

# petco®

*Corporate Signed, NNN Investment  
with New 10-Year Extension*



9004 VERNON RD, LAKE STEVENS, WA 98258

LAKE STEVENS



Lake Stevens



SUBJECT PROPERTY



35,668+ VPD



FRONTIER VILLAGE SHOPPING CENTER



26,375+ VPD

91ST AVE NE



VERNON RD

7 MIN DRIVE To I-5 & Everett



# PETCO

## LAKE STEVENS, WA

The Verger Team is pleased to present the opportunity to acquire a Single Tenant - NNN, Petco located in Lake Stevens, Washington, with a newly executed 10-Year Lease Extension. The 11,550 SQFT property is leased directly to Petco Animal Supplies Stores, Inc., the Corporate Operating entity with over 1,500 Locations Nationwide. The lease includes Scheduled Rent Increases every 5-Years, offering predictable income growth with minimal landlord expense exposure.

Strategically positioned within a high-barrier-to-entry retail corridor, the property offers excellent visibility and access along State Route 204, the primary east-west arterial connecting Lake Stevens to Everett and the I-5 corridor, with close proximity to State Route 9, the area’s dominant north-south highway. The site is surrounded by strong national retailers including Safeway, Target, and Ace Hardware, reinforcing its position within a proven retail trade area.

Strong demographics, historically low retail vacancy, and the continued growth of the Snohomish County economy, supported by major employers such as Boeing and the U.S. Navy, further underpin the long-term performance of the investment.



**\$4.75M**

PRICE

**6%**

CAP RATE

**10+YRS**

LEASE TERM

### PROPERTY DETAILS

PRICE	\$4,750,000
CAP RATE	6.00%
NOI	\$284,708
LEASE TYPE	NNN
REMAINING TERM	10+ Years
RENT INCREASES	\$11,550 rent escalation every 5-Years through options
RENEWAL OPTIONS	(4), 5-Year Options
RENTABLE SF	11,550 SF
LAND AREA	43,996 SF   1.01 Acre
YEAR BUILT/RENOVATED	2015
PARCEL #	00518000002100
OWNERSHIP	Fee Simple

# INVESTMENT HIGHLIGHTS



## *Recent 10-Year Lease Extension*

Petco has exercised its Renewal Option early, securing an additional 10-Years of Firm Term and reinforcing its long-term commitment to the location.



## *NNN Lease Structure*

Petco operates under a NNN lease structure, providing the landlord with minimal management and expense responsibility.



## *Corporate Signature*

Petco Animal Supplies Stores, Inc., the corporate operating entity, operates more than 1,500 locations nationwide, providing added assurance of lease performance.



## *Growing Industry*

Over the past decade, the U.S. pet care industry has expanded from approximately \$99 billion in 2015 to over \$145 billion today, driven by rising pet ownership and sustained consumer spending.



## *Sub-Market Vacancy*

According to CoStar, the Lake Stevens retail submarket exhibits historically low vacancy, currently estimated at 2.5%.



## *Strong Retail Trade Area with High Barriers to Entry*

Surrounded by national retailers including Safeway, Target, Walgreens, Ace Hardware, and others, the property sits within a well-established retail corridor with limited new supply.



