

FOR SALE / LEASE

**SALE PRICE: \$4,200,000
FOR LEASE: CONTACT BROKER**



ZEBRA
CAPITAL



PACIFIC ASSET
ADVISORS, INC.

909 E YELM AVE

YELM, WA

NET LEASE OFFERING MEMORANDUM DISCLAIMER

Zebra Capital hereby advises all prospective purchases of net leased property as follows:

This confidential offering memorandum has been prepared by Zebra Capital, for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. No representation is made by Zebra Capital, or the property owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, Zebra Capital, owner and their employees and agents disclaim any responsibility for inaccuracies and expect prospective purchaser to exercise independent due diligence in verifying all such information. Further, Zebra Capital, owner and their employees and agents disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the confidential offering memorandum or any other written or oral communication transmitted or made available to recipient. This confidential offering memorandum may include certain statements and estimates by Zebra Capital, with respect to the projected future performance of the property; these assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved.

The confidential offering memorandum does not constitute a representation that there has been no change in the business or affairs of the property or owner since the date of preparation of the confidential offering memorandum. Analysis and verification of the information contained in the confidential offering memorandum is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the property will be made available upon request to interested and qualified prospective investors or purchasers.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussion with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the confidential offering memorandum or making an offer to purchase the property unless and until such offer is approved by owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by owner and its legal counsel, and any conditions to owner's obligation thereunder have been satisfied or waived.

This confidential offering memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. This information should not, under any circumstances, be photo copied or disclosed to any third party without the written consent of Zebra Capital, or owner, or used for any other purpose whatsoever other than to evaluate the possible purchase of the property. By accepting the confidential offering memorandum, you agree that you will not use the confidential offering memorandum or any of the contents in any fashion or manner detrimental to the interest of owner or Zebra Capital.

FORMER RITE AID

909 E YELM AVE, YELM, WA 98597

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|-----------------------|------|
| OFFERING SUMMARY | 4 |
| INVESTMENT HIGHLIGHTS | 5 |
| AERIALS | 6-8 |
| PROPERTY PHOTOS | 9-12 |

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INVESTMENT OVERVIEW

OFFERING SUMMARY

SALE PRICE

\$4,200,000

LEASE RATE

UNPRICED

YEAR BUILT

1999

RENTABLE SF

13,738SF

LOT SIZE

1.00 ACRES

OWNERSHIP TYPE

FEE SIMPLE

YELM, WA

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------|----------|----------|-----------|
| 2024 | 4,517 | 18,165 | 24,245 |
| 2029 PROJECTION | 4,692 | 18,965 | 25,163 |
| HOUSEHOLD INCOME | 1 MILE | 3 MILES | 5 MILES |
| AVERAGE | \$99,658 | \$94,543 | \$100,024 |
| MEDIAN | \$86,871 | \$82,498 | \$83,643 |

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS



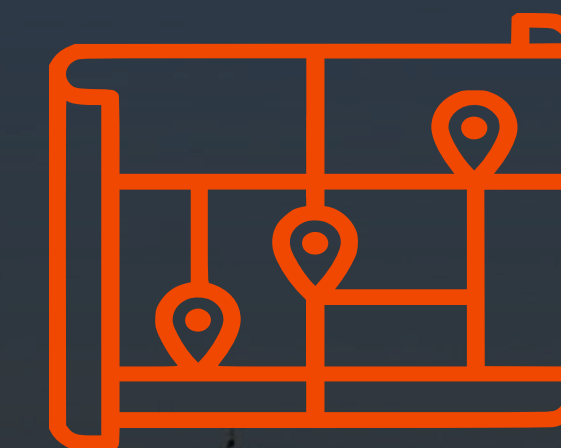
VALUE-ADD OR RE-TENANTING POTENTIAL

13,738 SF FORMER RITE AID OFFERING AN IDEAL VALUE-ADD OPPORTUNITY THROUGH STRATEGIC LEASING, REDEVELOPMENT OR OWNER OCCUPANCY



STRATEGIC CORNER

MINUTES FROM YELM'S MAIN CORRIDOR, CONNECTING SEAMLESSLY TO SURROUNDING RESIDENTIAL NEIGHBORHOODS AND REGIONAL DESTINATIONS



PRIME RETAIL CORRIDOR LOCATION

GREAT VISIBILITY, SURROUNDED BY NATIONAL RETAILERS: O'REILLY AUTO PARTS, DAIRY QUEEN, KFC, SAFEWAY, STARBUCKS, SUBWAY

GROWTH POTENTIAL

PROJECTED POPULATION GROWTH FROM 2024-2029 OF ~ 3.8% TO 4.4% ACROSS THOSE RADII
AVERAGE HHI IN THE 5-MILES RADIUS \$100,024

