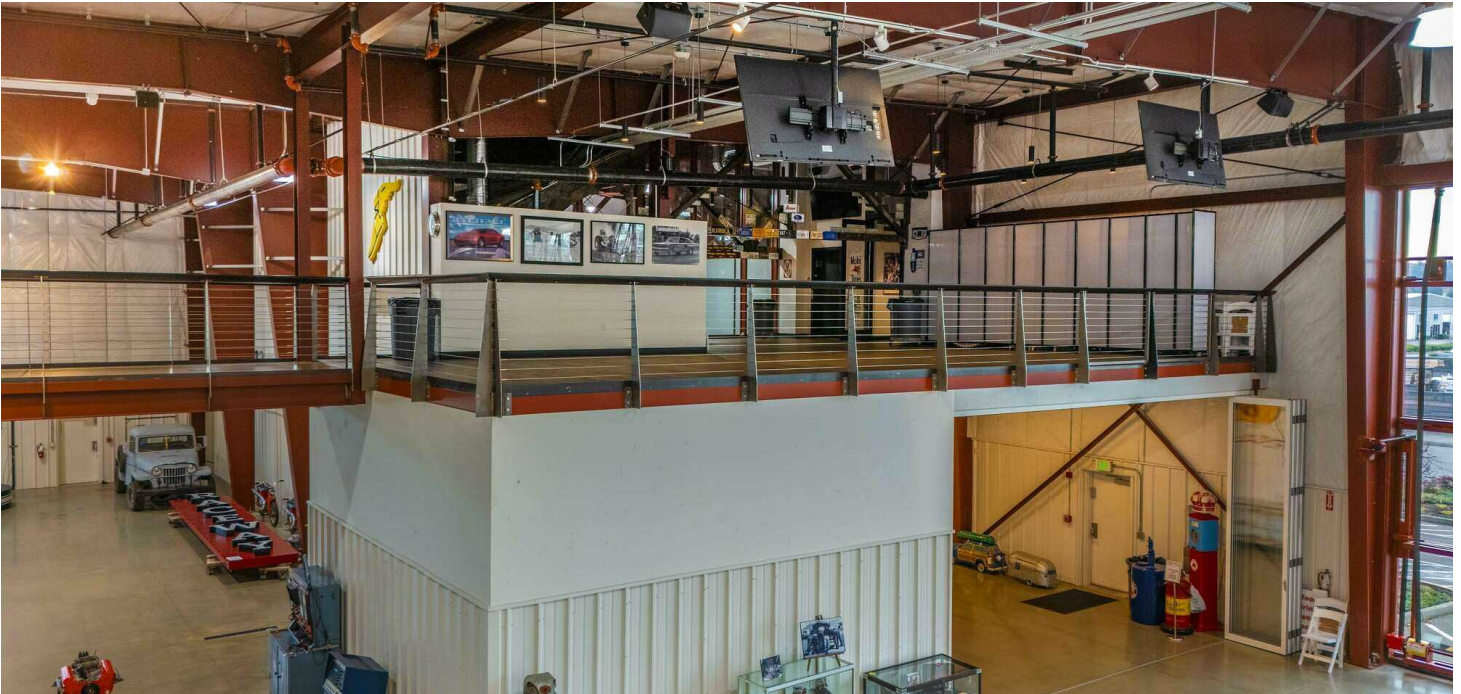
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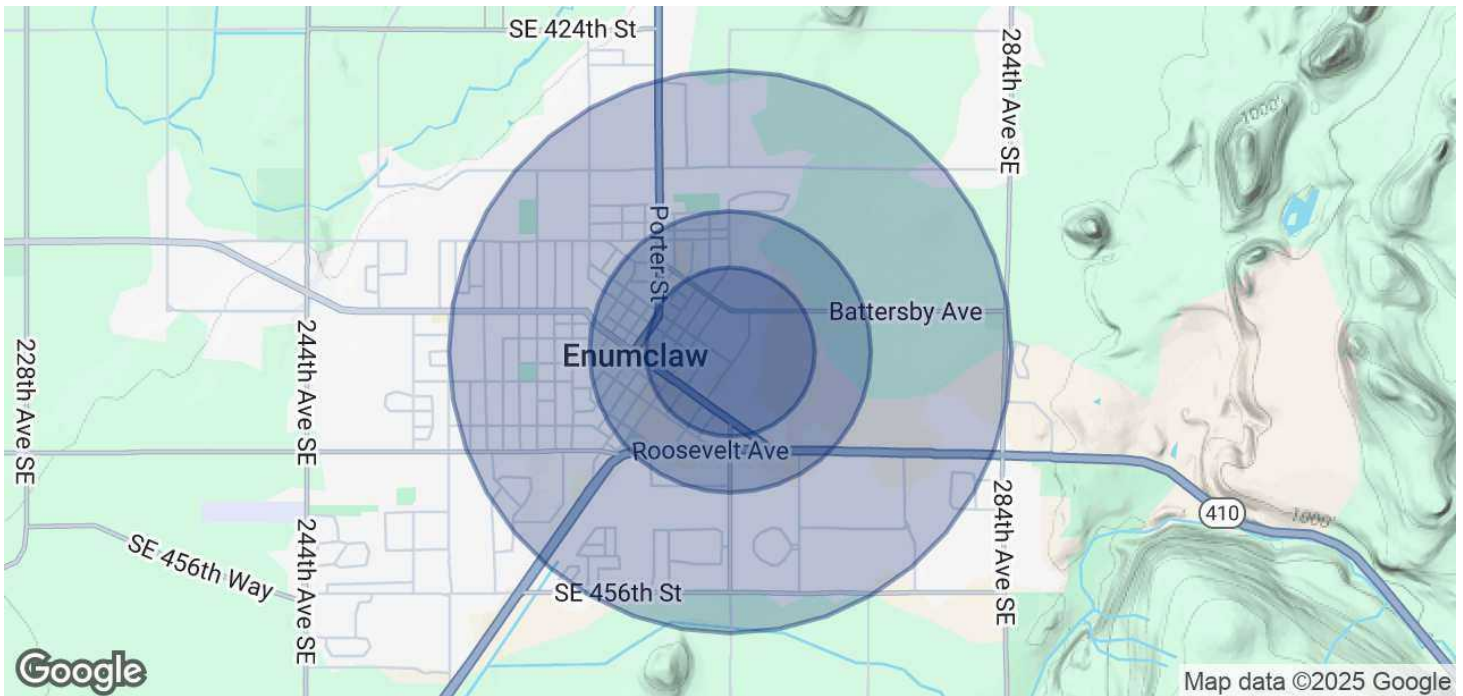


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	393	1,735	8,663
Average Age	40	40	41
Average Age (Male)	39	39	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	170	738	3,502
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$161,415	\$154,515	\$133,230
Average House Value	\$617,262	\$606,506	\$554,383

Demographics data derived from AlphaMap

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BRANDON THOMAS

Commercial Broker

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Direct: (206) 303-9595

PROFESSIONAL BACKGROUND

Brandon Thomas is not only a Commercial Real Estate Broker with CBC Danforth, he also manages his family's commercial real estate portfolio and owns his own general contracting company. Brandon has many years of experience with improving and maintaining commercial investment properties. His years of commercial construction and investment management has provided Brandon with a wealth of CRE industry experience, which is of great benefit to his clients. Brandon specializes in the investment, sales and leasing of industrial and commercial warehouse properties.

Danforth

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