



CALIFORNIA BURRITO ABSOLUTE NNN INVESTMENT

9102 RAINIER AVE S, SEATTLE, WA 98118

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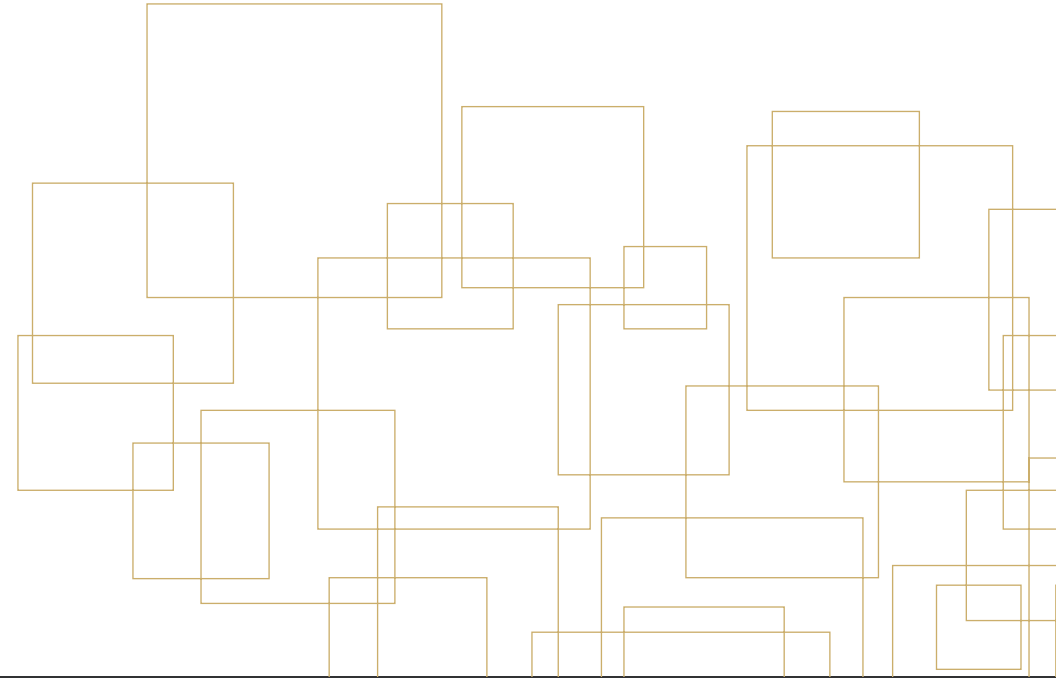
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INVESTMENT SUMMARY

THE OFFERING

Kidder Mathews is pleased to present a single-tenant net leased California Burrito located in Seattle, Washington. This opportunity features an absolute NNN lease with no landlord responsibilities, and a recently signed 10-year lease with 3% annual increases.

| | |
|----------------|---------------------------------------|
| ADDRESS | 9102 Rainier Ave S, Seattle, WA 98118 |
| PRICE | \$2,076,923 |
| CAP RATE | 6.50% |
| NOI | \$135,000 |
| LEASE TERM | 10 Years |
| LEASE TYPE | Absolute NNN |
| RENT INCREASES | 3% Annual |
| RENTABLE SF | 1,290 |
| LAND AREA SF | 15,379 |
| YEAR BUILT | 2006 |

