

For Sale

Fix Auto (Puget Collision)

23765-23831 SE 264TH ST, MAPLE VALLEY, WA

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NAI Puget Sound
Properties

Offering Summary

NAI Puget Sound Properties is pleased to present a rare net-leased investment opportunity in Maple Valley, WA. Puget Collision (Fix Auto), a nationally recognized auto body repair company, has just executed 10-year renewals on each building, speaking to the long-term commitment to the site. There is also an ancillary yard lease to a second tenant, Maple Valley Towing. This offering consists of two adjacent parcels with a combined total of 13,854 square feet of well-maintained automotive buildings on 1.75 acres of land. This property offers investors an excellent opportunity to secure stable, long-term corporate tenant cash flow in the rapidly growing Maple Valley market.



3,760,000

ADDRESS	23765-23831 SE 264th St Maple Valley, WA 98038
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NOI	\$206,777
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OFFERING CAP RATE	5.50%
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BUILDING SIZE	13,824 SF (\$272 PSF)
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LOT SIZE	76,191 SF (1.75 Acres)
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CONSTRUCTION	Prefab Steel
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OCCUPANCY	100%
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Investment Highlights



+ CORPORATE BACKED LEASE

Leased to corporate Puget Collision, a large consolidator in the auto collision industry that operates under the Fix Auto and CARSTAR franchise systems. Puget Collision operates 58 locations across the west coast in Washington, Oregon, California, Colorado, and Idaho.

+ ONLY BODY SHOP IN MAPLE VALLEY

The city's sole auto body repair facility, the business and site are well known, serving a large community with heavy traffic and strong repeat clientele.

+ LEASE RATE UPSIDE

Lease rates are currently roughly 20% under-market, providing a buyer with long term rental upside and a low cost-basis on the current sale.

+ PRIME MAPLE VALLEY LOCATION

The property is ideally located in the heart of the Maple Valley commercial corridor, called the "Four Corners" area. The property is surrounded by new retail developments like Maple Valley Town Square, which hosts several national grocers and other high-profile tenants, including Fred Meyer, Safeway, Grocery Outlet, etc.

+ BRAND-NEW 10-YEAR LEASE RENEWALS

Puget Collision (Fix Auto) has just renewed the lease on both buildings for 10 years. Although the tenant had a 5-year option to renew, they opted for a 10-year renewal, speaking to their committed to the site, and providing stable, long-term cash flow with structured annual rent escalations to an investor.

Tenant Profile

TENANT	Fix Auto (Puget Collision)
PREMISES	13,854 SF
BASE RENT	\$213,954
RENT PER SF	\$13.99
LEASE COMMENCEMENT	11/1/2025
LEASE EXPIRATION	10/31/2035
RENEWAL OPTIONS	Two 5-Year Options
RENT INCREASES	3% Annually
LEASE TYPE	Triple Net (NNN)
USE	Automotive/Auto Body Repair
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Landlord's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

Puget Collision is a large consolidator and multi-store operator within the auto collision repair industry, operating under the CARSTAR and Fix Auto franchise systems. Puget Collision is a rapidly growing network of auto body repair facilities known for its commitment to industry-leading customer service, high quality vehicle repairs, and employee development.

Established in September 2022, the company has expanded to over 50 locations across Washington, Oregon, Idaho, Colorado, and California. With a reputation built on trust and excellence, Puget Collision continues to grow through the acquisition of both independent and franchise locations, enhancing its ability to serve customers.



Company Snapshot

INDUSTRY	Auto Body Repair
FOUNDED	2022
HEADQUARTERS	Kent, WA
NUMBER OF LOCATIONS	50+
WEBSITE	pugetcollision.com



Financial Analysis

Operating Data

	INCOME		EXPENSES
Scheduled Lease Income	\$213,954	Real Estate Tax	\$24,503
NNN Charges	\$24,503	Insurance	\$7,177
Effective Gross Income	\$238,457		
Expenses	(\$31,680)		
Net Operating Income	\$206,777	Total	\$31,680 (\$2.29 PSF)

Rent Roll

TENANT	SF	%	LEASE START	EXPIRATION	OPTIONS	MONTHLY \$/SF	\$/SF/YR	ESCALATIONS
Fix Auto (Puget Collision)	7,854	57%	11/1/2025	10/31/2035	Two 5-Year Options	\$9,397.42	\$14.36	3%/Annual
Fix Auto (Puget Collision)	6,000	43%	11/1/2025	10/31/2035	Two 5-Year Options	\$6,753.08	\$13.51	3%/Annual
Maple Valley Towing	-	0%	10/1/2025	9/30/2030	One 5-Year Option	\$1,679.00		3%/Annual
	13,854	100%				\$17,829.50		

Lease Comps



CONCEPT	ADDRESS	SPACE LEASED	\$/SF
East Hill Auto Services	24242 104th Ave SE Kent, WA	4,025	\$19.38



Crash Champions	4000 E Valley Rd Renton, WA	12,780	\$18.38
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Les Schwab	354 Union Ave NE Renton, WA	13,300	\$24.00
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Quality Collision Centers	10725 Valley Ave E Puyallup, WA	24,973	\$18.02
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TOTALS / AVERAGE	5	13,770 SF	\$19.94
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Nearby Amenities



Maple Valley Overview

KEY INDUSTRIES



RETAIL AND SERVICES

Anchored by Maple Valley Town Center and neighborhood commercial corridors.



