

For Sale

6363 6th Ave S

SEATTLE, WA 98108

BEYOND CLOTHING

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NAI Puget Sound
Properties

Offering Summary

NAI Puget Sound Properties is pleased to present for sale **6363 6th Ave S, Seattle, WA**, a well-maintained warehouse/flex property located in the highly desirable Georgetown industrial market. Positioned in the heart of Seattle's industrial district, the property offers exceptional access to major freeways and the Port of Seattle.

The property is comprised of a 19,769 SF building, situated on 20,906 SF of land, zoned MML U/85. Built in 1985, the building has been well maintained and is in excellent condition. The upper level features four dock-high loading doors, while the lower level includes five grade-level loading doors.

The property is currently 93% leased to five tenants, providing stable in-place income with additional upside potential. The entire upper floor is occupied by a single tenant, Beyond Clothing, a subsidiary of a nationally recognized tactical apparel company (511 Inc.), which recently extended its lease for an additional three years, demonstrating a strong commitment to the location. The lower level consists of five units, four of which are currently leased. To further enhance income stability, the Seller is offering a 12-month rent guarantee at \$1.10/SF + NNN for the remaining 1,445 square foot vacant unit.



4,700,000

ADDRESS	6363 6th Ave S Seattle, WA 98108
BUILDING SIZE	19,769 SF
LOT SIZE	20,906 SF
ZONING	MML U/85
YEAR BUILT	1985
HEATING/COOLING	4 Heat Pumps (Roof Mounted)
CONSTRUCTION TYPE	Masonry
LOADING	4 DH, 5 GL
POWER	Heavy 3-Phase
CEILING HEIGHT	14 ft on Upper, 10 ft on Lower



Investment Highlights



+ IDEAL “CLOSE-IN” SEATTLE LOCATION

Situated in the highly sought after Georgetown industrial market.

+ PRICE BELOW ASSESSED VALUE (LOW COST BASIS)

The offering presents a compelling value proposition with a basis significantly below replacement cost and current assessed value. At the list price, the property is offered at approximately \$238/SF, well below the estimated market pricing of ~\$300/SF for comparable industrial buildings in the area. In addition, the list price of \$4,700,000 is more than \$1,000,000 below the current tax assessed value of approximately \$5,750,000, providing immediate built-in equity and downside protection.

+ EXCELLENT BUILDING CONDITION

Built in 1985, the concrete building is in excellent condition, benefitted by a less than 10-year-old roof, four (4) roof mounted HVAC units, and a class A office/showroom buildout on the upper level.

+ RARE INVESTMENT OPPORTUNITY

A unique opportunity to acquire a well-located industrial asset in Seattle’s highly desirable Georgetown market with both stable in-place income and future owner-user flexibility. The property offers investors significant rental upside.

+ POTENTIAL PORTFOLIO PURCHASE OPPORTUNITY WITH ADJACENT PROPERTIES

6349 6th Ave S can be purchased individually or together with the adjacent properties at 6363 6th Ave S and 6348 6th Ave S, which are also being offered for sale. Please contact the listing brokers for additional details.

Financial Analysis

Operating Data

	CURRENT
Scheduled Lease Income	\$275,468
NNN Charges	\$115,421
Effective Gross Income	\$390,889
Expenses	(\$121,324)
Net Operating Income	\$269,564

Operating Expenses

Taxes	\$57,088
Ins. - Estimated per building split	\$15,513
Utilities	\$16,329
Exterior Building Repairs/Adj	\$6,061
Interior Building Repairs/Adj	\$4,045
Fire & Life Safety	\$660
Landscaping and Other General Building Repair	\$9,036
Management Fee/Adj. (not reimbursable per leases)	\$12,592
Total	\$121,592

Rent Roll

TENANT	SF	%	LEASE START	EXPIRATION	\$	NNN	\$/SF	NOTES
511 INC	11,340	58%	10/1/2014	10/30/2029	14,742.00	\$5,411.39	\$1.30	
Peter Sgoures	444	2%		M2M	\$500.00		\$1.13	
MothershipX dba CK Foods	1,979	10%	9/1/2025	8/31/2030	\$2,117.53	\$969.71	\$1.07	
Vacant	1,445	7%			\$1,589.50	\$722.50	\$1.10	12 Month Rent Guarantee at \$1.10/sf NNN
Linen Express	3,369	17%	7/4/2004	5/31/2029	\$2,963.88	\$1,831.81	\$0.88	
Studio Screen, Inc.	1,018	5%		M2M	\$1,042.77	\$682.97	\$1.02	
	19,595	100%			\$22,955.68	\$9,618.38	\$1.17	

