



THE OFFERING

500 SW Grady Way, Renton, WA 98057

Marcus & Millichap's Brown Retail Group has been selected to exclusively market for sale a **corporate Crash Champions collision repair facility located in core Renton, WA (Seattle MSA)**. The Property features a brand-new 15-year NNN lease that commenced November 1, 2025, with a corporate guarantee from Crash Champions, one of the largest and fastest-growing collision repair operators in the United States with over 650 locations across 38 states. The Lease also includes rare 12.5% rent increases in Year 5 and Year 11 of the initial term and in each option period, providing a strong hedge against inflation and meaningful embedded NOI growth. In 2022, Crash Champions purchased the operations of a successful collision shop leasing a portion of the building, then expanded its occupancy in 2024, and recently completed its expansion to occupy the entire premises, including the 15,000 SF building, demonstrating long-term commitment to the site and continued operational success. The Property benefits from dense, affluent demographics, serving approximately 266,000 residents within a five-mile radius with average household incomes exceeding \$116,000. Additionally, the asset is located in Washington, an income tax-free state, enhancing after-tax returns for investors seeking stable, long-term cash flow in a core Seattle-area submarket.

**PRICE: \$6,310,000
CAP RATE: 5.35%
2029 CAP RATE: 6.02%**



ACTUAL PROPERTY PHOTO

I THE PROPERTY

Price	\$6,310,000
Cap Rate	5.35%
2029 Cap Rate	6.02%
Price/SF	\$421
Gross Leasable Area	15,000 SF
Lot Size (Acres)	1.47 Acres
Type of Ownership	Fee Simple
Year Built / Renovated	1998 / 2026
LEASE SUMMARY	
Tenant	Crash Champions
Rent Increases	12.5% In Year 5 and Year 11
Guarantor	Corporate Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	10/31/2025
Lease Expiration	10/31/2040
Renewal Options	4, 5-Year Options
Term Remaining on Lease	14.8 Years
Landlord Responsibility	Roof, Structural Elements, Foundation & Floor Slab
Tenant Responsibility	Taxes, Insurance, Repairs & Maintenance of Entire Property

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 10/31/2029	\$337,500	\$28,125	\$22.50	5.35%
11/1/2029 - 10/31/2034	\$379,650	\$31,638	\$25.31	6.02%
11/1/2034 - 10/31/2040	\$427,050	\$35,588	\$28.47	6.77%
OPTIONS				
Option 1: 11/1/2040 - 10/31/2045	Fair Market Value			
Option 2: 11/1/2045 - 10/31/2050	Fair Market Value			
Option 3: 11/1/2050 - 10/31/2055	Fair Market Value			
Option 4: 11/1/2055 - 10/31/2060	Fair Market Value			

Note: Seller intends to complete a 1031 Exchange upon sale of the property. Buyer agrees to cooperate with Seller on the completion of a 1031 Exchange.



ABOUT CRASH CHAMPIONS

Crash Champions is the third-largest operator of high-quality collision repair services in the United States, with more than 650 locations across 38 states and trusted by nearly all major automotive insurance providers. Founded in 1999 as a single repair center in Chicago by industry veteran and 2022 MSO Executive of the Year Matt Ebert, the company has experienced significant growth. In 2022, Crash Champions completed a second industry-defining milestone with the strategic acquisition of Service King Collision and its more than 330 locations. This transaction positioned Crash Champions as a nationwide leader in trusted, high-quality collision repair services, expanding its footprint to more than 30 states. Today, the organization is recognized as an industry leader for its commitment to manufacturer-certified repairs and industry-leading performance, with certified facilities meeting the highest standards in collision repair.

<https://crashchampions.com/> 



ACTUAL PROPERTY PHOTOS



I THE HIGHLIGHTS

BRAND-NEW 15-YEAR NNN LEASE

Crash Champions recently executed a brand-new 15-year NNN lease, reflecting a long-term commitment to the site and providing investors with predictable, passive cash flow.

STRONG CORPORATE GUARANTEE

The Lease is guaranteed by Crash Champions corporate (Crash Champions, LLC), a national, growing brand with over 650 collision repair locations across 38 states.