\$2.077M

PRICE

6.50%

CAP RATE

10 YRS

LEASE TERM



INVESTMENT HIGHLIGHTS

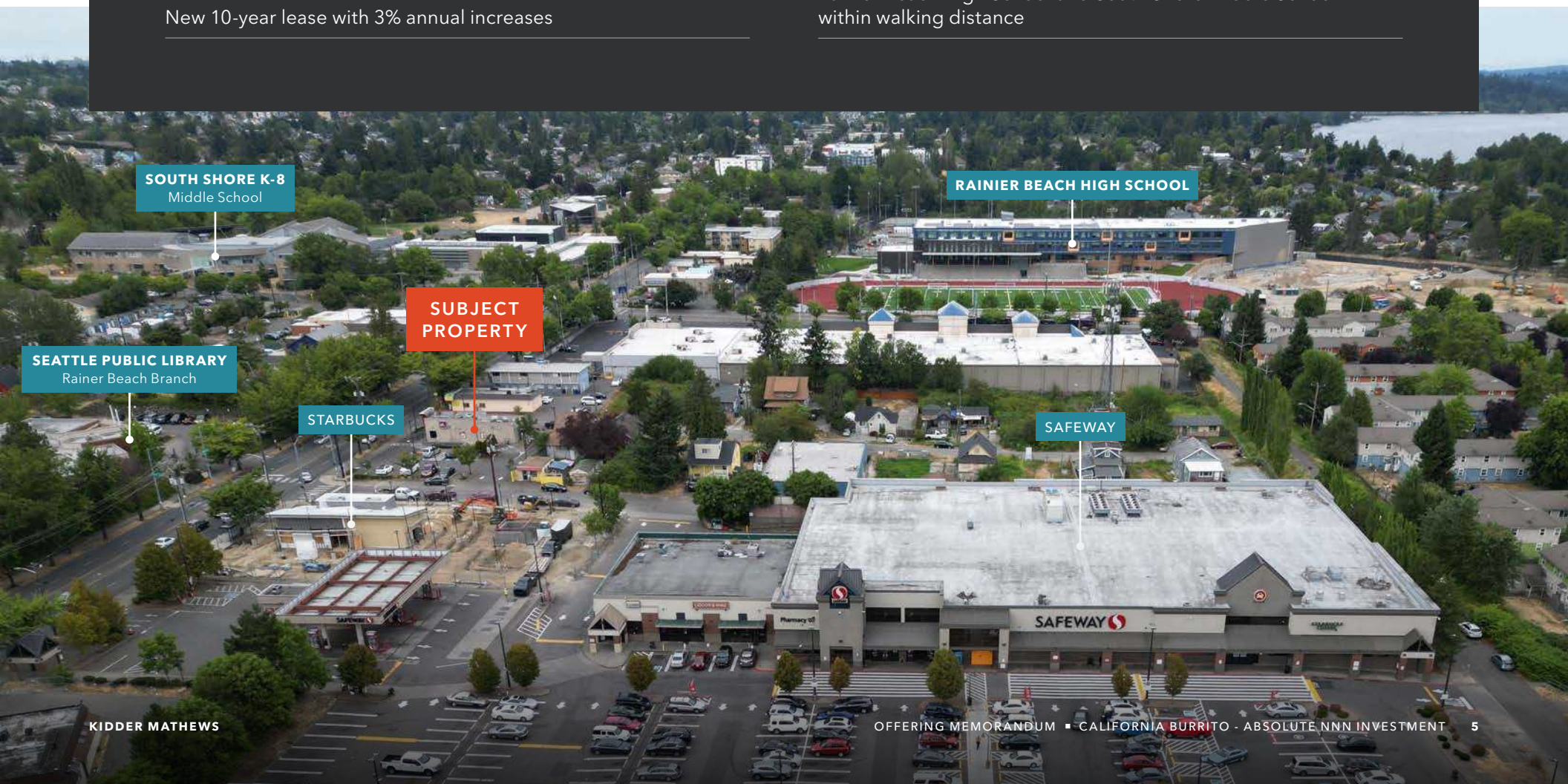
Absolute NNN lease structure with no landlord responsibilities

