

OFFERING MEMORANDUM

A STREET PROFESSIONAL CENTER

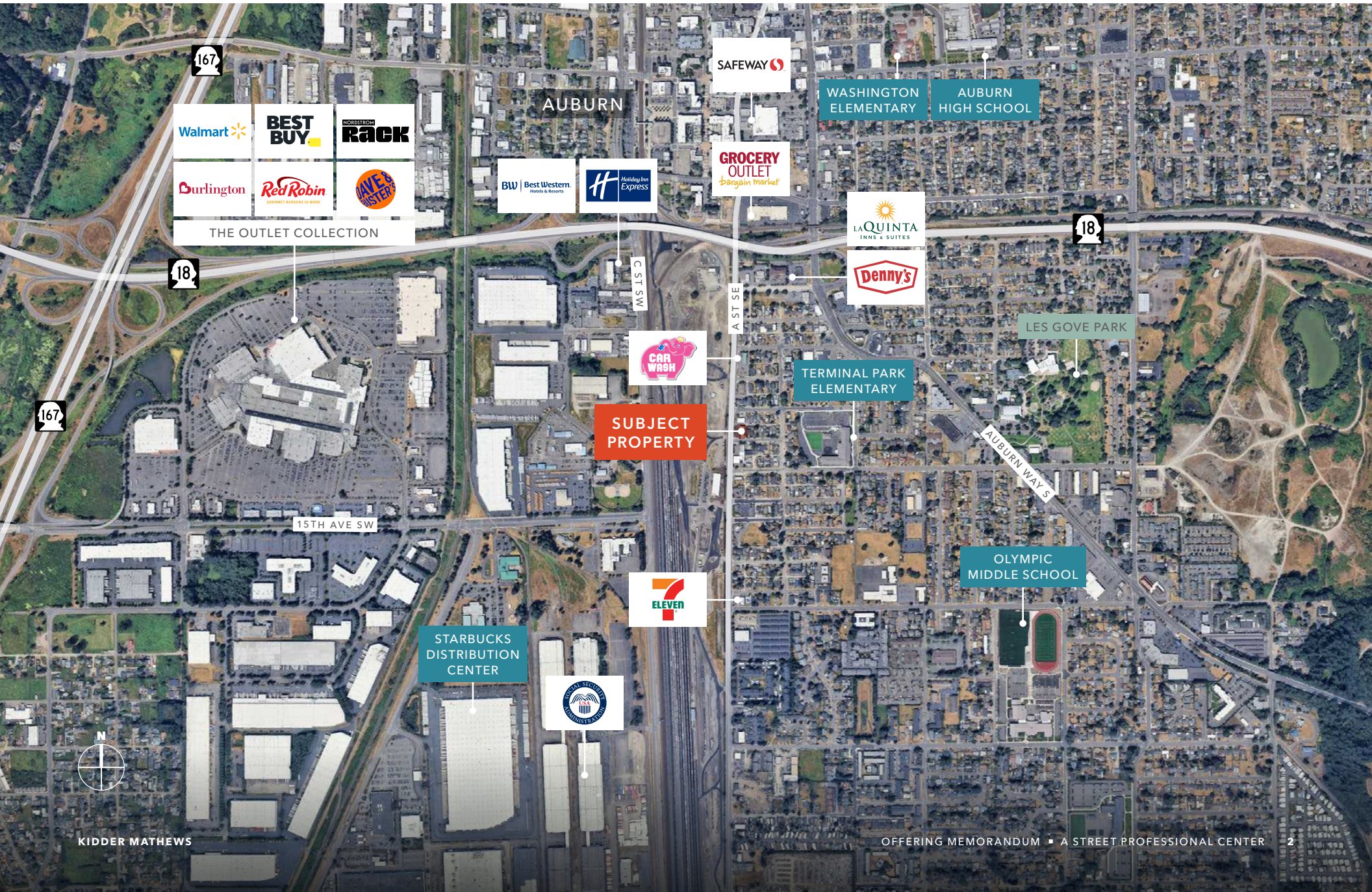
7% In-Place Cap Rate with Significant Upside Potential



