



# FOR SALE | HWANG'S PLAZA

Contact Information:

CHONG LEE

DESIGNATED BROKER

206-949-4989

Wbico@yahoo.com



# HWANG'S PLAZA

4104 Martin Way East, Lacey, WA

PRICE  
\$4,750,000

CAP RATE  
5.51%

**Occupancy:** 100%

**Building SF:** 8,372 SQ FT

**Property Type:** Retail

**Tenancy:** Multiple

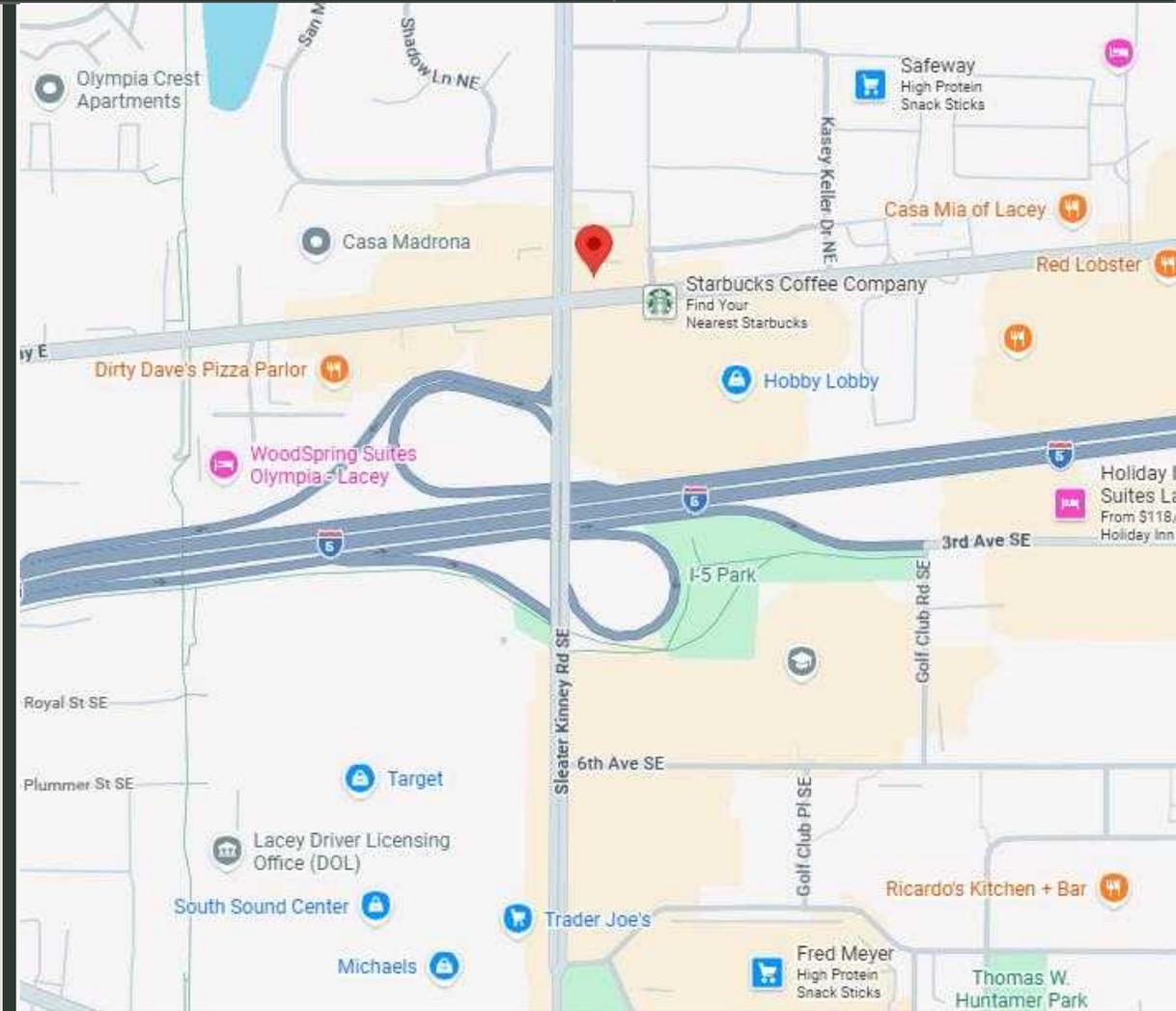
**Building Height:** 1 Story

**Price Per SF:** \$567.37/SF

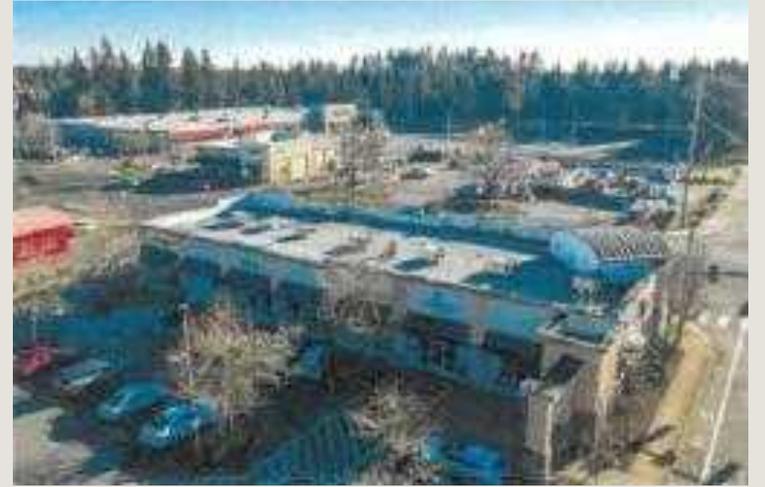
**Lot Size:** 0.68 AC

**Year Built:** 2004

**Parking:** 35 Spaces (4.1 Spaces per 1,000SF Leased)



# photos



# Financial summary

2025 Financial Report is based on Tax Return and 2026 is based on the rent schedule and expenses are same as year 2025.