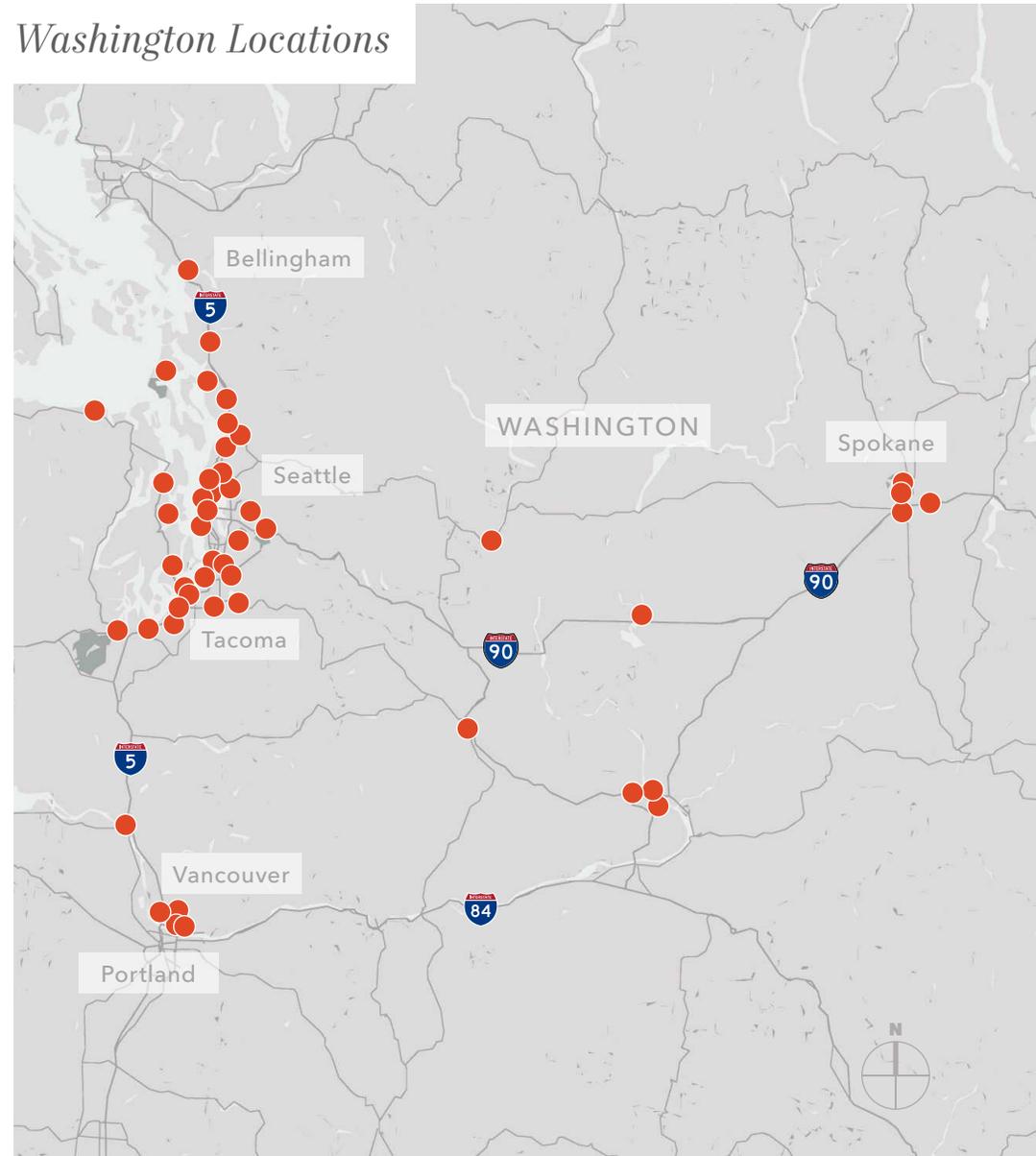
*Petco, founded in 1965, has over 1,500 locations across the United States, Mexico, and Puerto Rico, establishing itself as a leader in the national pet specialty retail industry.*

The company's strategic growth includes significant expansion and innovation, notably the introduction of in-store veterinary hospitals and comprehensive pet health and wellness services. With revenues surpassing \$6 billion, Petco demonstrates robust financial performance and a strong foothold in the pet care sector.

**COMPANY OVERVIEW**

OWNERSHIP	Public
YEAR FOUNDED	1965
EMPLOYEES	27,000-29,000
# OF LOCATIONS	~1,500 across the U.S., Mexico, and Puerto Rico
REVENUE (2024 EST.)	\$6.1B +
HQ LOCATION	San Diego, California

*Washington Locations*



# VALUATION

**\$4,750,000**

PRICE

**6.00%**

CAP RATE

Analysis period: 03/01/2026 - 02/28/2027

## CASH FLOW SUMMARY

Scheduled Revenue	Annual	Price/SF
Scheduled Base Rent	\$284,708	\$24.65
<b>Total Effective Gross Revenue (EGR)</b>	<b>\$284,708</b>	<b>\$24.65</b>
<b>Operating Expenses</b>		
Property Taxes		NNN
Insurance		NNN
CAM		NNN
<b>Total Operating Expenses</b>		NNN
<b>Net Operating Income</b>	<b>\$284,708</b>	

