

For Sale

6348 6th Ave S

SEATTLE, WA 98108

PACIFIC  
FLORAL WHOLESALE

KYLE STERLING  
425 586 5608  
ksterling@nai-psp.com

NICK BIERLY  
425 586 5631  
nbierly@nai-psp.com

**NAI** Puget Sound  
Properties





# Offering Summary

NAI Puget Sound Properties is pleased to present for sale **6348 6th Ave S, Seattle, WA**, a well-maintained warehouse/flex property located in the highly desirable Georgetown industrial market. Positioned in the heart of Seattle's industrial district, the property offers exceptional access to major freeways and the Port of Seattle.

The property is comprised of a 7,243 SF building, situated on 12,152 SF of land, zoned MML U/85.

**6348 6th Ave S** is fully leased to two tenants who are currently paying rents that are approximately 30% below market. With both leases expiring in 2029 and tenant options at Fair Market Value, this offering providing an investor with the rare "value-add" opportunity.

Built in 1989, the building has been well maintained and is in excellent condition. The property features four (4) grade level-loading doors and ample parking with exterior lighting.

**\$ 1,900,000**

ADDRESS	6348 6th Ave S Seattle, WA 98108
BUILDING SIZE	7,243 SF
LOT SIZE	12,152 SF
ZONING	MML U/85
YEAR BUILT	1989
LOADING	4 GL
CAP RATE	5.45%
PROFORMA CAP RATE	6.93%



# Investment Highlights

## + IDEAL “CLOSE-IN” SEATTLE LOCATION

Situated in the highly sought after Georgetown industrial market.

## + POTENTIAL PORTFOLIO PURCHASE OPPORTUNITY WITH ADJACENT PROPERTIES

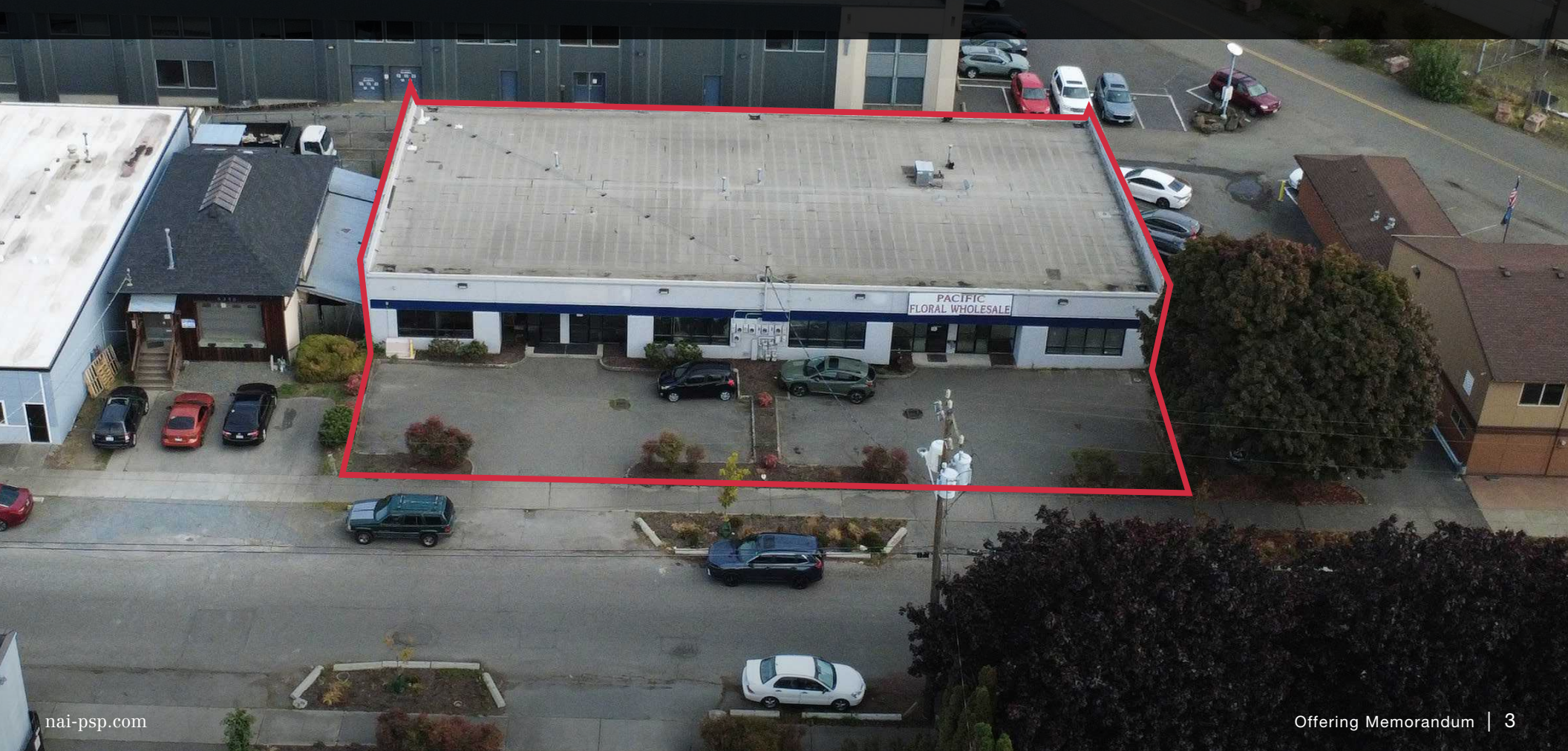
6348 6th Ave S can be purchased individually or together with the adjacent properties at 6363 6th Ave S and 6349 6th Ave S, which are also being offered for sale. Please contact the listing brokers for additional details.