RARE 12.5% RENT INCREASES | 6.02% CAP RATE IN 2029

The Lease features attractive 12.5% rent increases every five years throughout the initial term and all option periods, delivering strong embedded NOI growth and inflation protection.

TENANT EXPANSION & FULL-BUILDING OCCUPANCY

In 2022, Crash Champions purchased the operations of a successful collision shop leasing a portion of the building, then expanded its occupancy in 2024, and recently completed its expansion to occupy the entire premises, including the 15,000 SF building and entire parking lot, demonstrating long-term commitment to the site and continued operational success.

10+ YEAR TRANSFERRABLE ROOF WARRANTY

The property's roof was installed in 2016 and features a transferable roof warranty until August 2036. The roof is in excellent condition and receives regular maintenance.

PLANNED TENANT RENOVATIONS

Crash Champions has indicated it plans to implement additional renovations at the property to the building and parking lot in order to optimize and streamline its use of the property.



METICULOUSLY MAINTAINED PROPERTY WITH ZERO DEFERRED MAINTENANCE

The Property has been meticulously maintained over the Seller's ownership and features no deferred maintenance or needed capital repairs. Over the last few years the Property has received new HVAC units, full exterior paint, parking lot resurfacing, new landscaping, fencing upgrades, and had all three metal roof canopies ressealed above the entrances. The property has also had all exterior lighting upgraded to LEDs.

STRATEGIC AUTO-ORIENTED LOCATION AND HISTORICAL OCCUPANCY

The property has been occupied by automotive tenants since it was built in 1998 and is situated directly along SW Gardy Way (25,000+ VPD) within Renton's established automotive corridor, offering immediate access to the I-405 and SR-167 interchange, which serves over 194,000 vehicles per day.

DENSE, AFFLUENT DEMOGRAPHICS

The Property serves a dense population of approximately 266,000 residents within a 5-mile radius, with average household incomes exceeding \$116,000 per year.

