



SUMNER PROMENADE

6617 166th Ave E | Sumner, Washington, 98390

Asking Price: \$2,850,000 | Cap Rate: 6.00%

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INVESTMENT HIGHLIGHTS

- ♦ WinCo-Shadowed Location: Adjacent to a top-performing WinCo with 1.4M+ annual visits, driving consistent traffic and strong cross-shopping.
- ♦ Stable NNN Income: Gravity Coffee (through 2030) and Society Salon (through 2032) on fully NNN leases with minimal near-term rollover.
- ♦ Modern, Low-CapEx Asset: 2012 concrete tilt-up construction with modern systems and ongoing upkeep supports low-maintenance, turnkey ownership.
- ♦ High-Value Drive-Thru Format: Gravity Coffee's drive-thru with strong Hwy 410 frontage enhances re-tenanting options and rent premiums vs. inline space.
- ♦ Excellent Visibility & Access: Immediate proximity to Hwy 410 with 53,000+ VPD provides persistent exposure and convenient access.
- ♦ E-Commerce-Resistant Tenants: Daily-needs, service/experience users; Society Salon has expanded multiple times and now occupies ~60% of GLA.
- ♦ Affluent Trade Area: Within three miles, average household income is approximately \$150,751 in the high-growth Sumner/Bonney Lake corridor.



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