## + RARE “VALUE-ADD” INVESTMENT OPPORTUNITY

Current rents of \$1.12/sf are significantly below market rents of \$1.40-\$1.50 for similar spaces in the area, creating significant rental upside for an investor. Both lease renewals in 2029 have the rent set at Fair Market Value.

## + PRICE BELOW ASSESSED VALUE (LOW COST-BASIS)

The price/sf of the offering at list price is only \$260/sf, well below the market price/sf of \$300-\$400/sf for similar sized industrial buildings in the area. In addition, the list price of \$1,900,000 is \$200K lower than the current tax assessed value of ~\$2,100,000.





# Financial Analysis

## Operating Data

	CURRENT	PROFORMA		EXPENSES
Scheduled Lease Income	\$96,955	\$131,760	Taxes	\$21,808
Deferred Rent from CODA	\$6,619	-	Insurance	\$8,600
NNN Charges	\$36,179	\$36,179	CAM	\$1,376
Effective Gross Income	\$139,754	\$167,939	Landscaping	\$258
Expenses	(\$36,179)	(\$36,179)	Exterior Electricity	\$585
			Water/sewer	\$3,346
			Administrative	\$206
<b>Net Operating Income</b>	<b>\$103,575</b>	<b>\$131,760</b>	<b>Total</b>	<b>\$36,179</b>

## Rent Roll

TENANT	SF	%	LEASE START	EXPIRATION	\$	NNN	\$/SF	PF \$	PF \$/SF	OPTIONS
Pacific Floral Wholesale	3830	53%	11/1/2007	6/30/2029	\$4,213.00	\$1,864.67	\$1.10	\$5,745	\$1.50	2-5 yr @ Fair Market Value
Coda Group	3,413	47%	5/1/2024	4/30/2029	\$3,866.62	\$1,127.17	\$1.13	\$5,235	\$1.50	1-5 yr @ 95% of Fair Market Value
	<b>7,243</b>	<b>100%</b>			<b>\$8,079.62</b>	<b>\$2,991.84</b>	<b>\$1.12</b>	<b>\$10,980</b>	<b>\$1.50</b>	