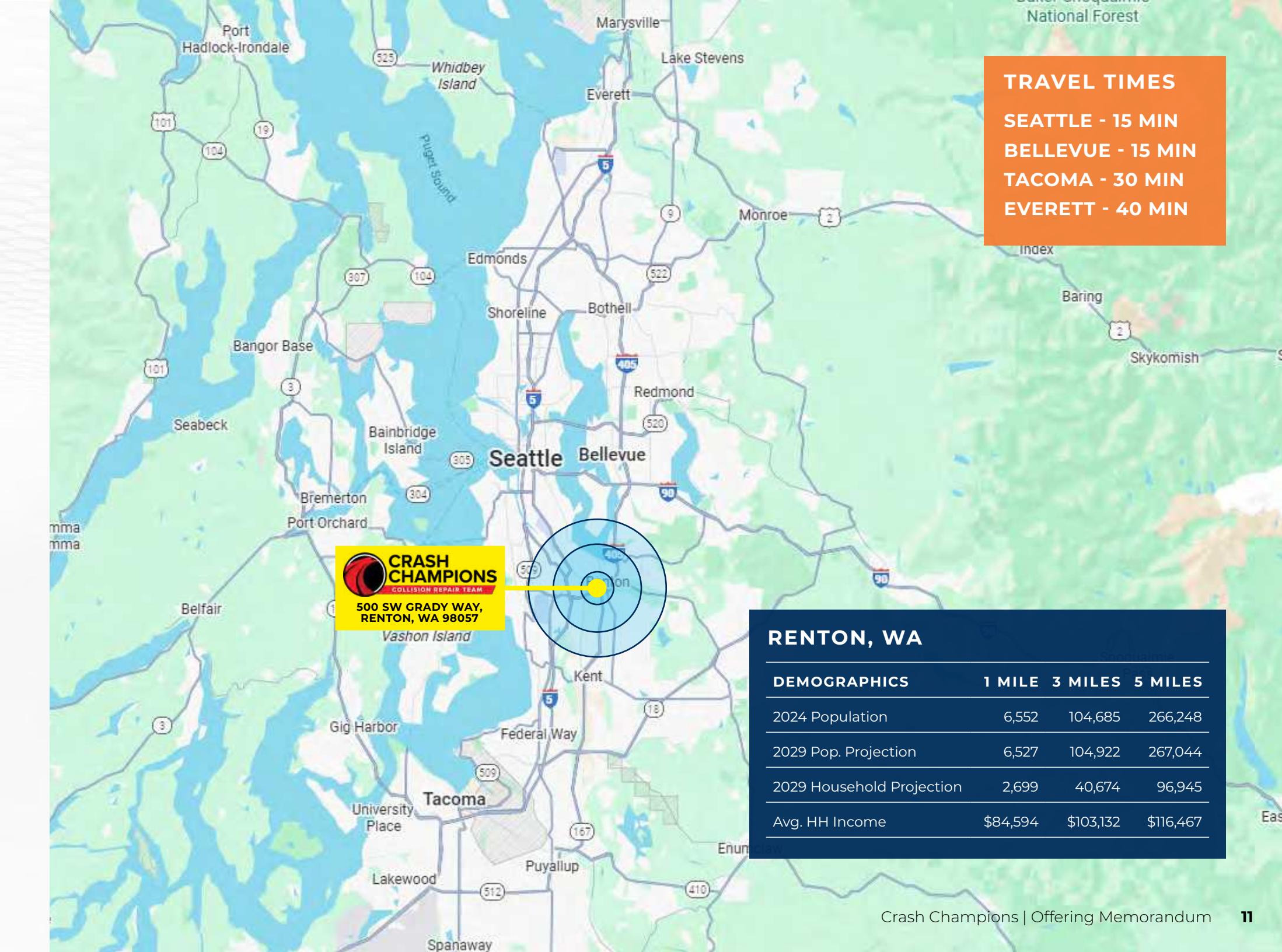
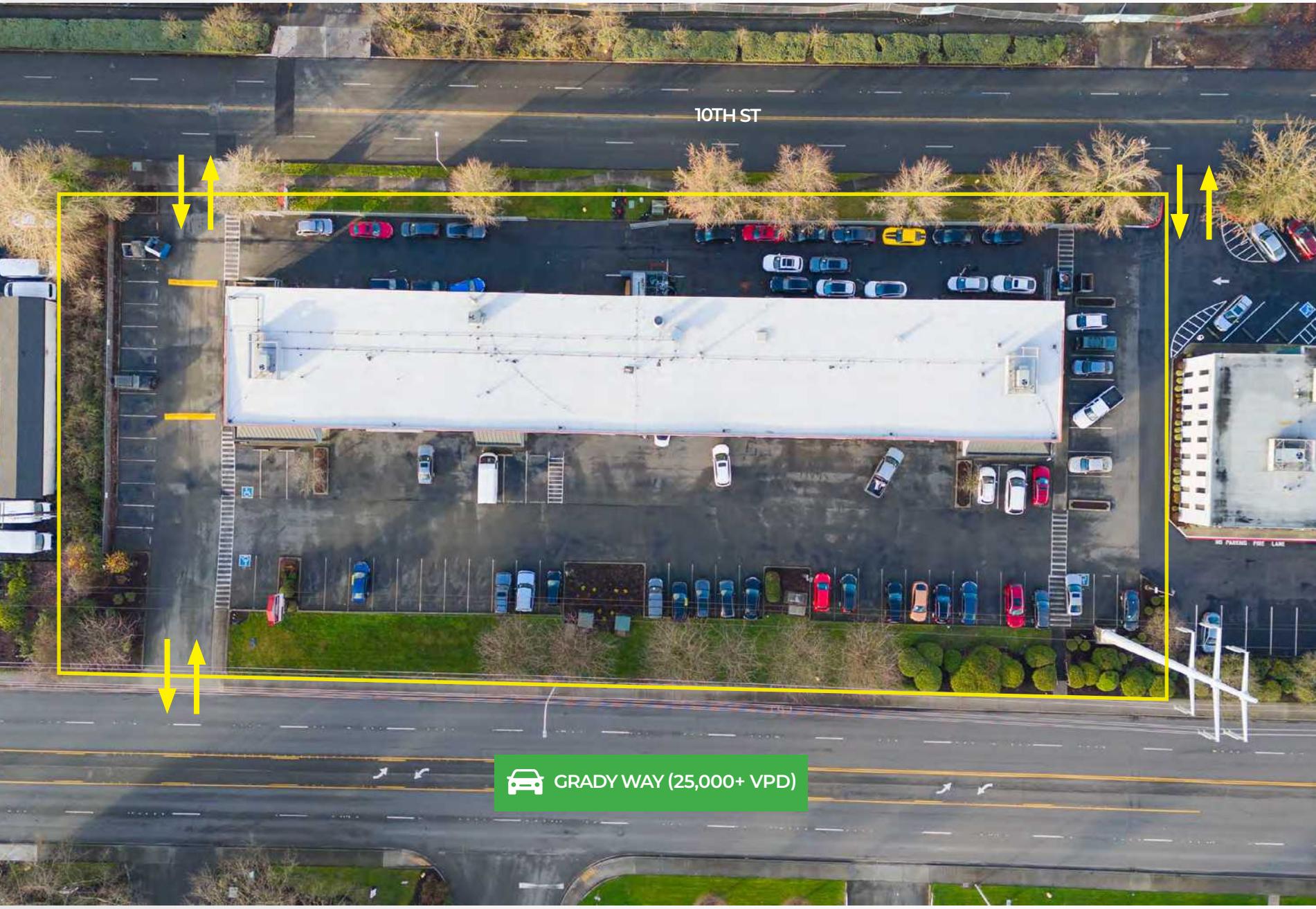
LOW VACANCY SUBMARKET AND STRONG MARKET RENT GROWTH

