



3125 COLBY AVE
EVERETT, WASHINGTON

AYERS
COMMERCIAL
GROUP

THE PROPERTY —

OWNER-USER MEDICAL OFFICE, OR MEDICAL OFFICE INVESTMENT

\$2,318,950 | 6.59% Cap Actual | \$193 / Sq Ft

Ayers Commercial Group is pleased to present the opportunity to acquire the Colby Professional Center in Everett, Washington. Anchored by Western Washington Medical Group, the building is 56% occupied by medical tenants, including 35% occupied by dentists.

The offering provides flexibility for both owner-users or investors.

- An owner-user can occupy a portion of the building and offset expenses with rental income from the remaining suites .
- Medical office investors will benefit from the strong tenant base and upside potential through lease-up.

PROPERTY SUMMARY

ADDRESS	3125 Colby Ave Everett, WA 98201
PARCEL NUMBER	00439173701200
BUILDING SIZE	12,028
LOT AREA	13,939 SF 0.32 AC
PARKING	25 Spaces
YEAR BUILT	1958
# OF TENANTS	7
OCCUPANCY	91.35%



RENT ROLL

Tenant	Suite	Lease Start	Lease End	Lease Type	SF	ACTUAL		
						Monthly	\$/SF	Annual
Assured Independence	A, B	11/1/2018	9/30/2030	NNN	2,722	\$2,471	\$12.95	\$29,652
The American Memorial Association	C	2/1/2011	MTM	NNN	1,044	\$1,288	\$18.18	\$15,456
Heather Eggenberger DDS	D	3/1/2008	MTM	NNN	2,438	\$4,087	\$24.23	\$49,044
Eric L. Anderson CPA	G	5/1/2011	MTM	NNN	429	\$563	\$19.41	\$6,756
Pamela A. Nicoara DDS	H	12/1/2015	MTM	NNN	1,798	\$2,183	\$17.29	\$26,196
Western Washington Medical Group	I, J	4/15/2019	MTM	NNN	2,557	\$3,522	\$19.62	\$42,264
Vacant	F				1,040	\$1,300	\$15.00	\$15,600
TOTAL					12,028	\$15,414	\$15.38	\$184,969