Rare in city drive-thru location

New 10-year lease with 3% annual increases

Located on a high traffic corner next to Safeway grocer and new Starbucks

Rainier Beach High School and South Shore Middle School within walking distance





PROPERTY OVERVIEW

PROPERTY OVERVIEW



FINANCIALS

CASH FLOW SUMMARY

\$2,076,923

PRICE

6.50%

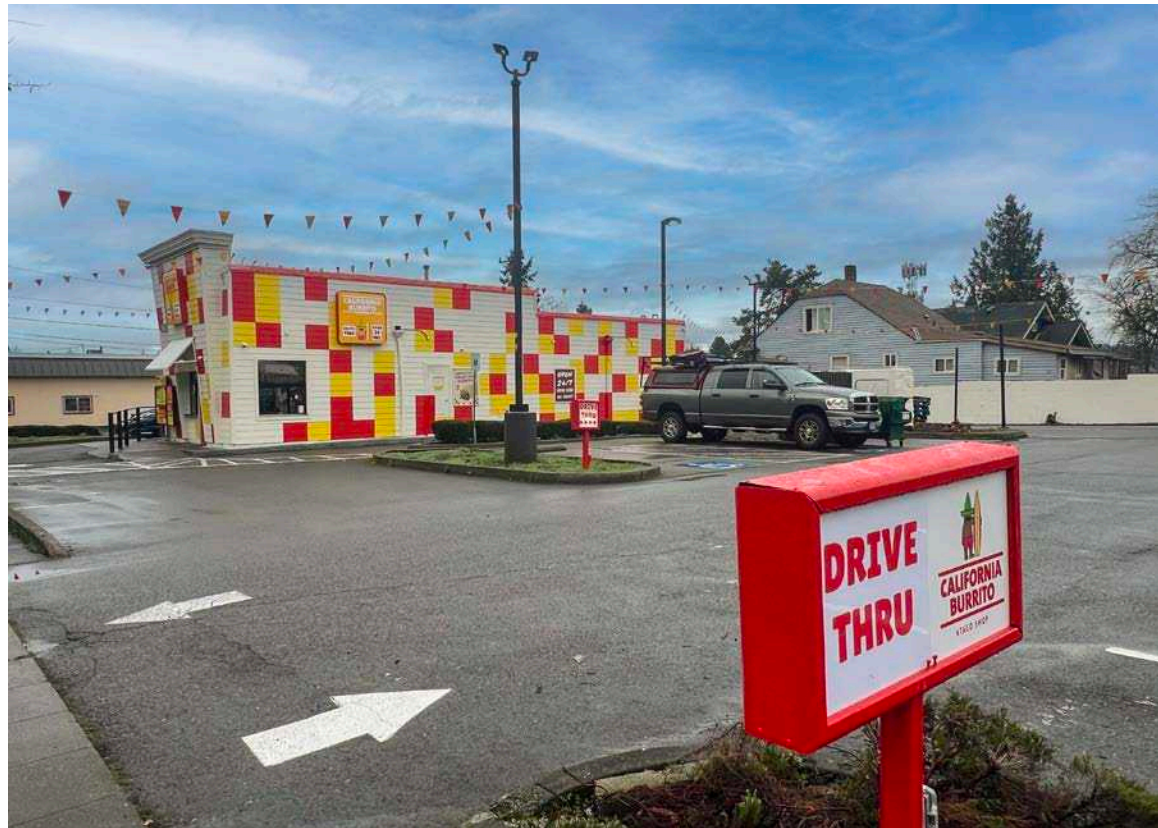
CAP RATE

SCHEDULED REVENUE

| | Annual |
|--------------------------------------|------------------|
| SCHEDULED BASE RENT | \$135,000 |
| OPERATING EXPENSE REIMBURSEMENT | Absolute NNN |
| Effective Gross Revenue (EGR) | \$135,000 |

OPERATING EXPENSES

| | Annual |
|-----------------------------|------------------|
| PROPERTY TAXES | Absolute NNN |
| INSURANCE | Absolute NNN |
| CAM | Absolute NNN |
| TOTAL OPERATING EXPENSES | Absolute NNN |
| Net Operating Income | \$135,000 |



→ [ADDITIONAL INFORMATION](#)



LOCATION OVERVIEW



SEATTLE

Seattle is a national center for manufacturing, technology, services, international trade and tourism.