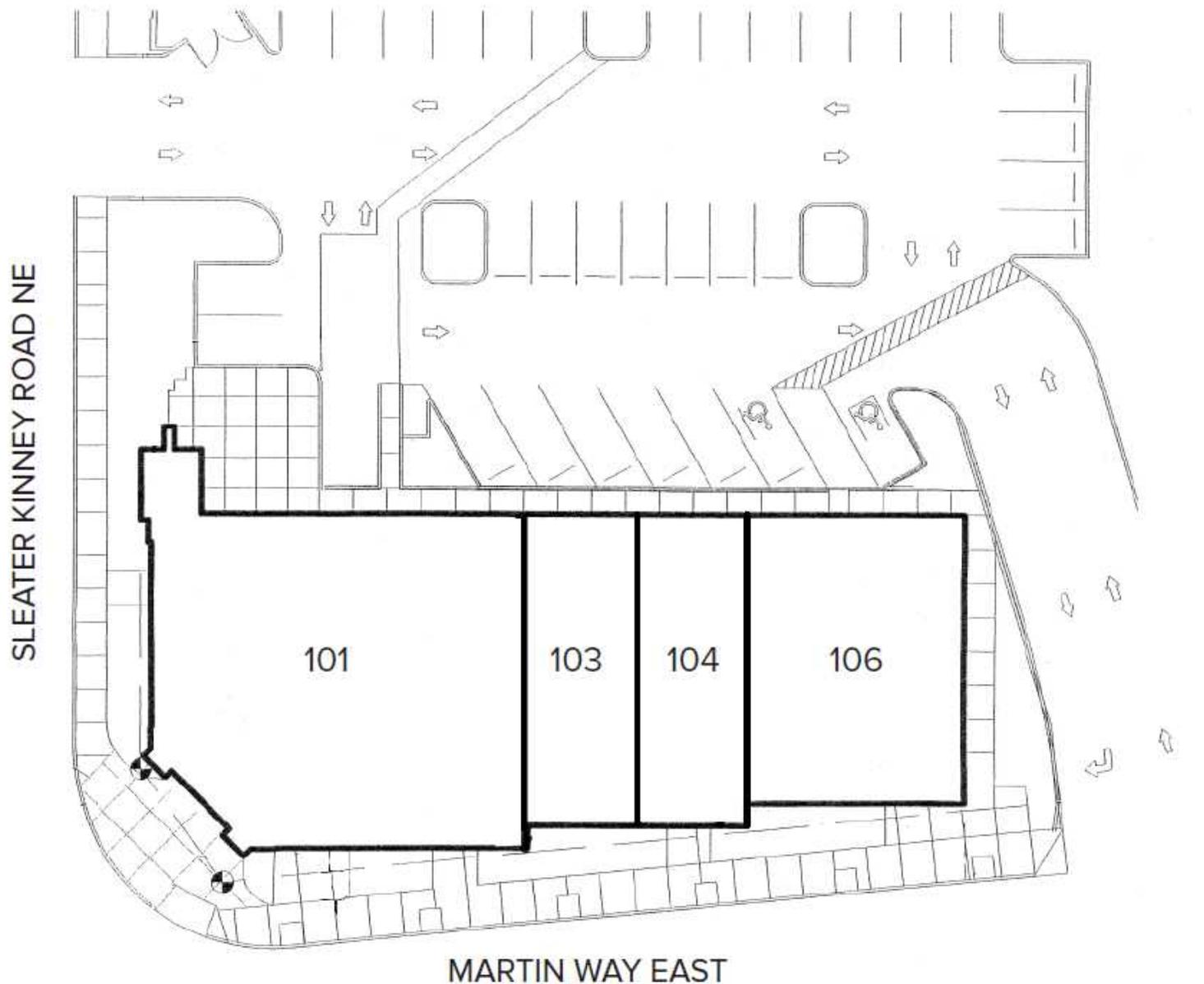
		Scheduled
Year	2025	2026
<b>Gross Income</b>	<b>\$ 339,049.00</b>	<b>\$ 339,338.52</b>
<b>Cleaning/Maintenance</b>	<b>\$ 17,848.00</b>	<b>\$ 17,848.00</b>
<b>Insurance</b>	<b>\$ 7,153.00</b>	<b>\$ 7,153.00</b>
<b>Management Fee</b>	<b>\$ 12,000.00</b>	<b>\$ 12,000.00</b>
<b>Repairs</b>	<b>\$ 8,724.00</b>	<b>\$ 8,724.00</b>
<b>Property Taxes</b>	<b>\$ 27,909.00</b>	<b>\$ 27,909.00</b>
<b>Security</b>	<b>\$ 3,456.00</b>	<b>\$ 3,456.00</b>
<b>Total expenses</b>	<b>\$ 77,090.00</b>	<b>\$ 77,090.00</b>
<b>Net Operating Income</b>	<b>\$ 261,959.00</b>	<b>\$ 262,248.52</b>
<b>Cap Rate at 5.51%</b>	<b>\$ 4,745,634.06</b>	<b>\$ 4,750,878.99</b>