CASH FLOW SUMMARY

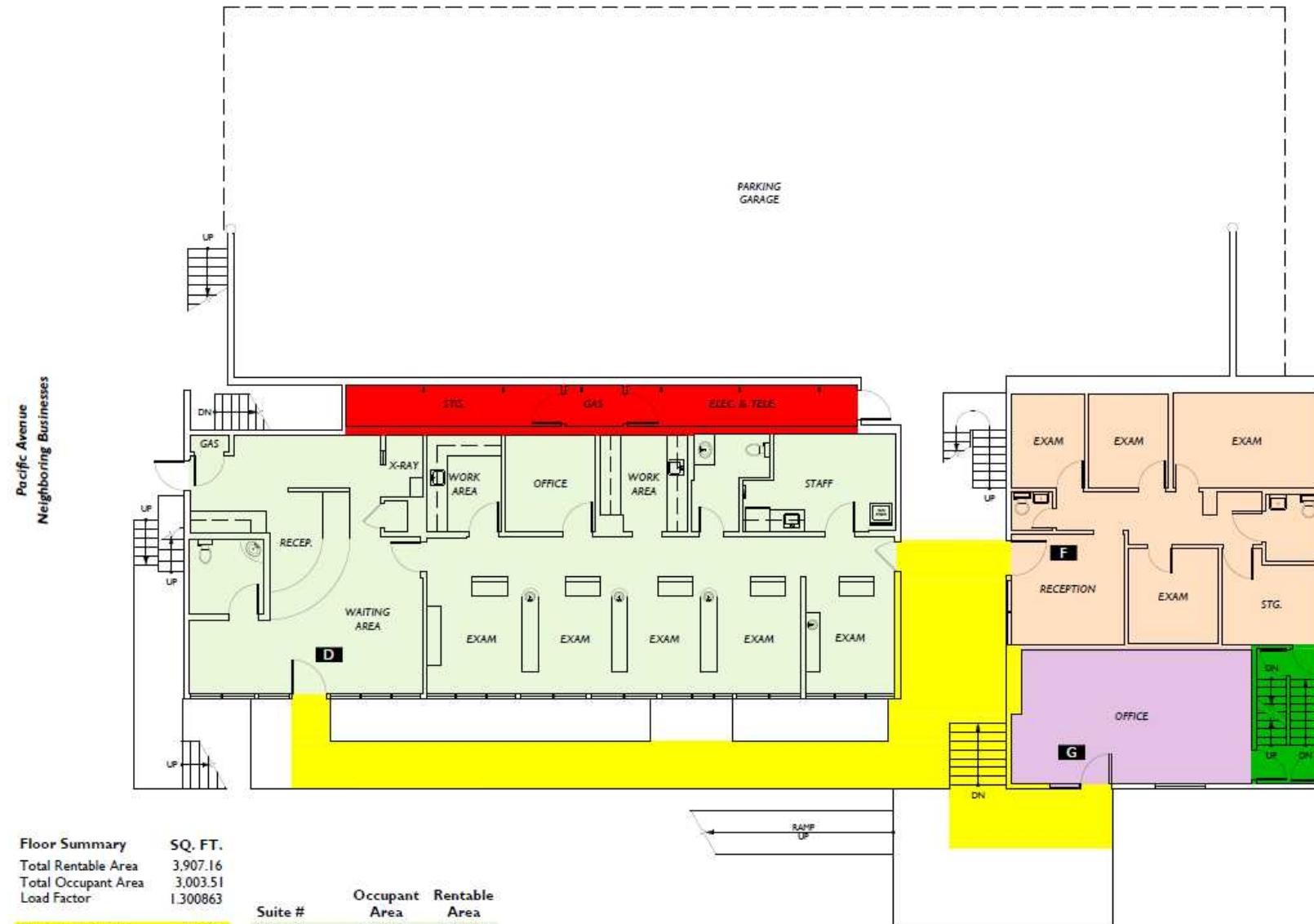
Current	
Income	
Scheduled Base Rental Income	\$184,969
NNN Reimbursement	\$190,735
Vacancy %	8.65%
- Vacancy	(\$32,094)
Effective Gross Income	\$343,610