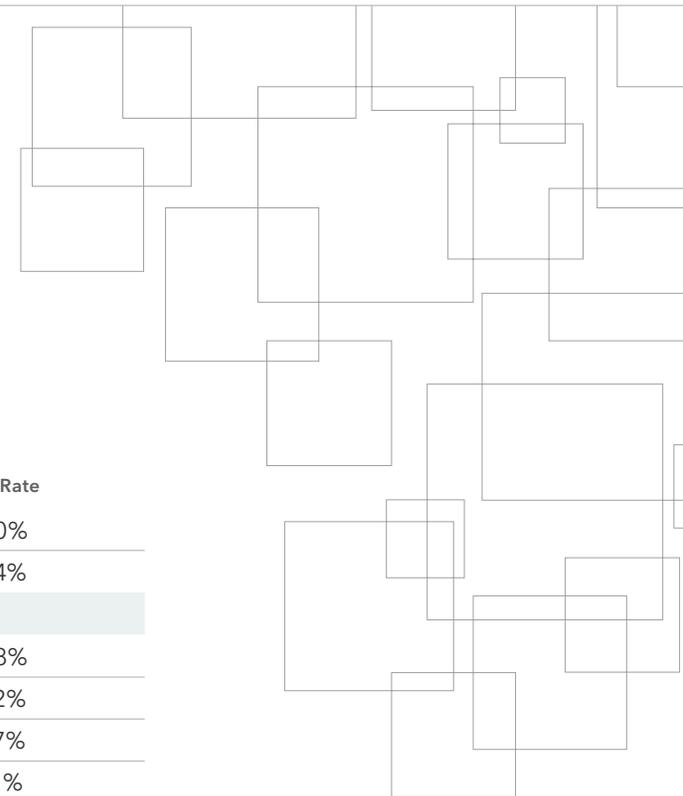


# RENT ROLL

LEASE TERM 1/1/2016 - 1/31/2036  
 BUILDING SIZE 11,550 SF

## RENT SUMMARY

Date	Monthly Base Rent	Annual Base Rent	Increase	Rent/SF/Yr	Cap Rate
2/1/2026	\$23,726	\$284,708		\$24.65	6.00%
2/1/2031	\$24,688	\$296,258	4%	\$25.65	6.24%
<b>Renewal Options</b>	<b>4, 5-YEAR RENEWAL OPTIONS AVAILABLE, 180-DAY NOTICE</b>				
2/1/2036	\$25,651	\$307,808	3.9%	\$26.65	6.48%
2/1/2041	\$26,614	\$319,368	3.8%	\$27.65	6.72%
2/1/2046	\$27,576	\$330,908	3.6%	\$28.65	6.97%
2/1/2051	\$28,538	\$342,458	3.6%	\$29.65	7.21%
<b>Current Base Rent</b>	<b>\$23,726</b>	<b>\$284,708</b>		<b>\$24.65</b>	<b>6.00%</b>



# LEASE ABSTRACT

TENANT	Petco
GUARANTOR	Petco Animal Supplies Stores, Inc. a Delaware Corporation
COMMENCEMENT DATE	1/17/2016
CURRENT EXPIRATION DATE	1/31/2036
LEASE TYPE	NNN
INITIAL TERM	10 Years
OPTIONS	(4) 5-Year Options
PERCENTAGE RENT	No
RIGHT OF FIRST REFUSAL	No
DOES TENANT REPORT SALES?	No
ADMINISTRATION FEE	No
CAM CAP	No

## LANDLORD OBLIGATION

LANDLORD RESPONSIBILITIES Landlord is responsible for Foundation, Exterior Walls and Roof Repair/Replacement.