The Renton/Tukwila retail submarket boasts a 10-year average vacancy rate of 2.6% and 10-year average annual rent growth of 3.6%, per CoStar.

INCOME TAX-FREE STATE

Washington State is an income tax-free state.

SITE PLAN



SEATTLE MSA

Known as the Emerald City, Seattle-Tacoma metro is situated approximately halfway between Portland, Oregon, to the south and Vancouver, British Columbia, to the north. The area's strategic location and thriving economy have made it the commercial, cultural, and advanced technology hub of the Pacific Northwest. Seattle has also earned the nickname of Cloud City and Jet City for its significant contributions to the global technology and aerospace industries.

Seattle-Tacoma MSA is a sophisticated urban center favored by shoppers and outdoorsmen alike. Surrounded on all sides by the Cascade Mountains, Mount Rainier and the Puget Sound, the region regularly tops magazine surveys of desirable places to live, work and play, a strong incentive for employers to locate in the area.



FORTUNE 500

COMPANIES HEADQUARTERED IN THE SEATTLE MSA



A ROBUST ECONOMY ANCHORED BY THE WORLD'S LEADING COMPANIES

As a hallmark destination for pioneers, the Seattle-Tacoma MSA attracts and retains both entrepreneurial businesses and individuals. Young, affluent, and highly educated individuals flock to the region for opportunities and as such, the Seattle-Tacoma MSA has emerged as a major global hub for some of the world's leading technological, medical, and life science companies. Seattle's increasingly diverse economic base is also a host to well-established national and international industries including aerospace, transport, and tourism.

ECONOMY

- The region is a leader in the aerospace, e-commerce, cloud storage, and computer software industries with employers that include Microsoft, Boeing and Amazon. These companies provide numerous high-quality jobs.
- Fishing, food processing, shipping, maritime logistics, shipbuilding, and ship repair and maintenance are other vital maritime-related segments of the economy.
- Job growth will outpace U.S. gains through 2025 as employment expands 0.7% annually, compared with 0.3% for the nation.
- Roughly 40,000 of the county's jobs are related to the military and defense industry. Naval Base Kitsap has the largest shipyard on the West Coast.



#1

Washington State Ranked the Best State in America since 2019



#2

In America for Long-Term Fiscal Stability



46.9%

Percentage of the State are College Educated



3.9%

Employment Growth Since 2016 Compared to the National Average of -10.4%

MARCUS & MILЛИCHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS

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