

EAST VALLEY AUTOMOTIVE CENTER

18727 E VALLEY HWY
KENT, WA 98032

100% LEASED
WELL-LOCATED MULTI-TENANT
INVESTMENT PROPERTY



CBRE

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10.29.2025 BSO

TABLE OF CONTENTS

- 1 / EXECUTIVE SUMMARY**
- 2 / PROPERTY OVERVIEW**
- 3 / MARKET OVERVIEW**
- 4 / FINANCIAL SUMMARY**





01

EXECUTIVE SUMMARY

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CBRE, Inc., as exclusive advisor to the Seller, is pleased to be bringing to market the rare opportunity to acquire the East Valley Automotive Center, a multi-tenant industrial-flex investment ideally located in north Kent. The Property offers a highly-functional and well-located industrial building with good visibility and access. Located just off East Valley Highway, the site is positioned with convenient access to Highway 167, which directly connects Kent to the I-5 and I-405 interchange. Investors benefit from the proximity to Bellevue and Seattle, as well as the numerous surrounding amenities and Kent's burgeoning growth. At 100% occupied, the Property provides investors with attractive, in-place cash flow and an ideal 1031 opportunity.

The Owner is offering the Property to qualified potential purchasers on a fee-simple basis and will consider a variety of offers and approaches in the disposition of this site. Investors interested in the site are encouraged to discuss and pursue concepts that best fit their criteria. While it is anticipated that a call for offers date will be established, the Owner reserves the right to review and consider individual offers on the Property as received.

INVESTMENT HIGHLIGHT

-  Highly-functional and well-located industrial-flex building with numerous surrounding amenities
-  Coveted, stabilized investment opportunity with upside potential
-  Good visibility and access with potential for growth in close proximity
-  Close to I-5 and I-405, interstates directly accessing Seattle and Bellevue, respectively
-  Long term tenants comprise +/- 70% of net rentable area, annual CPI increases





02

PROPERTY OVERVIEW



ADDRESS	18727 E Valley Hwy Kent, WA 98032
PRICE	\$3,100,000
IN-PLACE CAP RATE	8.98%
PARCEL NUMBER	312305-9098
SITE AREA	29,842 SF (0.69 AC)
RENTABLE AREA	18,600 SF
YEAR BUILT	1963
OCCUPANCY	100%
ZONING	M2, City of Kent

The Property represents a 2-story, multi-tenant industrial-flex investment containing approximately 18,300 square feet of rentable area in close-in Kent, Washington. East Valley Automotive Center is currently 100% leased and provides an abundance of surrounding amenities. Located on East Valley Highway, the Property provides a high level of visibility to its tenants, and patrons. The accessibility of the Property, in conjunction with the visibility, holds strong appeal to its tenants with a relatively high degree of customer visitation.



03

MARKET OVERVIEW



PUGET SOUND REGIONAL OVERVIEW

The Puget Sound Region is one of the most unique in the country and has become one America's most desirable places to expand and relocate a business. Known for its excellent business climate and high quality of life, the Greater Seattle Area has become a hub for a variety of industries including manufacturing, technology, aerospace, international trade and tourism. Location and education are two significant factors that have helped distinguish this region as a superior business environment. The area's unique locational attributes have enabled it to accommodate a variety of diverse and dynamic industries, making it home to one of the most diverse and highly qualified workforces in the country. Furthermore, the presence of global technology leading companies and the proximity to the University of Washington, a world class, globally recognized research-based university, provides surrounding companies a reservoir of human capital.

The strong support for research fostered by both the University of Washington and the Bill and Melinda Gates Foundation has attracted many biotech companies and entrepreneurs to the area. With all these factors working together, many major industry leaders such as Facebook, Google, Intel, and Salesforce.com are just a few of the companies that have recognized the international reputation the region carries and have moved to the area to establish a presence. The region currently has eleven Fortune 500 companies including Boeing, Microsoft, Amazon, Expedia, Costco Wholesale, and Starbucks that call Puget Sound home.