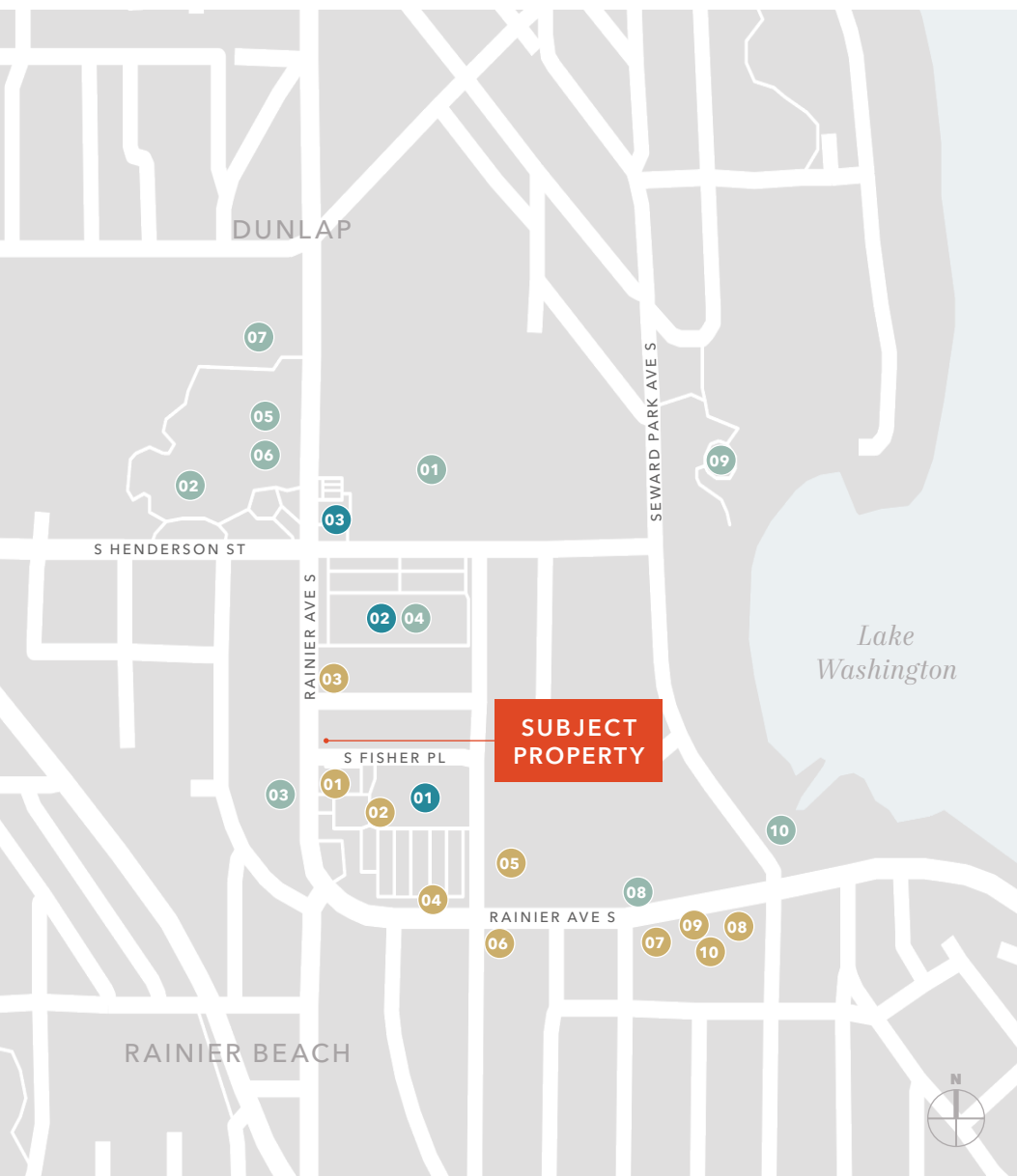
The region is known for its quality of life, arts, and outdoor lifestyle which helps attract an educated workforce. Numerous camping, hiking, winter sports, and recreational activities are located a short drive from the city. Seattle's main attractions include Pike Place Market, the Space Needle, and Seattle Center, home of the 1962 World's Fair.

EMPLOYMENT GROWTH

Seattle has remained one of the most resilient cities due to its diverse industries. The Port of Seattle was ranked the 6th business seaport in the US, playing a key role in bringing international trade, transportation and travel to the Pacific Northwest.

As the home of Microsoft and Amazon, Seattle accounts for over 20% of the nation's software publishing employment. Healthcare employment is projected to continue to grow dramatically and Seattle has the 5th largest biotechnology Research and Development alliance between the University of Washington and the Fred Hutchinson Cancer Research Center. In addition, Puget Sound is one of the capitals of aerospace and computing, with Boeing as an industry leader and one of the largest employers.