## TENANT OBLIGATIONS

COMMON AREA MAINTENANCE	Tenant is responsible for all Common Area Maintenance, including HVAC Repair/Replacement, Parking Lot, Landscaping, and Exterior Lighting.
INSURANCE	Tenant must maintain, at Tenant's expense a General Liability Insurance, including Casualty/Special Cause of Loss Insurance.
PROPERTY TAXES	Tenant is responsible for Property Taxes.
UTILITIES	Tenant is responsible for Utilities.

# LOCATION OVERVIEW



# LOCATION OVERVIEW



**SUBJECT PROPERTY**

DWELLERS DRINKERY

Walgreens

76

Wendys  
IHOP  
MultiCare  
BANK OF AMERICA

26,375+ VPD

204



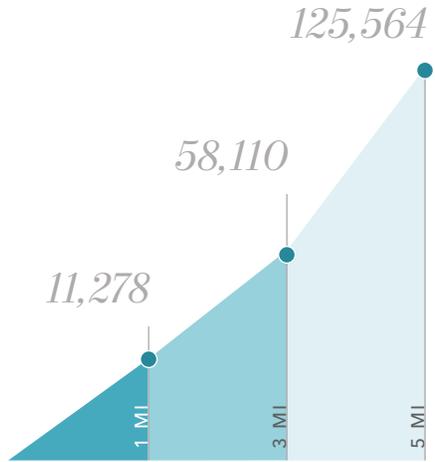
# LOCATION OVERVIEW



# DEMOGRAPHICS

Data Source: ©2023, Sites USA

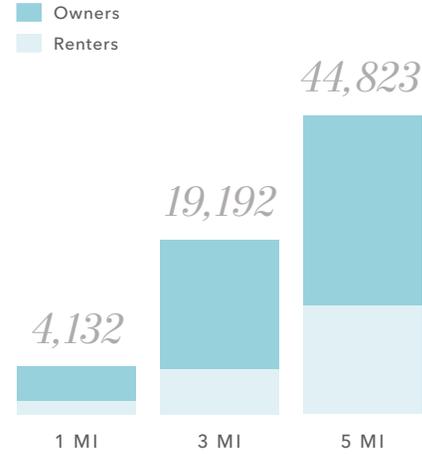
## 2025 POPULATION



## 2024-2029 POP. GROWTH



## HOUSEHOLDS



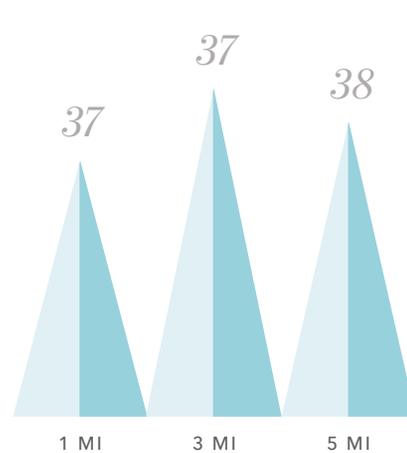
## AVERAGE HH INCOME



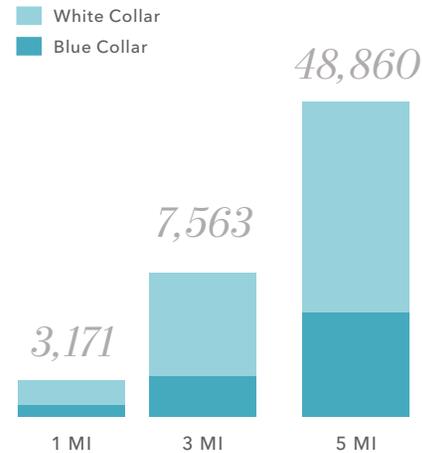
## 2025 CONSUMER SPENDING



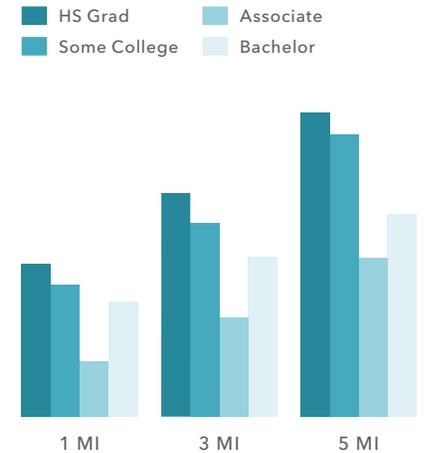
## MEDIAN AGE

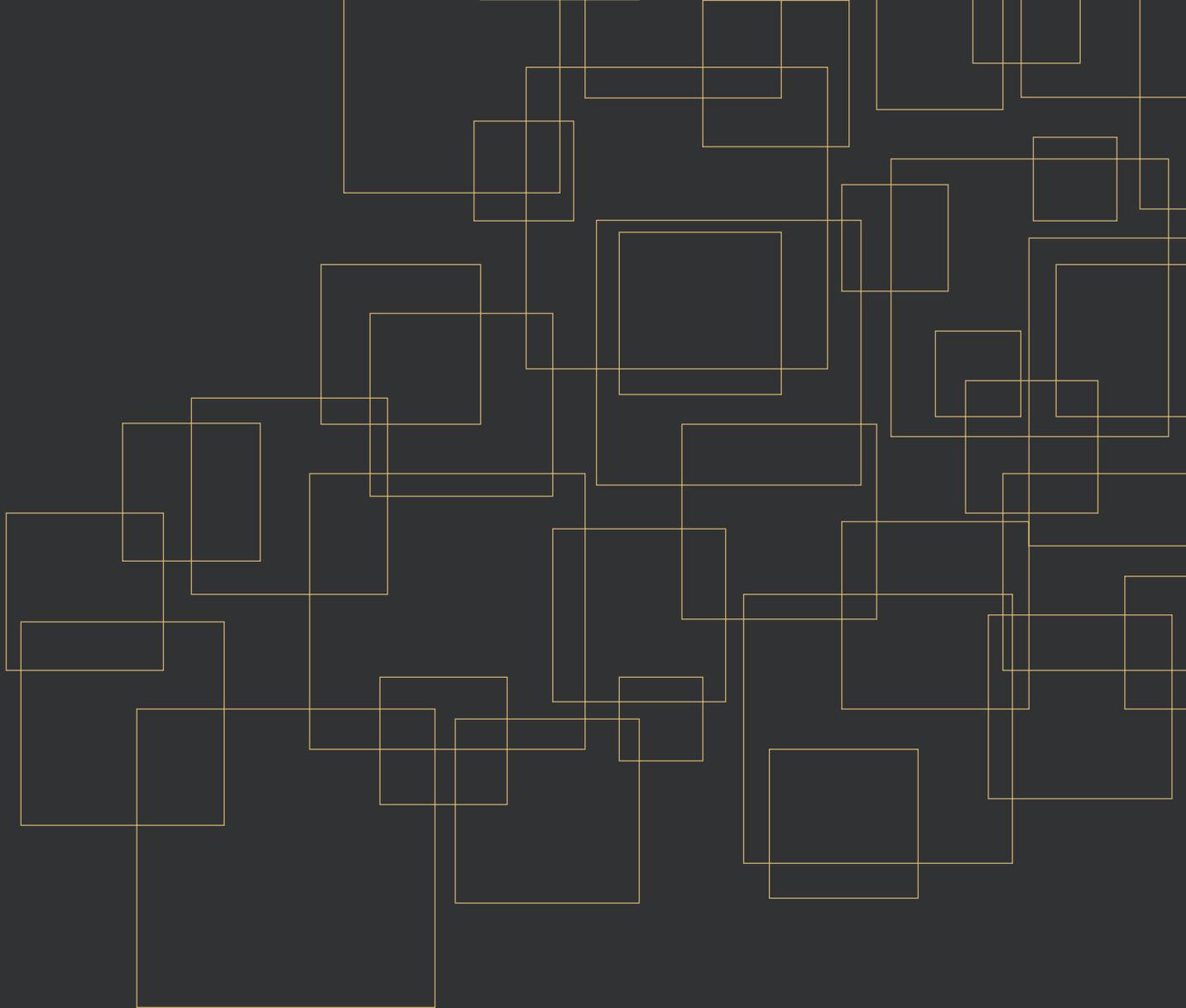


## EMPLOYMENT



## EDUCATION OVERVIEW





*Exclusively listed by the Verger Team*

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