PUGET SOUND INDUSTRIAL MARKET OVERVIEW

The Puget Sound industrial market continues to be driven by the region's robust manufacturing and logistics sectors, which have shown remarkable resilience and growth. The demand for a world-class workforce, innovation, supply-chain efficiency, and last-mile distribution capabilities has made the region home to many of the world's leading aerospace, manufacturing, e-commerce fulfillment, and global distribution companies. As a result, the Puget Sound Region has become an extremely desirable area for businesses seeking strategic West Coast locations. The evolving business climate, bolstered by significant infrastructure investments and the region's position as a critical Pacific Rim gateway, provides a positive real estate outlook for this area.

The Puget Sound market has demonstrated strong fundamentals, with industrial vacancy rates remaining historically tight as demand continues to outpace new supply. These positive results can be attributed largely to the diversification of the industrial base, including the expansion of e-commerce distribution, advanced manufacturing, cold storage facilities, and the ongoing presence of aerospace and technology companies seeking proximity to innovation clusters and specialized workforce talent. The region's commitment to sustainable development and modern infrastructure continues to attract forward-thinking industrial users.

NORTH KENT MARKET OVERVIEW

Located less than 20 miles from Downtown Bellevue and 20 miles from Seattle, the City of Kent is situated in the heart of the thriving Puget Sound industrial corridor. With a current population approaching 140,000 residents, Kent has maintained steady growth and economic vitality, establishing itself as one of the region's most important manufacturing and distribution hubs. Kent is home to over 10,000 businesses, including Blue Origin, REI's distribution operations, Oberto Brands, and numerous aerospace suppliers supporting the region's aviation cluster, and employs over 260,000 people across its diverse industrial base.

The city's strategic proximity to major transportation infrastructure—including Sea-Tac International Airport, the Port of Seattle, and Interstate 5—combined with direct access to rail service, makes Kent a highly desired destination for companies requiring efficient logistics and distribution networks in the Pacific Northwest. The aviation and aerospace industry remains one of the most significant contributors to the Puget Sound economy, with Kent serving as a vital manufacturing and supply chain hub for this sector. Additionally, Kent has seen increased activity from e-commerce, cold storage, and advanced manufacturing users attracted by the city's available land, competitive lease rates compared to Seattle proper, and business-friendly environment.