DRIVE-THRU

PROPERTY IS EQUIPPED WITH A TRIPLE DRIVE-THRU

ESTABLISHED RESIDENTIAL COMMUNITY

LOCATED WITHIN A MATURE RESIDENTIAL AREA, IT IS AN IDEAL LOCATION FOR ESSENTIAL SERVICES AND COMMUNITY-FOCUSED RETAIL

YELM TERRA COMMUNITY

PRAIRIE
HOTEL



LIBERTY TAX



E YELM AVE | 18,695 ADT

SUBJECT PROPERTY

BUD BARN



NISQUALLY PLAZA

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

O'Reilly
AUTO PARTS

GROCERY OUTLET
bargain market

Mr. Family Restaurant
Doug's



KING CRONIC
PREMIUM CANNABIS



DOLLAR TREE

THE
CLIP JOINT

jiffy lube

Jack
in the box

SALMON RUN APARTMENTS

SAFeway

Great Clips
IT'S GONNA BE GREAT®

Jack
in the box

BUD BARN

SUBJECT PROPERTY

Tires LES SCHWAB

jiffy lube

E YELM AVE | 18,695 ADT

NISQUALLY PLAZA



HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

O'Reilly
AUTO PARTS

GROCERY OUTLET
bargain market

Mr. Family Restaurant
Dougs



KING CRONIC
PREMIUM CANNABIS

DOLLAR TREE

THE
CLIP JOINT

KFC **DQ** **SUBWAY**



AutoZone



Jerry's Color Center
Your Family-Owned, Hometown Paint Store

CROSSFIT YELM

YARD

Great Clips
IT'S GONNA BE GREAT

SAFEWAY

Jack
in the box

BUD BARN

SUBJECT PROPERTY

E YELM AVE | 18,695 ADT

PROPERTY PHOTOS

YELM, WA



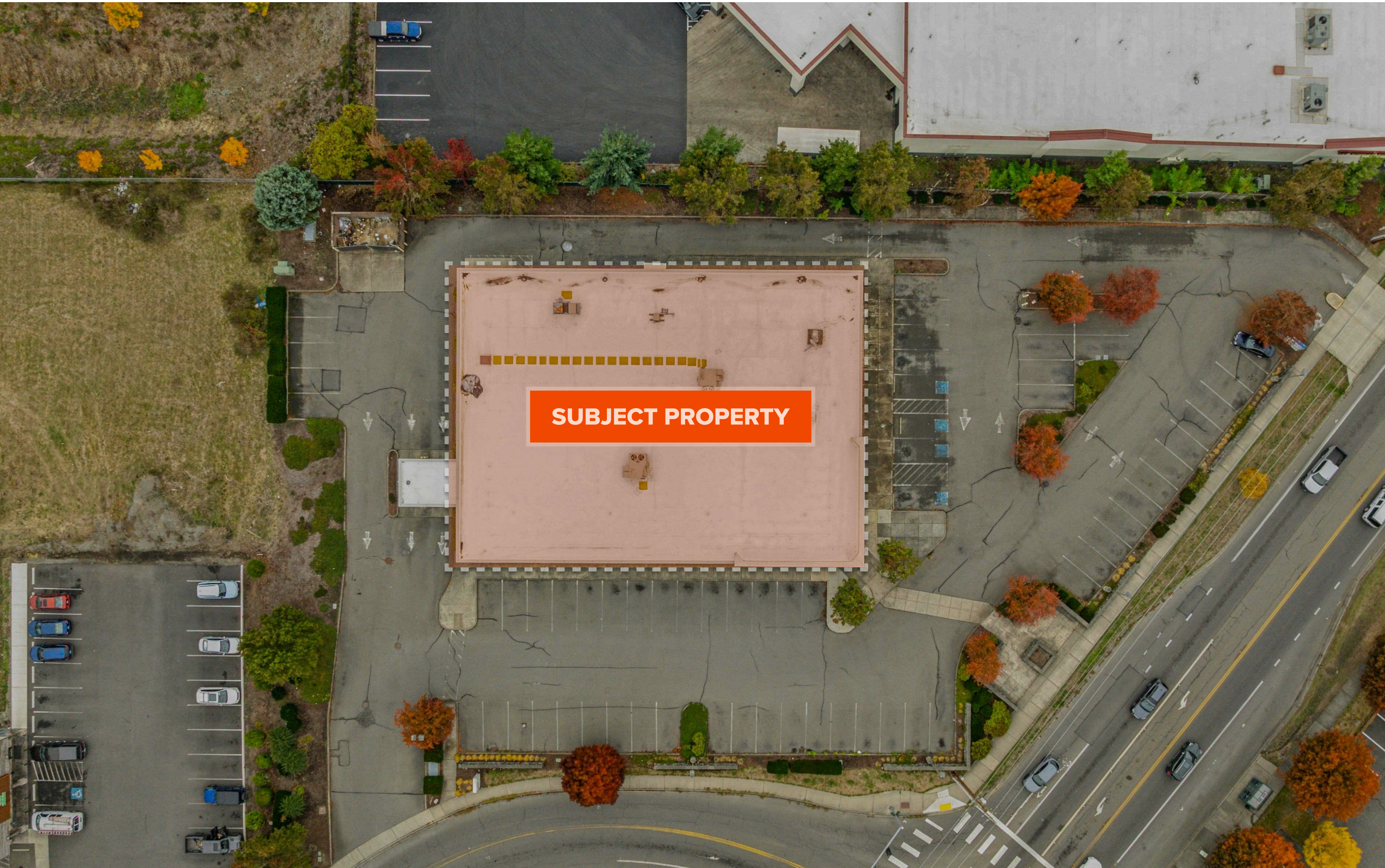
PROPERTY PHOTOS

YELM, WA



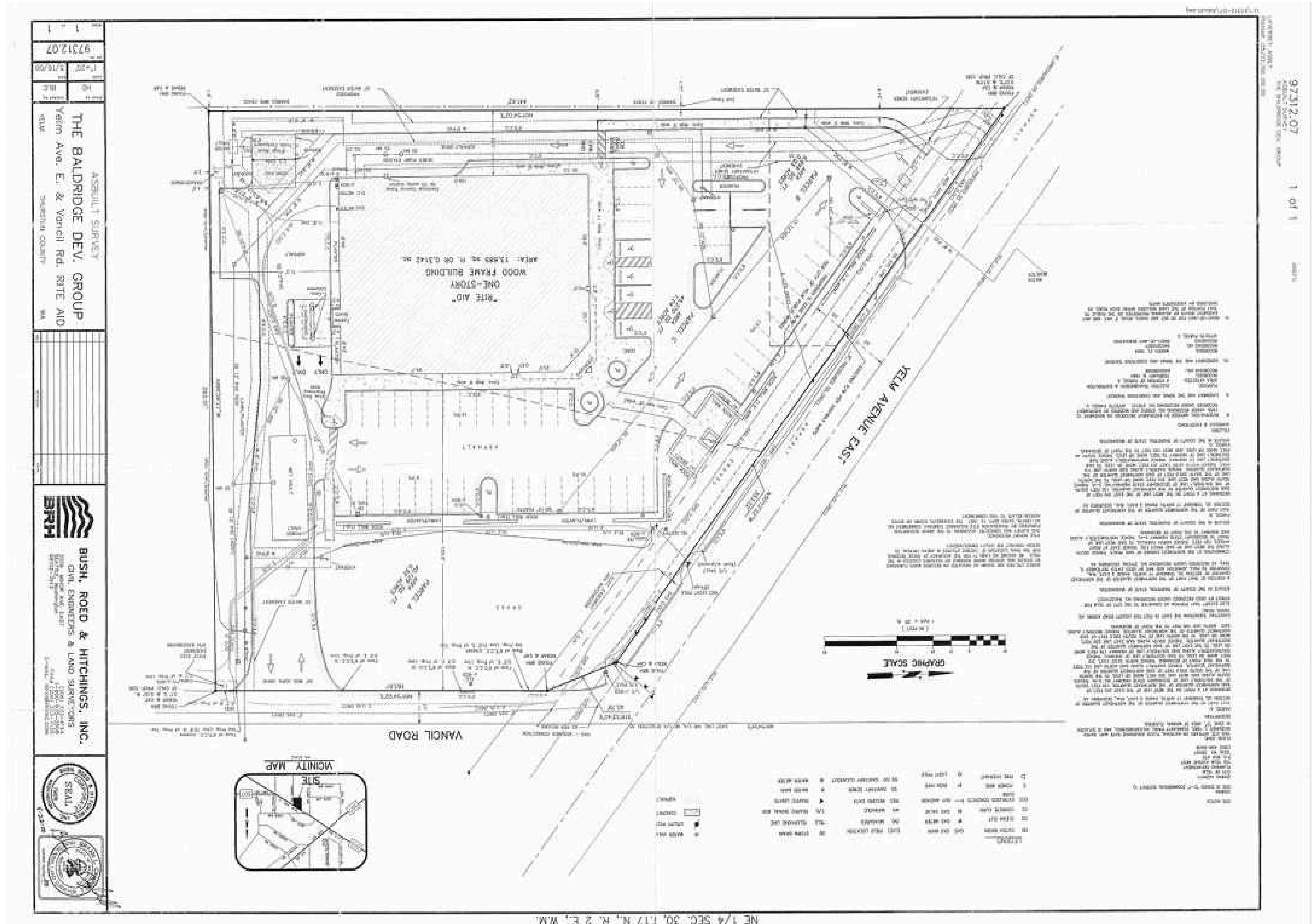
PROPERTY PHOTOS

YELM, WA



PROPERTY PHOTOS

SITE PLAN



CONTACT US



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