*DISCLAIMER: Any information given herein was obtained from sources we consider reliable; however, we are not responsible for facts, errors, prior sale, withdrawal from market, or change in price.*

# RENT SUMMARY

Suite	Tenant	Size	Pro Rate CAM	RENT	CAM/NNN	Total Rent	Lease Started	Lease Term	Option
101	Super Supplements	3,900 SF	46.91%	\$ 10,400.00	\$ 3,470.51	\$ 13,870.51	Since 2003 (23yrs)	04/30/2029	2-5yrs
103	Vern Fonk Insurance	1,604 SF	19.30%	\$ 3,858.44	\$ 1,466.15	\$ 5,324.59	Since 2010 (16yrs)	10/31/2028	-
104	Pink & White Nails	1,008 SF	12.13%	\$ 2,808.20	\$ 987.41	\$ 3,795.61	Since 2009 (17yrs)	12/31/2030	-
106	Xfinity	1,800 SF	21.66%	\$ 3,819.00	\$ 1,440.00	\$ 5,259.00	Since 2022 (4yrs)	09/30/2027	2-5yrs
	Total	8,312	100.00%	\$ 20,885.64	\$ 7,364.07	\$ 28,249.71			

# Site plan



Suite	Tenant	Size
101	Super Supplements	3,900 SF
103	Vern Fonk Insurance	1,604 SF
104	Pink & White Nails	1,008 SF
106	Xfinity	1,800 SF

# Tenant information



## **Vitamin Shoppe / Super Supplements**

- *National Omni-Channel Retailer*
- *775+ Stores*
- *In Center Since 2003*

Vitamin Shoppe is a major national health & wellness retailer with a strong footprint across the U.S. and internationally. Their Super Supplements banner is well-established in the Pacific Northwest



## **Vern Fonk Insurance**

- *Largest Insurance Broker in Washington 60+ Years in Business*
- *In Center Since 2010*

Vern Fonk is a well-known regional insurance brand with deep roots in Washington and Oregon. Their long operating history and loyal customer base make them a stable, recession-resistant tenant.