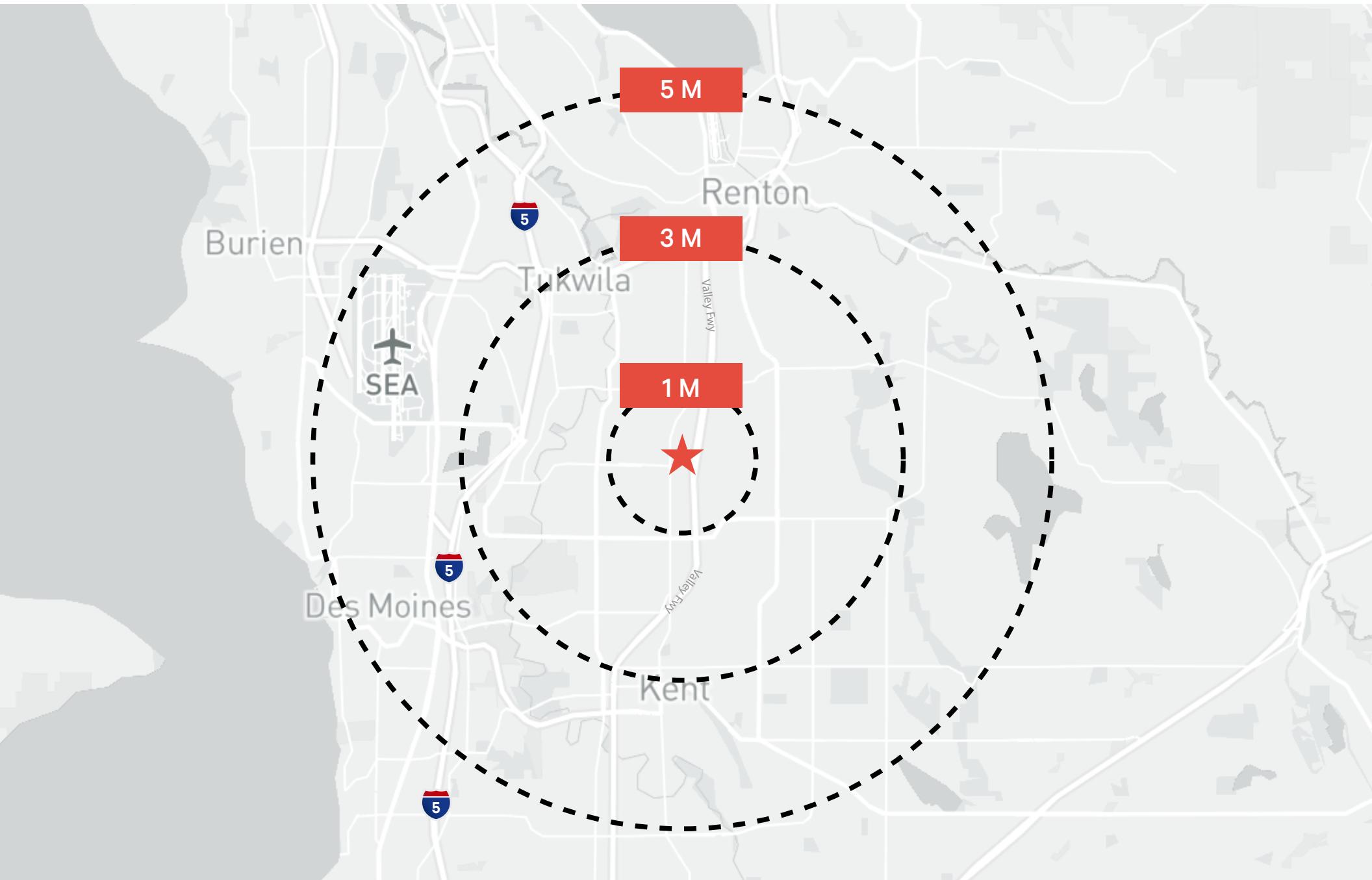


Demographics

	1 MILE	3 MILES	5 MILES
2024 POPULATION	3,781	82,428	286,593
2029 POPULATION PROJECTION - FIVE YEAR PROJECTION	3,794	82,654	288,343
2020-2024 ANNUAL POPULATION GROWTH RATE	-0.7%	-0.8%	-0.4%
2024-2029 ANNUAL GROWTH RATE	0.1%	0.1%	0.1%
2024 MEDIAN AGE	38.5	37.9	37.9
2024 AVERAGE HOUSEHOLD SIZE	2.3	2.6	2.6
2024 AVERAGE HOUSEHOLD INCOME	\$105,718	\$104,176	\$103,478
OWNER OCCUPIED HOUSEHOLDS	755	15,729	51,906
AVERAGE HOUSEHOLD VEHICLES	2	2	2



Demographics Map





04

FINANCIAL SUMMARY

RENT ROLL

EAST VALLEY AUTO CENTER - 18727 EAST VALLEY HIGHWAY, KENT, WASHINGTON								
SUMMARY RENT ROLL								
TENANT NAME	SF	SF%	MONTHLY RENT	ANNUAL RENT	RENT PSF	EXPIRATION	RECOVERY	COMMENTS
ANTHONY'S TIRES	5,600	29.98%	\$6,033	\$72,396	\$12.93	12-31-2029	NNN	Tenant since 2017. Focused on tire sales and service. Annual CPI increases. See below for additional parking lease
AUTO PERFECT	7,180	38.44%	\$9,506	\$114,072	\$15.89	12-31-2028	NNN	Tenant since 2019. Focused on auto body repair. Space includes a caretaker area.
MASTER FIX	5,600	29.98%	\$5,685	\$68,220	\$12.18		NNN	Includes approximately 1350 sf of live/work space.
MASTER FIX LIVE/WORK			\$1,700	\$20,400		NA		90 Day Termination option
GATED PARKING (ANTHONY'S)			\$296	\$3,552		12-31-2029		
COMMON AREA	300	1.61%	\$0	\$0				
TOTAL	18,680	100.00%	\$23,220	\$278,640				
PURCHASE PRICE	CAPITLIZATION							
\$3,100,000	8.98%							





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