Expenses	
CAMs	\$190,735
Total Operating Expenses	\$190,735

Current	
Net Operating Income	\$152,875
Cap Rate	6.59%

FIRST FLOOR

Wetmore Avenue
Alleyway
Parking Lot

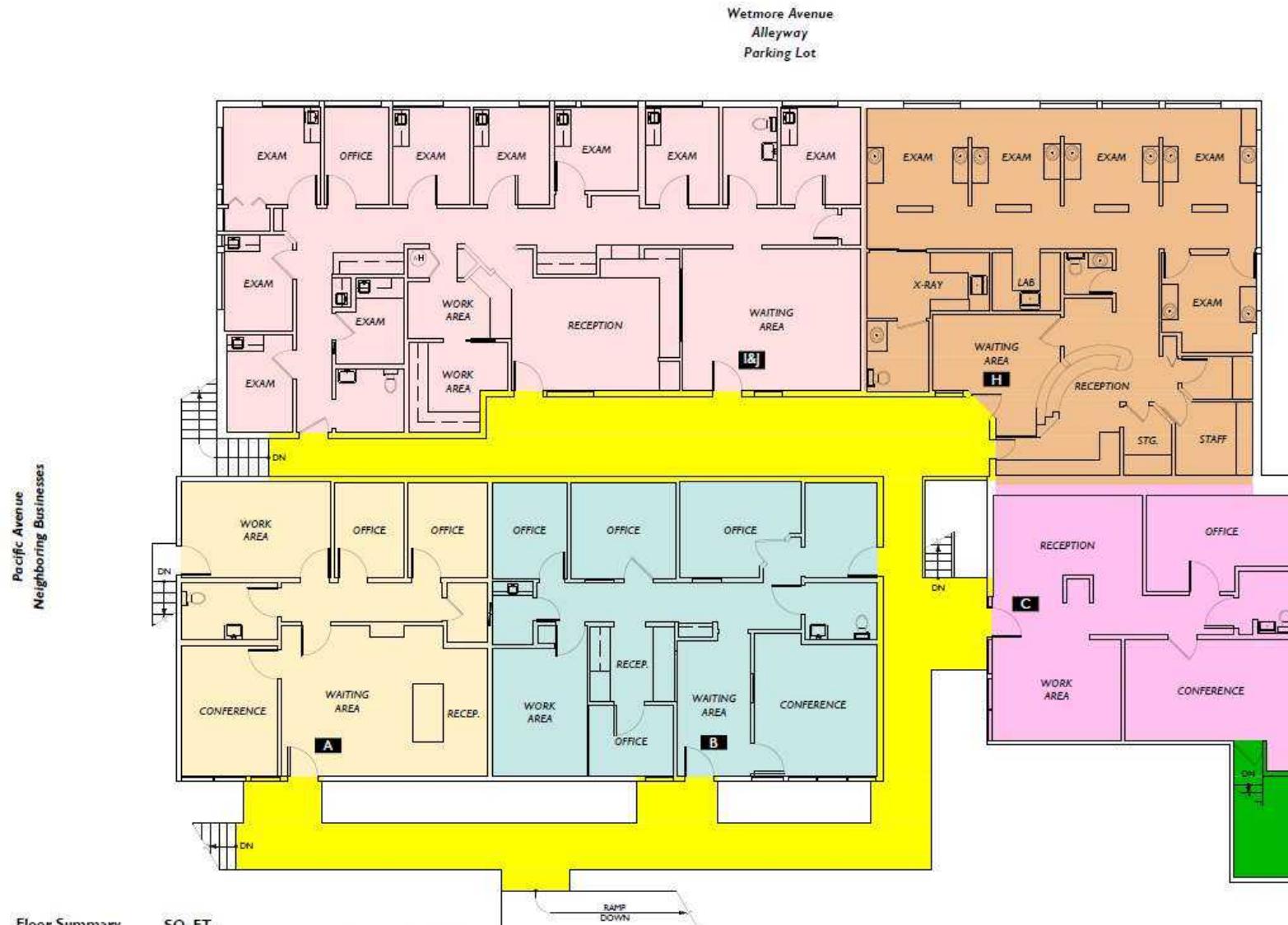


Floor Summary	SQ. FT.		
Total Rentable Area	3,907.16		
Total Occupant Area	3,003.51		
Load Factor	1.300863		
	Suite #	Occupant Area	Rentable Area
Floor Service Area	711.82		
Building Service Area	262.43		
Total Vertical	97.00		
	Suite D	1,874.49	2,438.45
	Suite F	799.52	1,040.07
	Suite G	329.50	428.63

Area Analysis performed in accordance with ANSI/BOMA Z65.1 - 2017 Method A Standard.

Colby Avenue

SECOND FLOOR



Area Analysis performed in accordance with ANSI/BOMA Z65.1 - 2017 Method A Standard.

