

PETCO

31179 State Route 20, Oak Harbor, Washington

LONG TERM OPERATIONAL SUCCESS | \$103,371 AVG HH INCOME 5-MILE RADIUS | \$2,151.500 ASKING PRICE



Located adjacent to Safeway and Walmart in Oak Harbor,
Washington - home to Naval Air Station Whidbey Island

OFFERING MEMORANDUM

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 JSH | PROPERTIES, INC.

ASKING PRICE	CAP	NOI
\$2,121,500	6.50%	\$137,894

Property Overview

Term Remainnig:	4.5 years	
Lease Type	NNN	
Rental Increases	8% every 5 years	
Renewal Options Remaining	4 five year options	
Year Built	2013	
Net Rentable Area	7,980 SF	
Lot Size	37,897 SF	
Property Taxes & Insurance	Tenant	
Roof & Structure	Landlord	New roof installed 2020 with 20-year warranty.
HVAC	Tenant pays maintenance contract	
Foundation & Walls	Landlord	
Ownership	Fee Simple	
Common Area Maintenance	Tenant pays its share of CAM	
Right of First Refusal	No	



Property Highlights

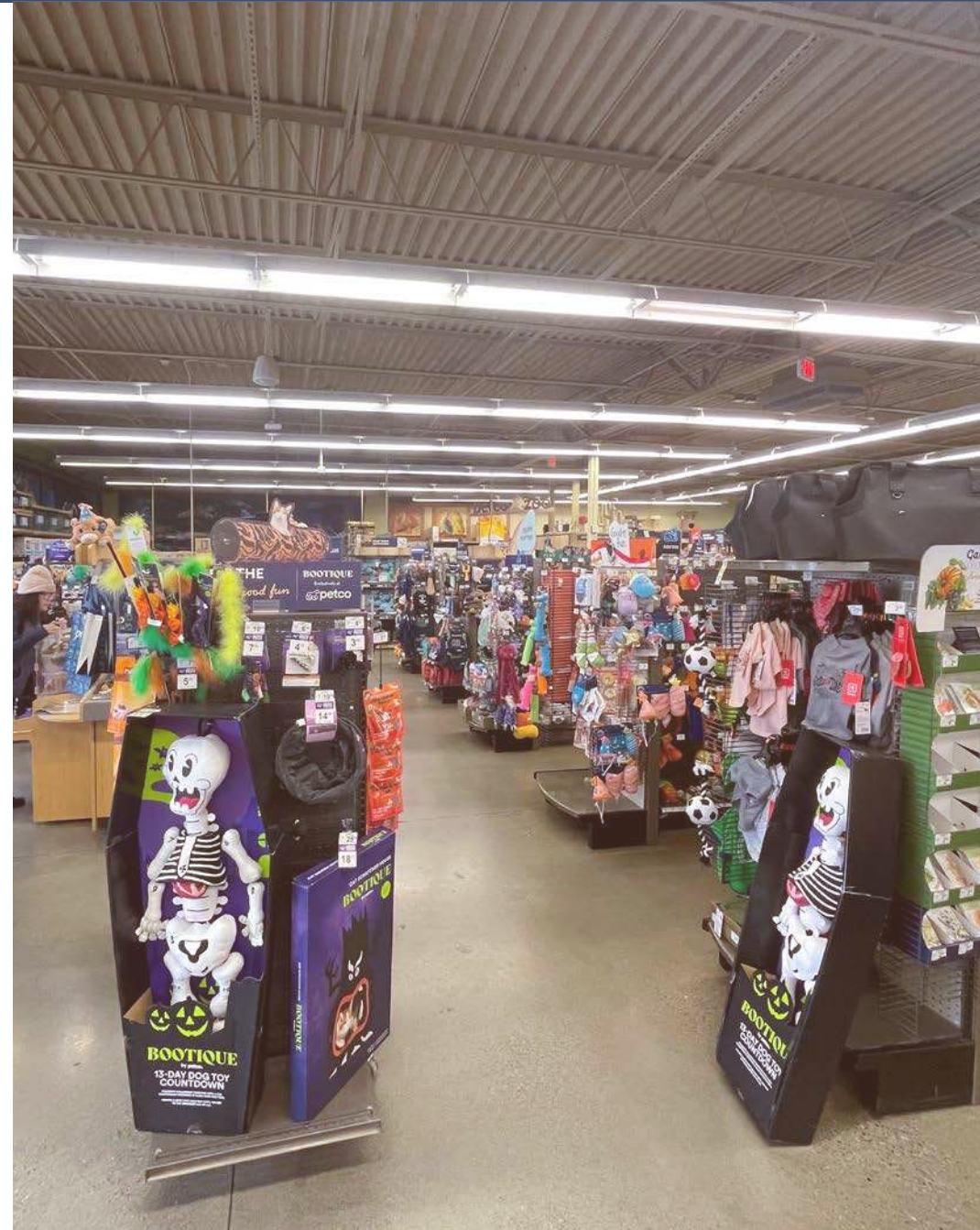
COMPETITIVE RENTAL RATE Leased at \$17.28/SF, below the market range of \$16–\$40/SF for comparable retail space in Oak Harbor.