1020 A ST SE, AUBURN, WA 98002

km Kidder Mathews

LOCATION OVERVIEW



167

Walmart

BEST BUY

Home Depot RACK

Durlington

Red Robin

DAVE'S BEST

THE OUTLET COLLECTION

18

AUBURN

SAFEWAY

WASHINGTON
ELEMENTARY

AUBURN
HIGH SCHOOL

BW Best Western
Hotels & Resorts

Holiday Inn
Express

GROCERY
OUTLET
Bargain Market

LA QUINTA
INNS & SUITES

18

Denny's

CAR WASH

TERMINAL PARK
ELEMENTARY

LES GOVE PARK

SUBJECT
PROPERTY

167

15TH AVE SW

7
ELEVEN

OLYMPIC
MIDDLE SCHOOL

STARBUCKS
DISTRIBUTION
CENTER

U.S. CUSTOMER
PROTECTION
AGENCY



VALUE-ADD OR PARTIAL OWNER/USER OPPORTUNITY

The Verger Team is pleased to present the opportunity to acquire the A Street Professional Center, located in the heart of Auburn, Washington.

This asset offers investors and owner/users the rare combination of immediate cash flow, flexible occupancy, and meaningful value-add potential. The property is currently 60% occupied and generates a 7.00% in-place cap rate, providing stable income from the current tenants, creating a clear path to increased income through lease-up or direct owner occupancy.

PROPERTY DETAILS

PROPERTY NAME	A Street Professional Center
ADDRESS	1020 A St SE, Auburn, WA 98002
OCCUPANCY	60%
BUILDING AREA	7,150 SF
LAND AREA	12,185 SF
YEAR BUILT	1979
PARCEL NUMBER	3141600315
SUITES	8
PARKING	±18 (surface level) 2.52/1,000
ZONING	C3



\$1.28M
SALE PRICE

7.00%
CAP RATE

\$179
PRICE PER SF

INVESTMENT HIGHLIGHTS



Attractive In-Place Yield

Offered at a compelling 7.00% going-in cap rate, providing immediate cash flow from established tenancy.



Clear Value-Add Through Lease-Up

Currently 60% occupied, offering investors a clear path to increase income and value through lease-up of the remaining office suites.



Owner-User Flexibility

Ideal for an owner-occupant seeking a professional office presence while offsetting occupancy costs through rental income from existing retail tenants.



Flexible Use Potential

Second-floor office layout is well-suited for professional services, medical, or administrative users.



Strong Traffic Exposure

Exceptional visibility to 25,000+ average daily vehicles, supporting retail tenant performance, enhancing signage presence, and increasing long-term leasing appeal.



Excellent Regional Connectivity

Located just minutes from SR 167, providing access to SR 18, I-5, and I-405, supporting tenant accessibility, employee commuting, and long-term leasing demand.