LOCATION OVERVIEW



EAT + DRINK

- 01 Starbucks
- 02 Rainier Beach Liquor & Wine
- 03 Evangadi Market & Restaurant
- 04 Tacos La Cuadra
- 05 McDonald's
- 06 Subway
- 07 Taco Bell / KFC
- 08 Crawfish & Hotpot
- 09 Just Like Home Caribbean Market & Restaurant
- 10 Paranormal Pie

SCHOOL & RECREATION

- 01 Rainier Beach High School
- 02 South Shore K-8 Middle School
- 03 Rainier Beach Public Library
- 04 Planet Fitness
- 05 Rainier Beach Playfield
- 06 Rainier Beach Community Center & Pool
- 07 Alan T. Sugiyama High School
- 08 MARS Early Learning Academy
- 09 Be'er Sheva Park
- 10 Rainier Yacht Club

SHOPPING

- 01 Safeway
- 02 Dollar Tree
- 03 Sherwin-Williams

DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|--------|---------|---------|
| 2025 EST. TOTAL | 20,026 | 114,831 | 321,463 |
| 2030 PROJECTION | 21,504 | 115,982 | 320,429 |
| 2020 CENSUS | 18,721 | 114,700 | 317,426 |
| PROJECTED GROWTH 2025 - 2030 | 1,478 | 1,152 | -1,033 |

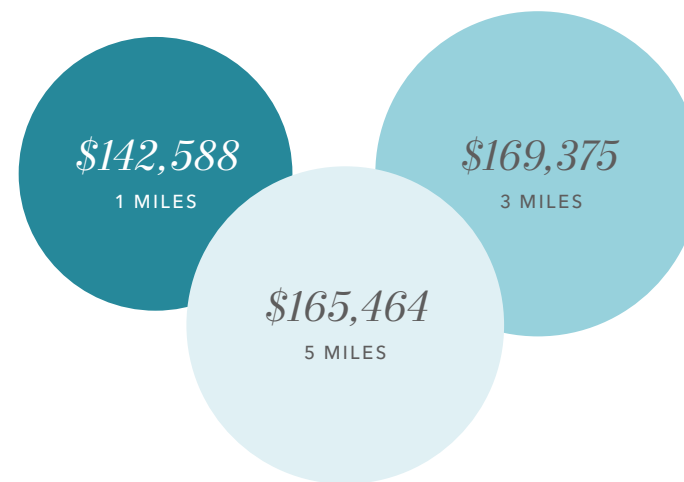
EMPLOYMENT & INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|-----------|-----------|-----------|
| 2025 EST. MEDIAN HH INCOME | \$104,999 | \$122,964 | \$122,104 |
| 2025 PER CAPITA INCOME | \$50,135 | \$62,613 | \$64,140 |
| TOTAL BUSINESSES | 620 | 4,868 | 17,336 |
| TOTAL EMPLOYEES | 3,505 | 38,524 | 162,311 |

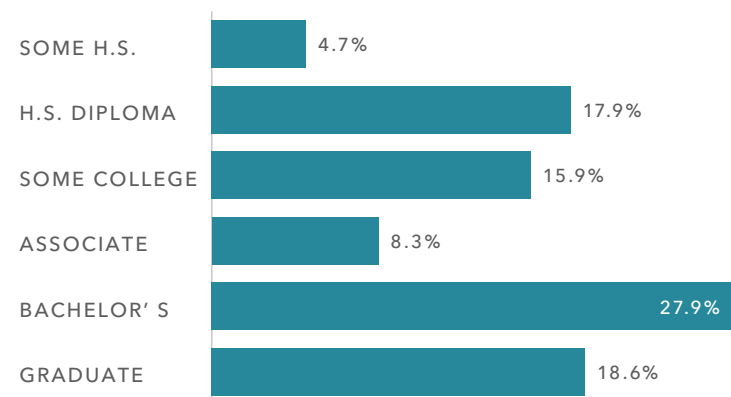
HOUSEHOLDS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| 2025 TOTAL | 7,035 | 42,343 | 124,240 |
| 2030 PROJECTED | 7,600 | 43,133 | 124,676 |
| 2020 CENSUS | 6,484 | 41,973 | 124,690 |
| GROWTH 2020 - 2025 | 1,079 | 3,529 | 8,736 |