HEALTHCARE

Includes clinics and urgent care facilities, with access to larger hospital systems nearby.



EDUCATION

Significant employer through public school staffing and district support services.



CONSTRUCTION & REAL ESTATE

Strong residential growth from demand for suburban housing drives construction and development jobs.



SMALL BUSINESSES

Local restaurants, specialty retailers, and service businesses thrive in community hubs.

Maple Valley is a suburban city in King County, Washington, located about 22 miles southeast of downtown Seattle. Nestled near the foothills of the Cascade Mountains and bordering Lake Wilderness, Maple Valley blends small-town charm with metropolitan accessibility. It is bordered by Covington to the north, Black Diamond to the south, and is connected to major employment hubs via State Route 18 and Highway 169.

The city offers a natural environment of forests, lakes, and parks while maintaining a modern suburban infrastructure that supports both residential and commercial growth. Maple Valley's combination of suburban lifestyle, strong schools, and steady population growth make it attractive for residential investment and long-term appreciation. Expansion in commercial and retail sectors is creating opportunities for mixed-use development.

RECENT ECONOMIC DEVELOPMENTS

- + **RESIDENTIAL GROWTH:** Multiple new housing developments have emerged in response to demand, boosting construction and real estate activity.
- + **COMMERCIAL EXPANSION:** New retail and service-oriented businesses have opened, including restaurants, specialty shops, and wellness centers.
- + **INFRASTRUCTURE IMPROVEMENTS:** Upgrades to roadways, utilities, and public spaces have been prioritized to support growing demand.
- + **SUSTAINABILITY INITIATIVES:** City planning includes green infrastructure and preservation of natural areas to balance growth and environmental sustainability.

DEMOGRAPHICS

23765 SE 264th St, Maple Valley, Washington, 98038 | Ring of 5 miles

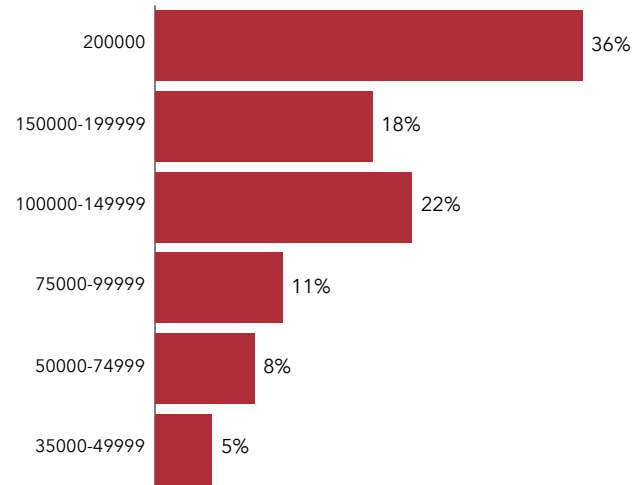
Population



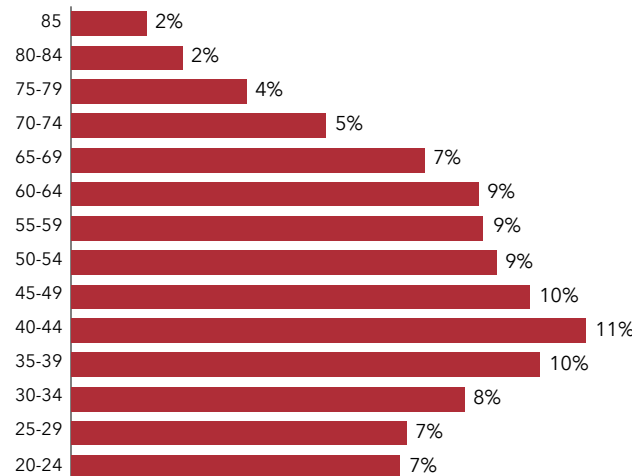
Total Households



Income by Household



Ages



39.5

Median Age



\$150K

Median HH Income



\$778.8K

Median Home Value

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EXCLUSIVELY LISTED BY:

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