# Tenant information



## **Pink & White Nails**

- *Long-Term Local Operator*
- *High Customer Retention*
- *In Center Since 2009*

Pink & White Nails is a proven, service-based tenant with over a decade of successful operation at this location.



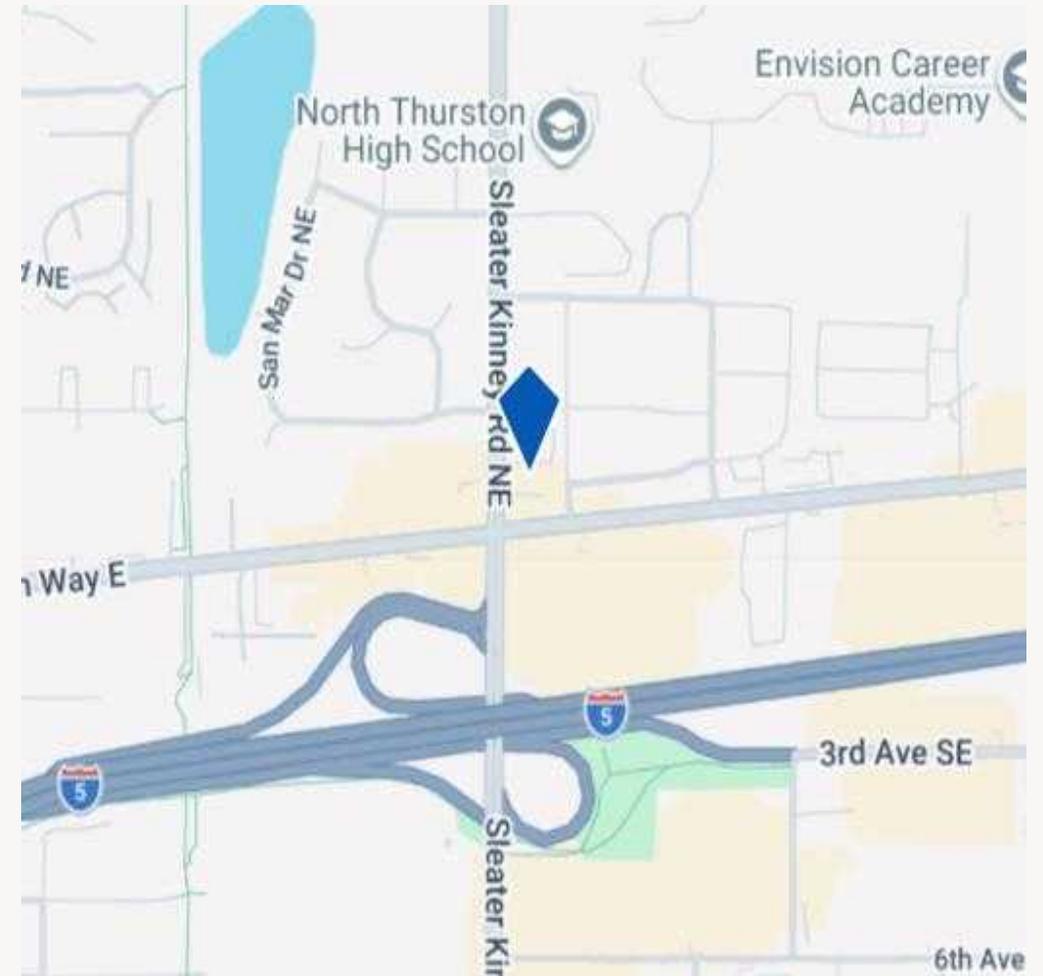
## **Xfinity**

- *National Telecom*
- *Provider Essential Service*
- *High Consumer Traffic*

Xfinity is one of the largest telecom and broadband providers in the U.S., offering essential services with strong customer retention.

# Location

- **Prime Lacey retail corridor** surrounded by major national anchors: Lowe's, Hobby Lobby, Tractor Supply, Safeway (all within 1 mile).
- **High visibility & access: 160,000+ VPD** on I-5 and **25,000+ VPD** on Martin Way E; additional exposure from shadow anchors.
- **Fully occupied** strip center with strong built-in customer draw.
- **Strong demographics (3-mile radius): 62,000+ population, \$67K avg. household income, 38,000+ employees.**
- **15 minutes to Washington State Capitol**, supported by a stable government-employee workforce.