Featured Tenant

BEYOND®

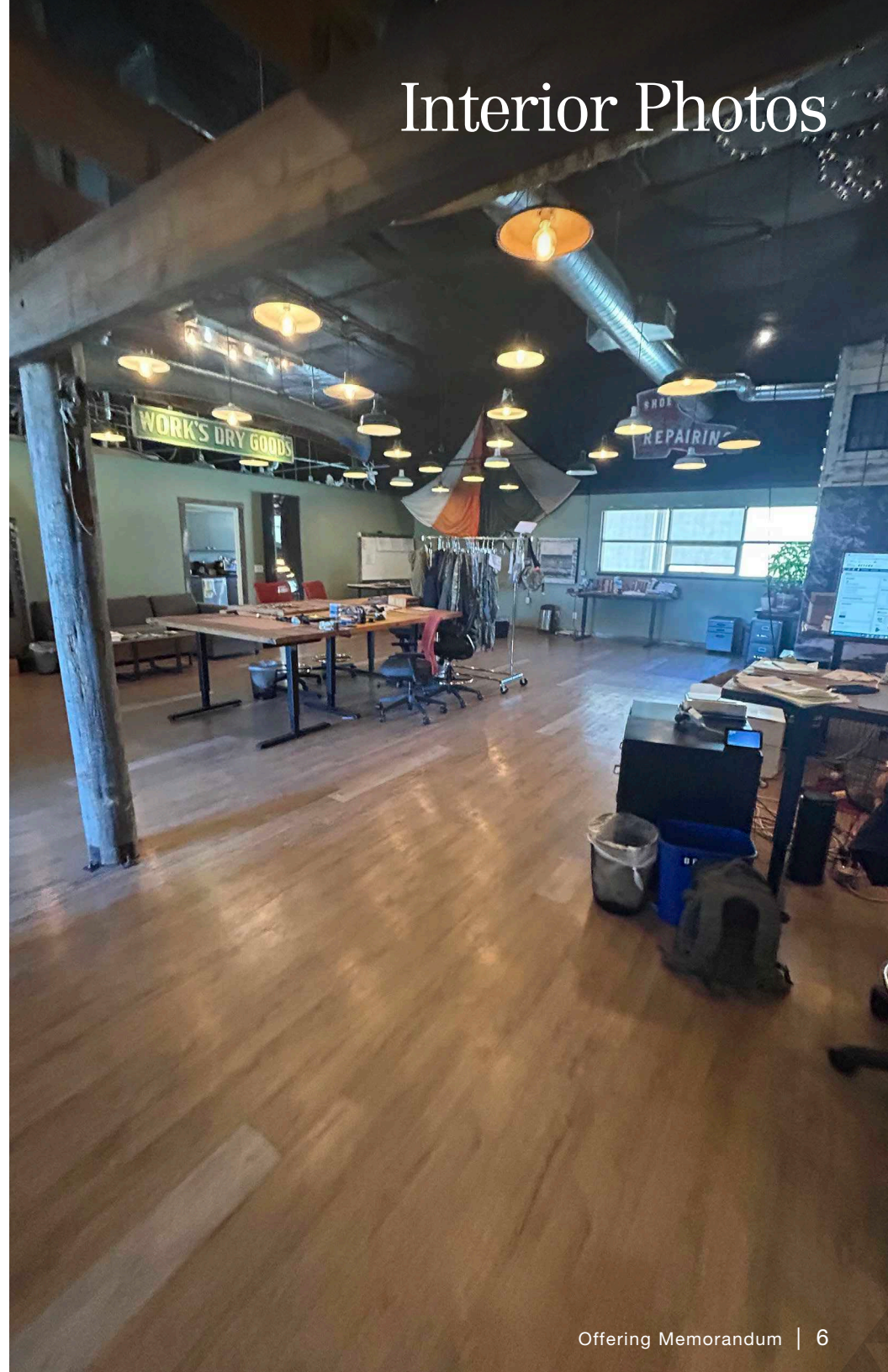


Beyond Clothing, a subsidiary of 5.11 Tactical, is a manufacturer of high-performance technical apparel and cold-weather gear serving military, law enforcement, and public safety markets. Founded in 1992, 5.11 Tactical is a nationally recognized brand headquartered in Irvine, California, with a global distribution platform and more than 100 retail locations. The company is owned by Compass Diversified Holdings, providing institutional-level backing and operational stability.