# 10-Year Cash Flow

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Base Rent	\$96,955	\$99,864	\$102,860	\$131,760	\$135,713	\$139,784	\$143,978	\$148,297	\$152,746	\$157,328
NNN Reimbursements	\$35,902	\$36,979	\$38,088	\$39,231	\$40,408	\$41,620	\$42,869	\$44,155	\$45,480	\$46,844
Deferred Rent from CODA	\$6,619	\$22,749								
Tenant Improvements				\$(36,600)						
Commissions										
Effective Gross Income	\$139,476	\$159,592	\$140,948	\$134,391	\$176,121	\$181,404	\$186,847	\$192,452	\$198,226	\$204,172
Operating Expenses	\$(35,902)	\$(36,979)	\$(38,088)	\$(39,231)	\$(40,408)	\$(41,620)	\$(42,869)	\$(44,155)	\$(45,480)	\$(46,844)
NOI	\$103,574	\$122,613	\$102,860	\$95,160	\$135,713	\$139,784	\$143,978	\$148,297	\$152,746	\$157,328
% Return	5.45%	6.45%	5.41%	5.01%	7.14%	7.36%	7.58%	7.81%	8.04%	8.28%

## ASSUMPTIONS

Purchase Price	\$1,900,000
Rent Growth	3.0%
Expense Growth	2.0%

Assumes both Tenants Renew at \$1.50/sf in Year 4

Assumes renewals incorporate a \$5/sf Landlord TI

Deferred Rent from CODA as per payment plan

# Tenant Profiles



A wholesale florist in Seattle, offering diverse fresh flowers from local growers for businesses and individuals.

<b>HEADQUARTERS</b>	Seattle, WA
<b>INDUSTRY</b>	Wholesale/Retail
<b>OWNERSHIP STRUCTURE</b>	Private
<b>FOUNDED</b>	January 2005

## Lease Overview

<b>LEASE TYPE</b>	Triple Net (NNN)
<b>LEASE COMMENCEMENT</b>	11/1/2007
<b>LEASE EXPIRATION</b>	6/30/2029
<b>LEASE TERM REMAINING</b>	3.66 Years
<b>OPTIONS</b>	2-5 yr @ Fair Market Value
<b>CURRENT RENTAL RATE</b>	\$1.10 PSF



Evvi Aftercare, alongside our sister brand, Resting Waters Aquamation, work with pet owners, vets and rescues to provide the same quality and compassion one should expect in such a sensitive field.

Serving the greater Seattle metropolitan area, Evvi is run by passionate personnel who have a deep understanding and respect for the grieving process.

We use the most advanced, environmentally safe system on the market to ensure that we are not only providing the most gentle process available, but also the most environmentally sound one.

<b>HEADQUARTERS</b>	Seattle, WA
<b>INDUSTRY</b>	Other Services (B2C Non-Financial)
<b>OWNERSHIP STRUCTURE</b>	Private

## Lease Overview

<b>LEASE TYPE</b>	Triple Net (NNN)
<b>LEASE COMMENCEMENT</b>	5/1/2024
<b>LEASE EXPIRATION</b>	4/30/2029
<b>LEASE TERM REMAINING</b>	3.5 Years
<b>OPTIONS</b>	1-5 yr @ 95% Fair Market Value
<b>CURRENT RENTAL RATE</b>	\$1.10 PSF

# Lease Comps

1



LESSEE COMPANY	ADDRESS	SF	OFFICE SF	CLEAR HEIGHT	LEASE START	LEASE TERM	RENT PSF	OFC ADD-ON
Botanical Design	Arctic Ref Bldg 655 S Andover St Seattle, WA	13,640	2,000	16'	3/1/2025	60	\$1.40	blended

2



Beacon Building Products	Former Recycle America 7901 1st Ave S Seattle, WA	38,719	-	24	1/1/2025	84	\$1.50	blended
--------------------------	---	--------	---	----	----------	----	--------	---------

3



Evergreen Treatment Services	317 S Bennet St Seattle, WA	8,000	4,400	11'	9/1/2025	36	\$1.45	Blended
------------------------------	--------------------------------	-------	-------	-----	----------	----	--------	---------

4



Safelite Auto Glass	6321 7th Ave S Seattle, WA	11,960	3,775	18'	8/15/24	120	\$1.89	blended
---------------------	-------------------------------	--------	-------	-----	---------	-----	--------	---------