FINANCIALS

VALUATION

\$1.28M

SALE PRICE

7.00%

CAP RATE

\$179

PRICE PER SF

Cash flow summary for the period of 3/1/26-2/28/27

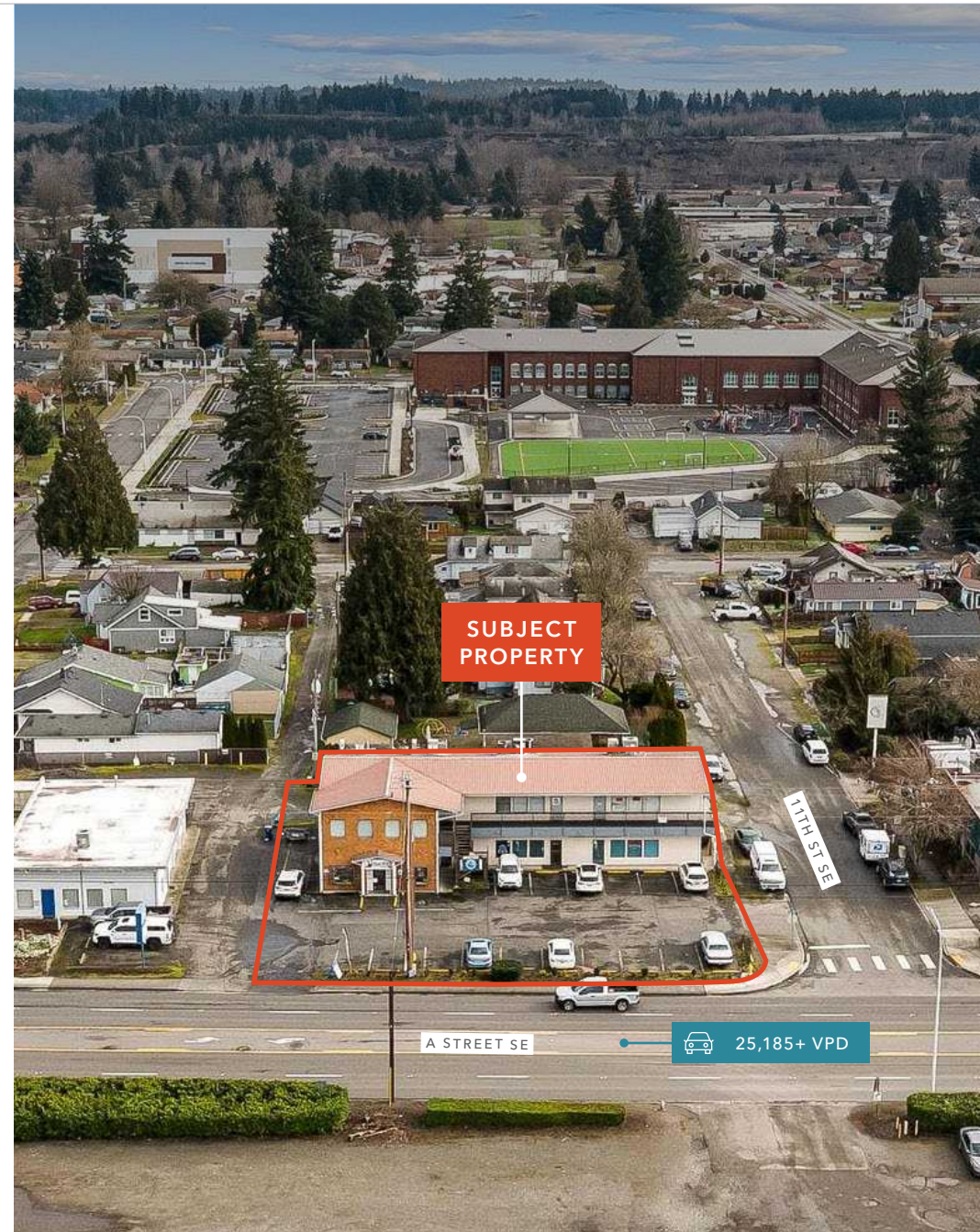
INCOME

Scheduled Base Rent		\$125,979
Increases Over Base Rent		\$656
Additional Income: Signage*		\$1,200
Operating Expense Reimbursement		\$5,400
Scheduled Gross Income		\$133,235
Current Vacancy	41%	\$0
Total Effective Gross Income (EGI)		\$133,235

EXPENSES

CAMS		\$16,088
Property Taxes		\$15,999
Insurance		\$5,457
Management Fee	4.0% of EGI	\$5,329
Reserves		\$715
Total Operating Expenses		\$43,588
Net Operating Income		\$89,647

* Tenants have the option to rent space on the pylon sign at a rate of \$50/month.



RENT ROLL

Tenant	Suite	Square Footage	Percentage Occupied	Lease Commencement	Lease Expiration	Lease Type	Monthly Base Rent	Annual Rent PSF	Rent Increase	Date	Options
Linda Nail	1	660	9%	10/1/24	9/1/27	MG	\$2,625	\$47.73	\$2,756	10/1/26	None
Undisputed Barbershop	2 & 3	1,380	19%	9/11/23	9/11/26	MG	\$3,423	\$29.77			None
"A" Street Clinic of Chiropractic	4	1,500	21%	4/20/22	MTM	MG	\$2,500	\$20.00			None
Pensamiento Positivo	5	660	9%	4/1/25	MTM	MG	\$1,950	\$35.45			None
Available	6	1,000	14%								
Available	7	1,000	14%								
Available	8	950	13%								
TOTALS		7,150	100%				\$10,498	\$30.00			
Occupied		4,200	59%								
Leasable		2,950	41%								