Colby Avenue

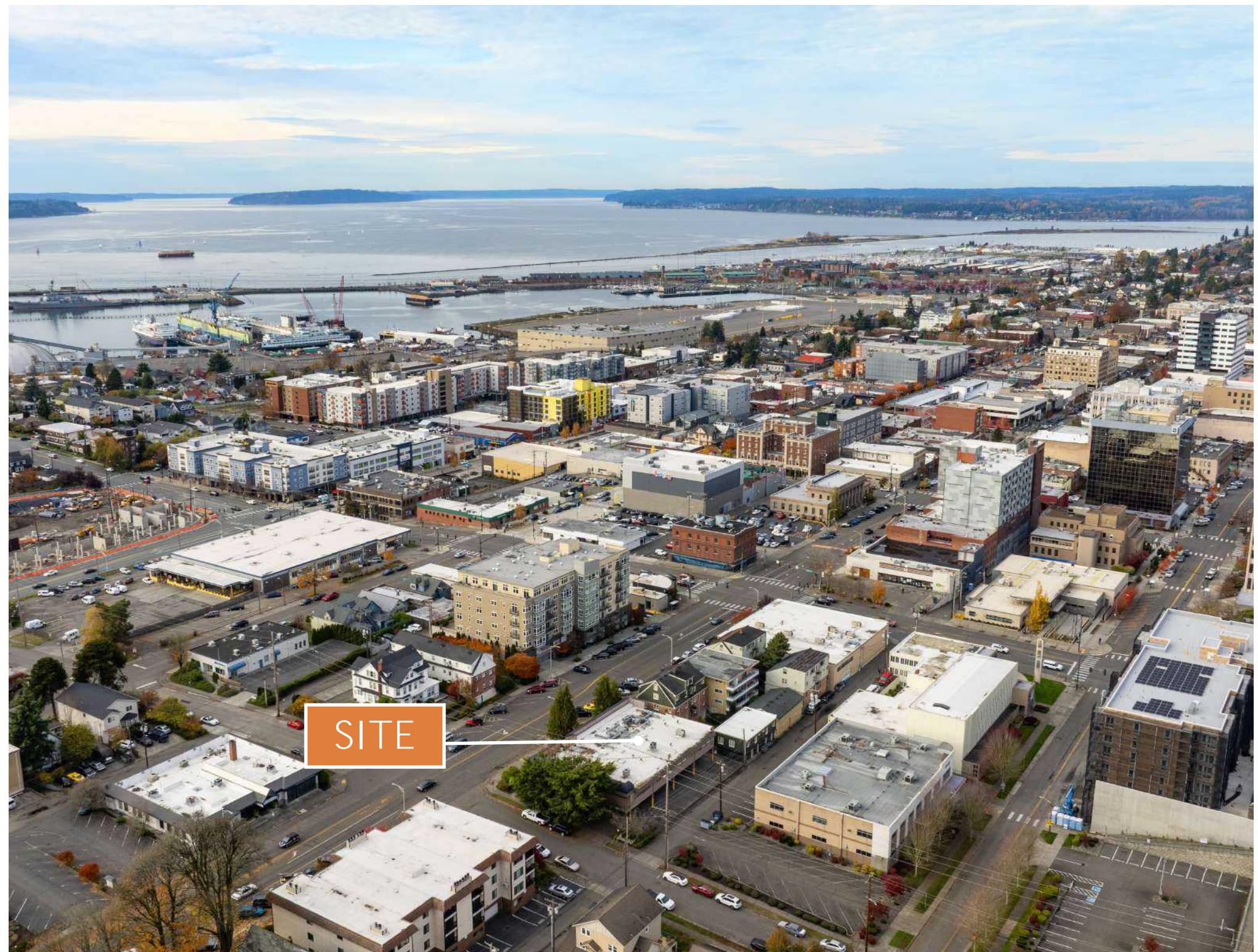




SITE



SITE







SITE



SITE

DEMOGRAPHICS

Population			
	1 mile	3 miles	5 miles
2020 Population	15,223	56,478	121,110
2024 Population	15,420	58,008	123,910
2029 Population Projection	16,088	60,671	129,507
Annual Growth 2020-2024	0.3%	0.7%	0.6%
Annual Growth 2024-2029	0.9%	0.9%	0.9%
Median Age	39.1	39.6	38.8
Bachelor's Degree or Higher	30%	27%	26%
U.S. Armed Forces	592	1,411	1,557
Income			
	1 mile	3 miles	5 miles
Avg Household Income	\$82,744	\$96,817	\$100,735
Median Household Income	\$61,028	\$78,905	\$82,118
< \$25,000	1,503	3,968	6,474
\$25,000 - 50,000	1,656	4,148	7,985
\$50,000 - 75,000	1,058	3,488	7,899
\$75,000 - 100,000	1,028	3,547	7,110
\$100,000 - 125,000	707	2,742	5,955
\$125,000 - 150,000	427	1,838	3,884
\$150,000 - 200,000	583	2,679	5,297
\$200,000+	453	1,906	4,161



JEFF AYERS
OWNER | DESIGNATED BROKER
425.275.2406
jef_f@ayerscommercialgroup.com

COLE SOREANO
BROKER
206.683.6871
cole@ayerscommercialgroup.com