<b>AVERAGE</b>		<b>18,080</b>	<b>3,392</b>				<b>\$1.56</b>	
----------------	--	---------------	--------------	--	--	--	---------------	--



# Nearby Amenities

Seattle CBD  
15-MINUTE DRIVE



Prologis  
Georgetown



S MICHIGAN STREET

6348 6th  
Avenue S

5TH PLACE S

6TH AVENUE S

7TH AVENUE S

S RIVER STREET





# Nearby Amenities



Matt's Famous  
Chili Dogs

Tires LES SCHWAB

I Luv Teriaki

Enterprise  
rent-a-car

KATSU  
カツパル  
BURGER

CardinalHealth

YH HARRIED & HUNGRY

Chevron

Orca Car Wash

TAQUERIA  
EL SOL

Champion Party Supply

Shell

STARBUCKS  
COFFEE

S MICHIGAN STREET

6TH AVENUE S

Safelite

6348 6th  
Avenue S

South Seattle College  
Georgetown

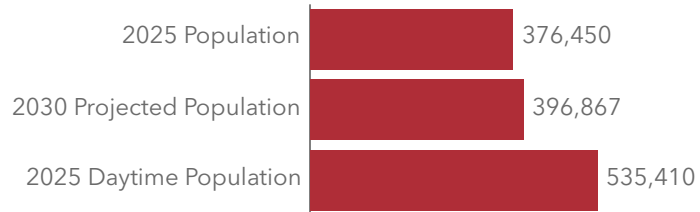
E MARGINAL WAY S

CORSON AVENUE S



# DEMOGRAPHICS

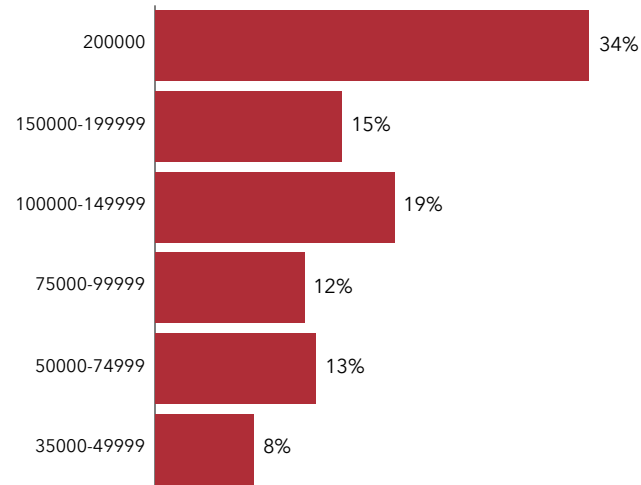
## Population



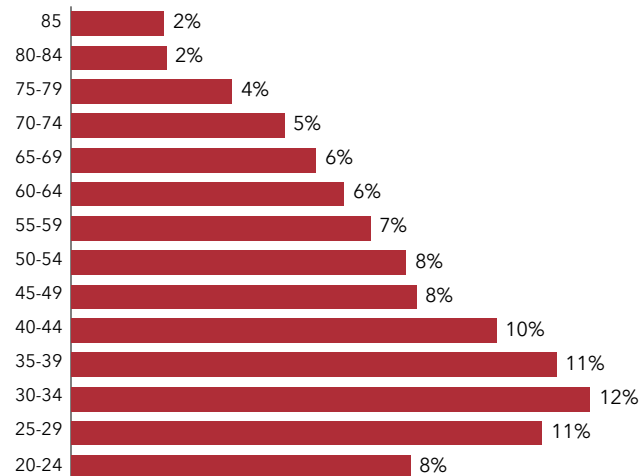
## Total Households



## Income by Household



## Ages



**38.5**

Median Age



**\$119K**

Median HH Income



**\$881.0K**

Median Home Value



# 6348 6th Avenue S

SEATTLE, WA

PACIFIC  
FLORAL WHOLESALE

EXCLUSIVELY LISTED BY:

KYLE STERLING  
425 586 5608  
ksterling@nai-pp.com

NICK BIERLY  
425 586 5631  
nbierly@nai-pp.com

**NAI** Puget Sound  
Properties

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.