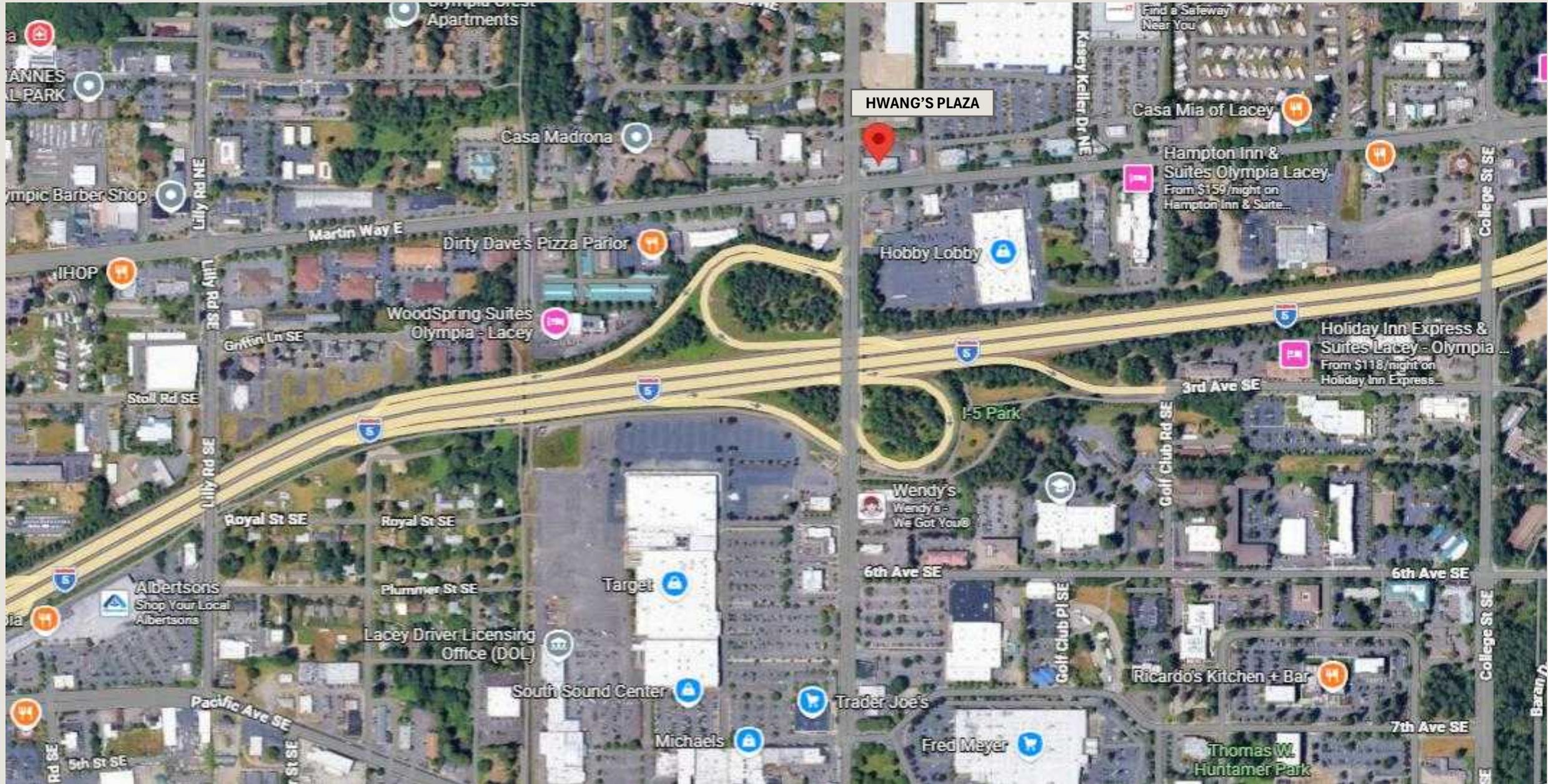


CONTACT INFORMATION: CHONG LEE

206-949-4989

Wbico@gmail.com

# Location



# Neighboring Tenants



# Market Area