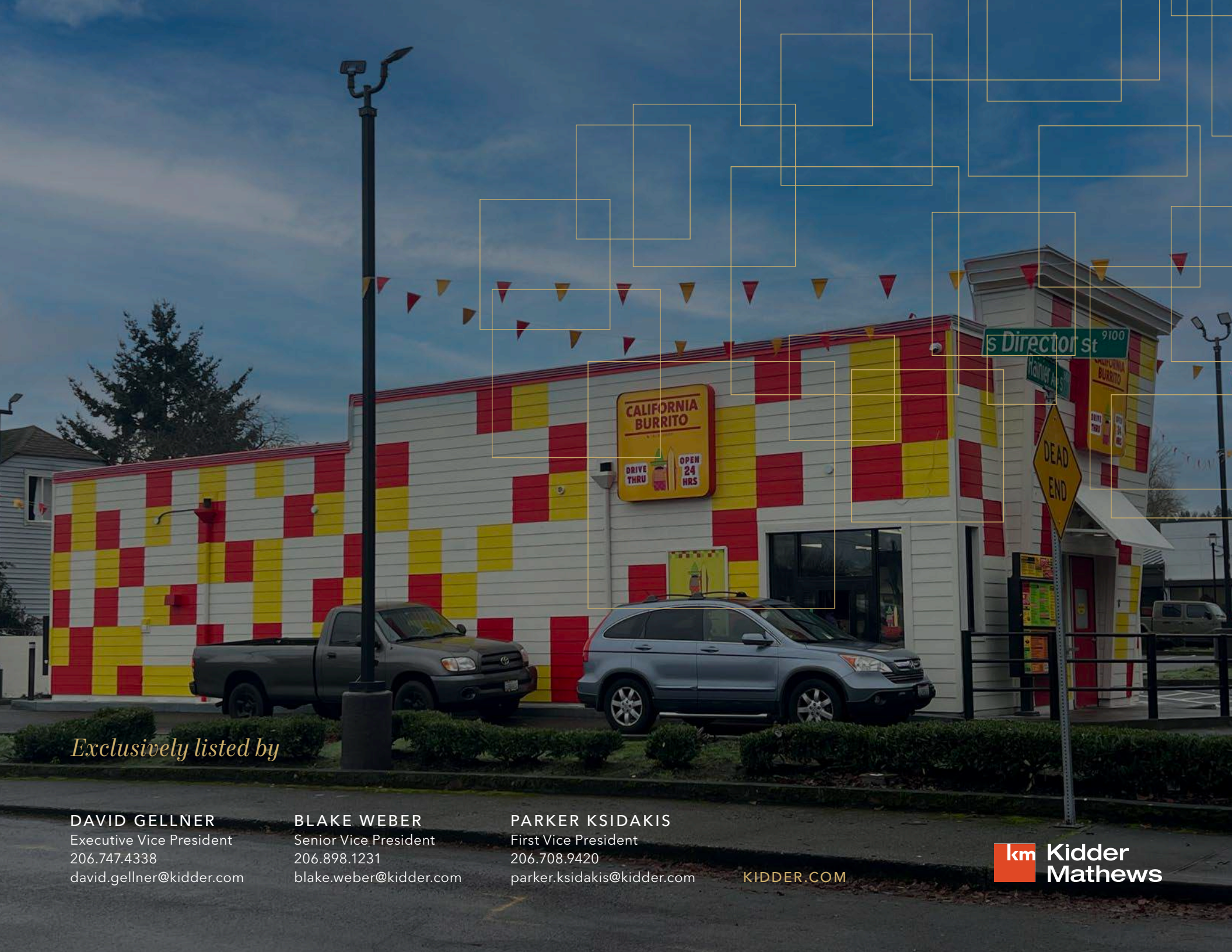
AVERAGE HOUSEHOLD INCOME



EDUCATION (5 MILES)



Data Source: ©2025, Sites USA



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