ANNUAL OPERATING EXPENSES

	Total	PSF	Notes	REIMBURSEMENTS
				In-Place
Common Area Maintenance (CAMs)	\$16,088	\$2.25	1	\$5,400
Real Estate Taxes	\$15,999	\$2.24	2	\$0
Insurance	\$5,457	\$0.76	3	\$0
Management Fee	\$5,329	\$0.75	4	\$0
Reserves	\$715	\$0.10	5	\$0
Total Operating Expenses	\$43,588	\$6.10		\$5,400

Notes

1. Estimated at \$2.25/SF
2. Based on 2025 King County Tax Assessment
3. Based on 2026 Property & Liability Insurance Policy
4. Based on 4% of EGI
5. Based on \$0.10/SF on gross leasable area

REIMBURSEMENTS

Tenant Name	Pro Rata	CAMS	Real Estate Taxes	Insurance	Mgmt	Reserves	Total	Notes
Annual Operating Expenses		\$16,088	\$15,999	\$5,457	\$5,329	\$715	\$43,588	
Linda Nail	9%	\$1,800	\$0	\$0	\$0	\$0	\$1,800	1, 2
Undisputed Barbershop	19%	\$1,800	\$0	\$0	\$0	\$0	\$1,800	1, 2
"A" Street Clinic of Chiropractic	21%	\$0	\$0	\$0	\$0	\$0	\$0	2, 3
Pensamiento Positivo	9%	\$1,800	\$0	\$0	\$0	\$0	\$1,800	1, 2
Available	14%	\$0	\$0	\$0	\$0	\$0	\$0	
Available	14%	\$0	\$0	\$0	\$0	\$0	\$0	
Available	13%	\$0	\$0	\$0	\$0	\$0	\$0	
Tenant Reimbursement Total	100%	\$5,400	\$0	\$0	\$0	\$0	\$5,400	

Notes

1. In addition to base rent, tenant pays \$150/month flat fee for sewer, water, metro and garbage charges.
2. Tenant pays electricity bill directly to PSE monthly
3. Unsigned lease stipulates a \$150 WSG billback and \$50 sign fee, while the rent roll reflects these as "included" in base rent. Analysis assumes rent roll terms.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATE	12,463	76,826	193,365
2030 PROJECTION	12,104	74,229	189,013
2020 CENSUS	12,167	78,940	192,864
AVERAGE HOUSEHOLD SIZE	2.5	2.7	2.8
MEDIAN AGE	35.5	36.4	36.7

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$88,610	\$116,958	\$127,047
TOTAL BUSINESSES	905	3,203	8,665
TOTAL EMPLOYEES	9,148	31,962	73,893

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	11.2%	7.7%	6.4%
HIGH SCHOOL GRADUATE	32.4%	27.8%	26.3%
SOME COLLEGE	21.7%	21.1%	20.8%
ASSOCIATE DEGREE	11.4%	11.9%	11.2%
BACHELOR'S DEGREE	12.6%	17.8%	20.7%
GRADUATE DEGREE	6.3%	8.5%	9.7%

2025 HOUSEHOLDS

4,945
1 MILE

27,796
3 MILES

68,777
5 MILES

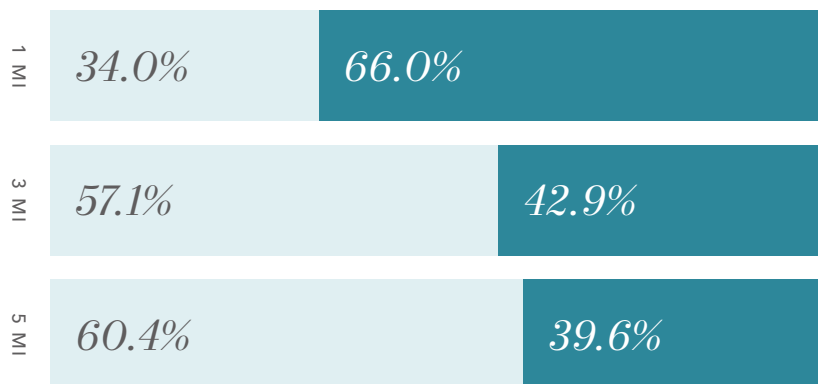
2025 MEDIAN HH INCOME

\$77,070
1 MILE

\$95,960
3 MILES

\$103,273
5 MILES

OWNER VS. RENTER OCCUPIED



OWNER RENTER

Data Source: ©2026, Sites USA

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