Beyond Clothing maintains operations in Seattle and serves specialized government, defense, and professional markets that rely on durable, mission-critical equipment. The tenant's recent lease extension demonstrates a continued long-term commitment to the location and supports income stability for the property. Beyond Clothing occupies 58% of the properties GLA.

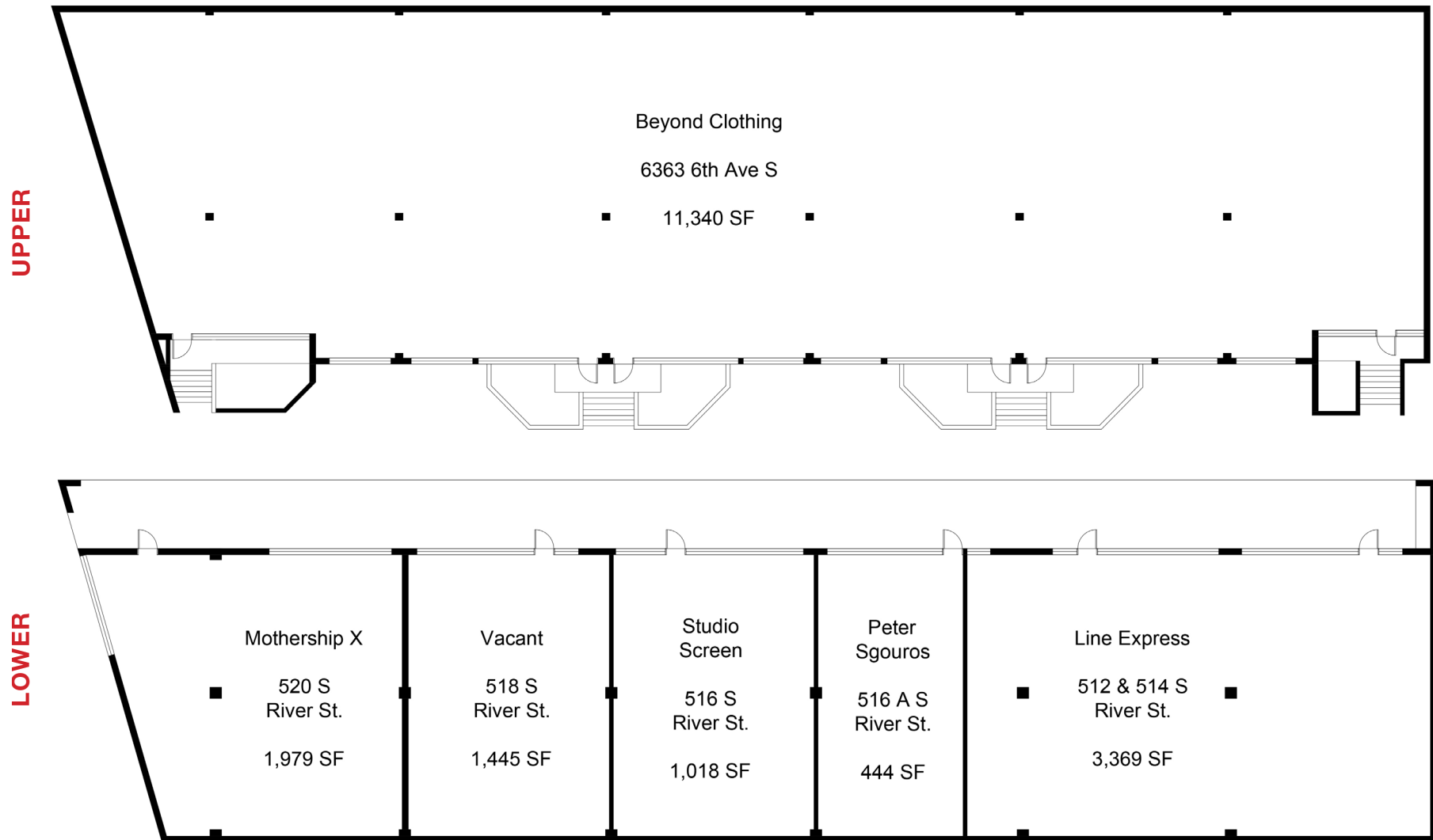
Lease Overview

TENANT	511 INC (d/b/a Beyond Clothing)
PREMISES	11,430 SF (entire upper level)
PERCENT OF BUILDING	58%
LEASE TYPE	NNN
LEASE COMMENCEMENT	Oct 1, 2014
LEASE EXPIRATION	Oct 1, 2029
RECENT ACTIVITY	Tenant executed a 3-year lease extension, reaffirming long-term occupancy
BASE RENT	\$14,742.00 per month
RENTAL RATE	\$1.30 PSF plus NNN
NNN REIMBURSEMENT	\$5,411.39 per month



Interior Photos

Floor Plan



512-520 S River St Units