EMPLOYMENT DRIVERS Surrounded by strong employment anchors including Naval Air Station Whidbey Island, WhidbeyHealth Medical Center, Technical Services Inc., and Compass Health — providing a consistent customer base and daytime traffic.

PRIME RETAIL LOCATION WITH NATIONAL CO-TENANTS

Positioned within Oak Harbor's dominant neighborhood shopping center anchored by Walmart and Safeway, and adjacent to major national and regional retailers such as Starbucks, Grocery Outlet, Haggen, and Oak Harbor Cinema.

EXCEPTIONAL VISIBILITY & ACCESS Prominent outparcel location along W. Pioneer Way / State Route 20, Oak Harbor's primary commercial corridor, offering excellent signage and exposure to high daily traffic volumes.



Parcel Map



Petco

LONG TERM TENANT: Petco is a long term tenant (opened 08/01/2014) and recently exercised their lease extension option to 01/31/2030.

Single-tenant, national tenant (Petco) on a long-term net lease (NNN) with built-in service + retail mix (grooming, pet supplies, vet ancillary), offering stable cash flows and resilient performance.

Petco currently operates over 1,500 locations across the U.S., Mexico, and Puerto Rico, many of which include in-store veterinary hospitals, grooming, training, vaccinations, and adoption services. Founded in 1965 as a San Diego-based mail-order veterinary supply business, Petco transitioned into retail over the next decades and rebranded under the “Petco” name by 1979. Today it is one of the largest pet specialty retailers in North America, operating a robust portfolio of stores, services, and digital platforms.

Petco’s business model blends product retailing (pet food, supplies, accessories) with higher-margin and recurring services (grooming, vet care, training). This mix helps stabilize performance through cycles by giving the company revenue streams beyond commodity goods. The company also maintains a network of “Unleashed by Petco” boutique stores (26 locations as of 2025) focused on natural pet products and premium services. The company is also expanding its delivery and e-commerce footprint, such as its partnership with Uber Eats for on-demand pet product delivery.



Investment Highlights

High-visibility frontage on SR-20, the principal retail artery through Oak Harbor and Whidbey Island, with strong drive-by exposure and regional access.

Proximity to Naval Air Station Whidbey Island (NASWI) — the largest employer in the region — providing a stable base of residents, contractors, and consumer demand. ~19,194 (military dependents + family members + veterans) *Military OneSource Installations*

Growing retail spend in Island County — Consumer Spending is projected to reach \$900 million in 2025, underscoring local retail strength. The Pets retail category spending is expected to grow 10.65% to \$370,753 by 2030.

Supportive local demographics

Average household income (5-mile radius) ~\$113,213. Young median age (~34) with a good mix of families and working adults.

