

FOR SALE

Big 5 Location For Sale

171 Valley Center Place Sequim, WA 98382

SPACE INFO

Sale Price	\$2,200,000
Rent	\$178,032 / Year NNN
Cap Rate	8.09%
Building Size	10,980 ± SF
Land Size	39,670 ± SF

Highlights

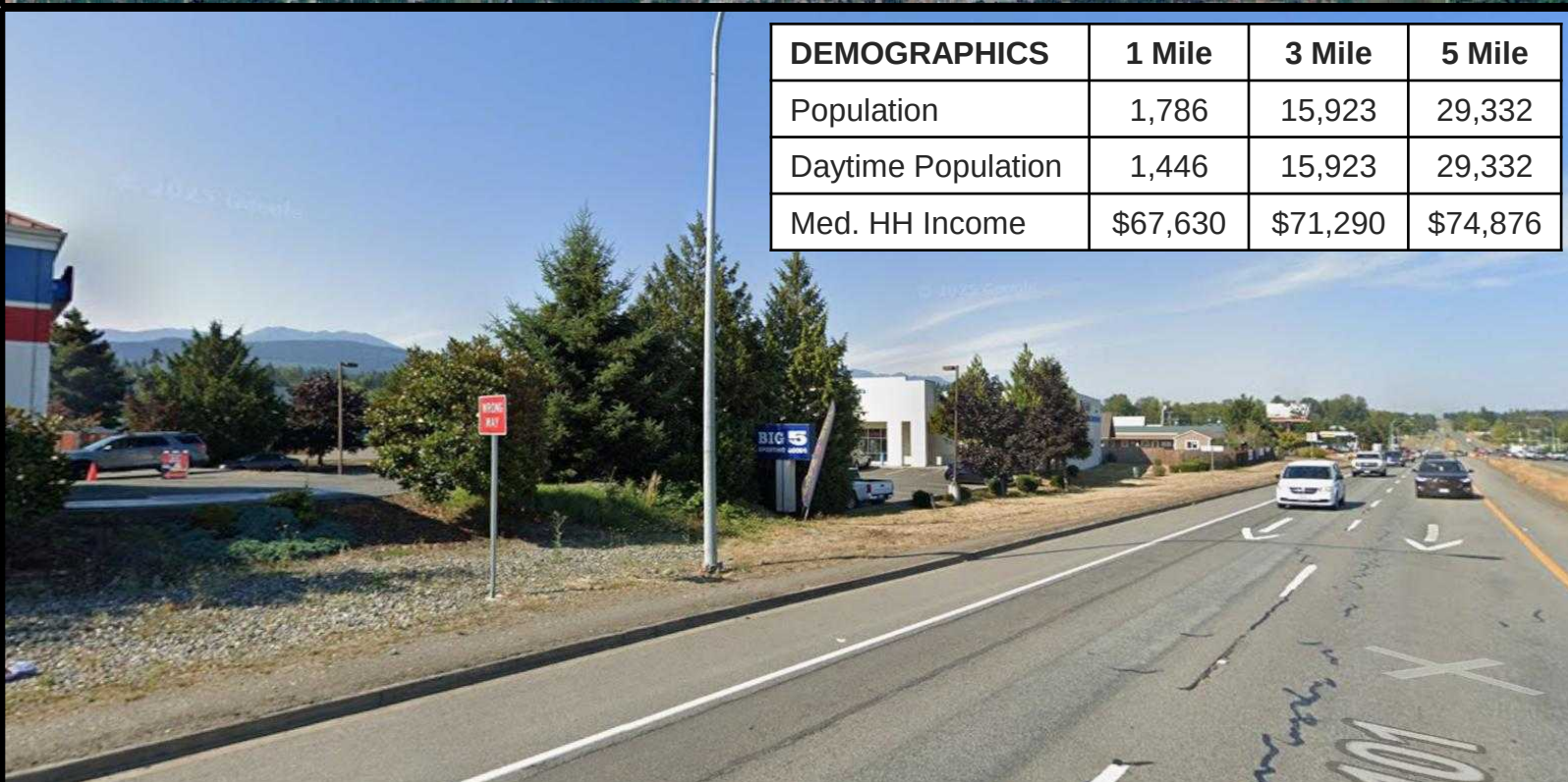
- Leased through 9/30/2028
- Highway Location with great visibility and access
- Block building
- Across from Sunny Farms on Highway 101
- Traffic Count: 27,142 ADT



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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	1,786	15,923	29,332
Daytime Population	1,446	15,923	29,332
Med. HH Income	\$67,630	\$71,290	\$74,876