S. RIVER ST.
500 Superior Baker Bldg
516 Studio Screen
514 Linen Express

Nearby Amenities



I Luv Teriaki

Orca Car Wash

S MICHIGAN STREET



Champion Party Supply

Safelite



Matt's Famous Chili Dogs



6363 6th Avenue S

South Seattle College Georgetown

4TH AVENUE S

6TH AVENUE S

E MARGINAL WAY S

CORSON AVENUE S

Nearby Amenities

Seattle CBD
15-MINUTE DRIVE



Prologis
Georgetown



S MICHIGAN STREET

6363 6th
Avenue S

6TH AVENUE S

7TH AVENUE S

5TH PLACE S

S RIVER STREET



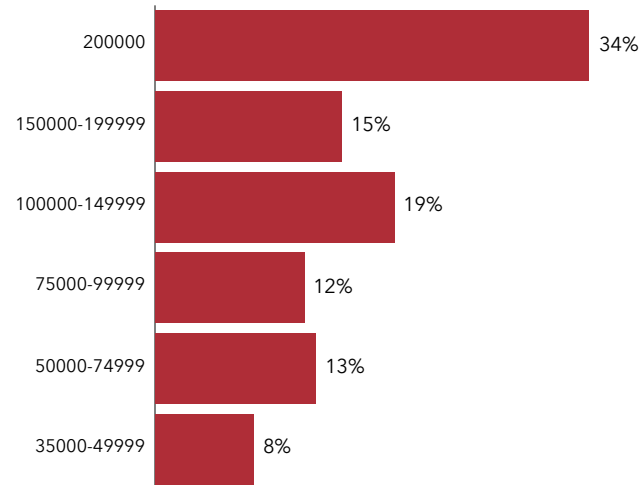
Population



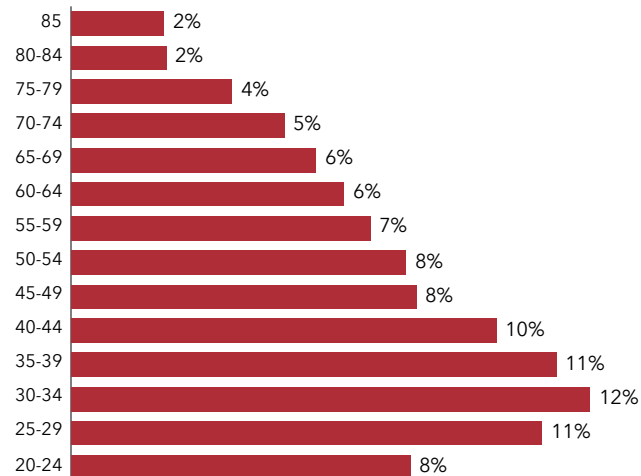
Total Households



Income by Household



Ages



38.5

Median Age



\$119K

Median HH Income



\$881.0K

Median Home Value

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EXCLUSIVELY LISTED BY:

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