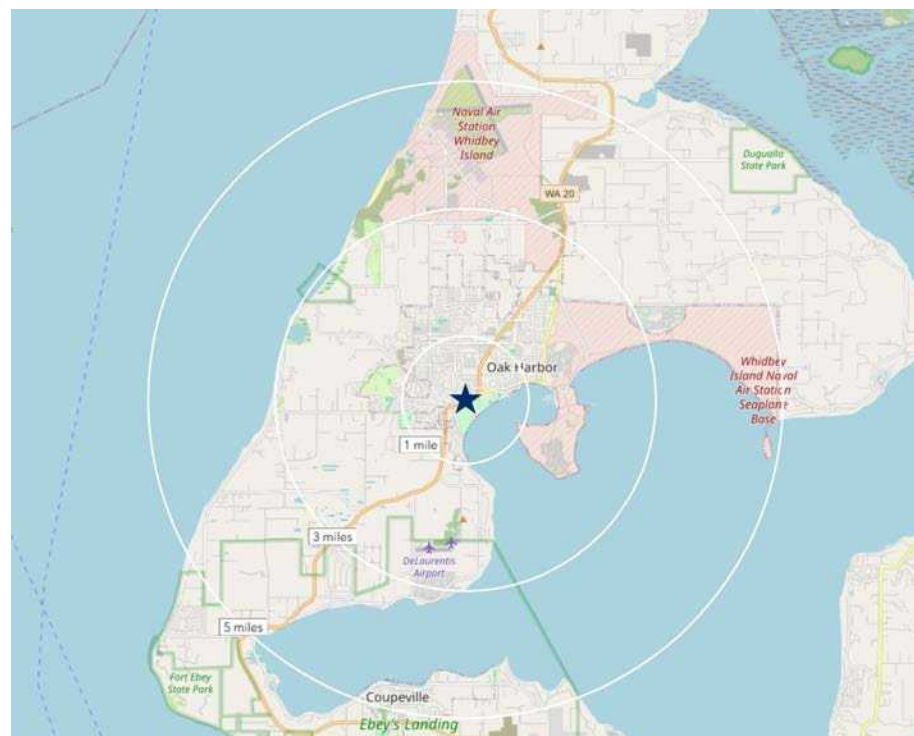
Home values ~ \$581,248 Average Home Value within 1-mile. Homeownership ~57%, Renter Occupied ~43%

Retail leakage/opportunity — the County's Retail Leakage & Surplus Analysis indicates unmet demand and opportunity for established retail tenants to capture more local spend.

Island County EDC

Tourism & lifestyle draw — Whidbey Island is a visitor destination (parks, boating, scenic recreation) that adds incremental traffic and discretionary spend, especially in warmer months.

Resilient retail type — pet care is a resilient retail vertical. Pet services and consumables (food, grooming, vet) tend to be more recession-resilient than many discretionary categories — Petco's service offerings (grooming, vet, premium consumables) can stabilize sales even when foot traffic softens.



Puget Sound



Retailer Map & Demographics

Oak Harbor

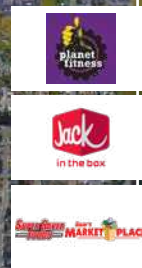
Navy Lodge
Whidbey Island

Whidbey Island
Military Family Housing

Maylor Point
Military Family Housing

PNW
Naval Air
Museum

Naval Air Station
Whidbey Island



2025 DEMOGRAPHICS

Population

Daytime Population

Households

Avg. HH Income

1 MILE

3 MILE

5 MILE

9,315

29,522

39,968

8,000

24,544

44,793

3,866

11,616

15,260

\$95,770

\$97,460

\$103,371

Demographic 5-Mile Radius

KEY FACTS



39,968

Population



34.9

Median Age



2.5

Average
Household Size



\$103,371

2023 Average
Household Income
(Esri)



5%
No High
School
Diploma



26%

High School
Graduate



38%

Some College



30%

Bachelor's/Grad/Pro
f Degree

EMPLOYMENT



60%

White Collar



23%

Blue Collar



16%

Services



1,204

Total Businesses



23,467

Total Employees

BUSINESS

ANNUAL HOUSEHOLD SPENDING



\$2,190

Apparel &
Services



\$6,531

Groceries



\$208

Computers &
Hardware



\$6,664

Health Care



\$3,671

Eating Out



\$3,252

Travel



\$106

Theatre/Operas/
Concerts



\$80

Sports Events



\$75

Movies/Museums/
Parks



\$9

Online Games

ANNUAL LIFESTYLE SPENDING



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