



# CALIFORNIA BURRITO ABSOLUTE NNN INVESTMENT

9102 RAINIER AVE S, SEATTLE, WA 98118

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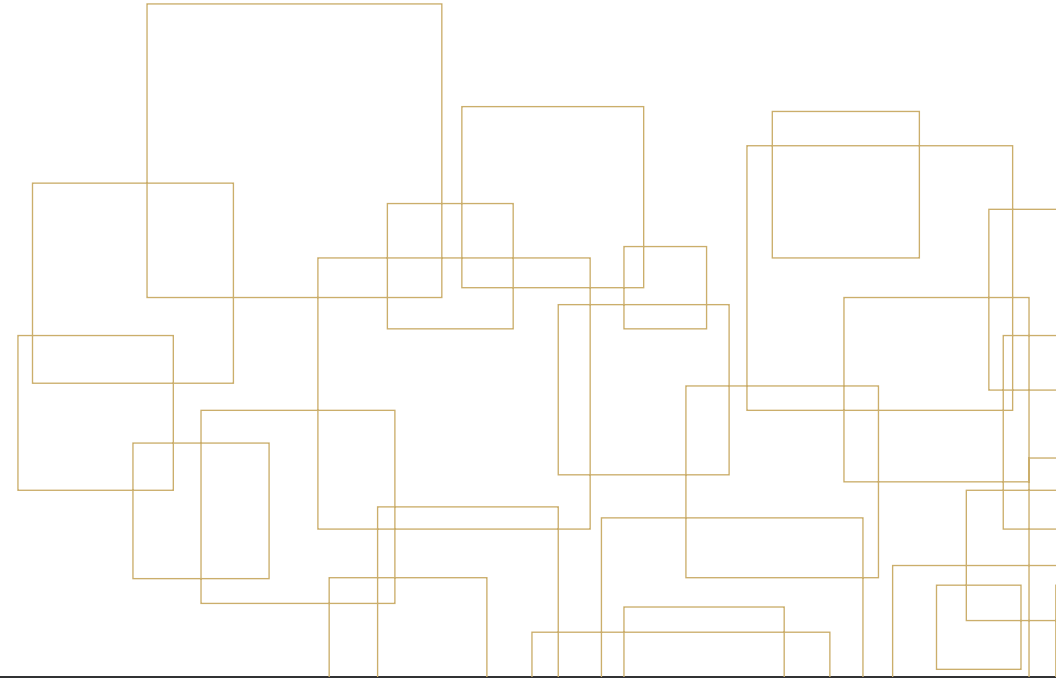
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## *Exclusively Listed by*

**DAVID GELLNER**

Executive Vice President

206.747.4338

david.gellner@kidder.com

**BLAKE WEBER**

Senior Vice President

206.898.1231

blake.weber@kidder.com

**PARKER KSIDAKIS**

First Vice President

206.708.9420

parker.ksidakis@kidder.com

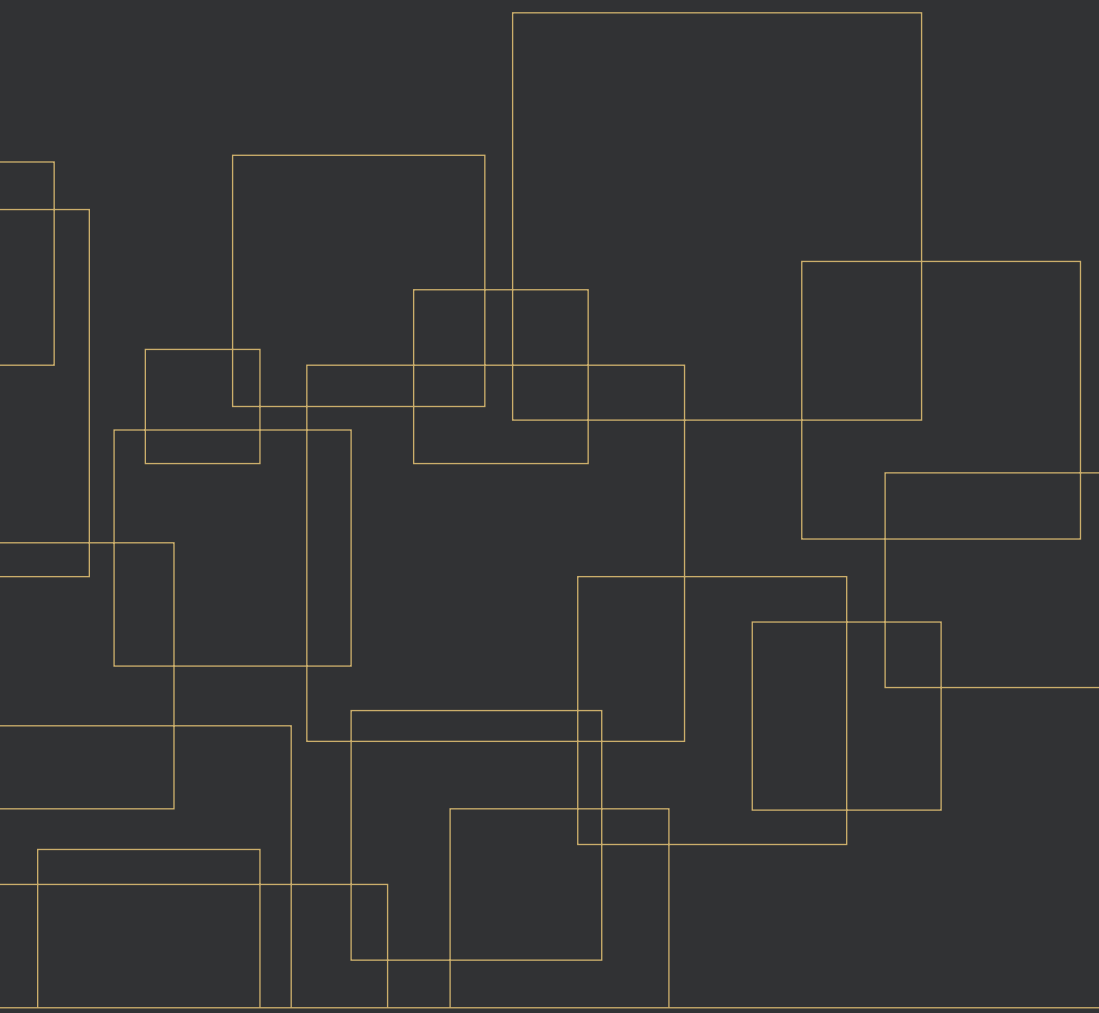
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# INVESTMENT SUMMARY

# THE OFFERING

Kidder Mathews is pleased to present a a single-tenant net leased California Burrito located in Seattle, Washington. This opportunity features an absolute NNN lease with no landlord responsibilities, and a recently signed 10-year lease with 3% annual increases.

ADDRESS	9102 Rainier Ave S, Seattle, WA 98118
PRICE	\$1,928,571
CAP RATE	7.00%
NOI	\$135,000
LEASE TERM	10 Years
LEASE TYPE	Absolute NNN
RENT INCREASES	3% Annual
RENTABLE SF	1,290
LAND AREA SF	15,379
YEAR BUILT	2006

*\$1.928M*

PRICE

*7.00%*

CAP RATE

*10 YRS*

LEASE TERM



# INVESTMENT HIGHLIGHTS

Absolute NNN lease structure with no landlord responsibilities

Rare in city drive-thru location

New 10-year lease with 3% annual increases

Located on a high traffic corner next to Safeway grocer and new Starbucks

Rainier Beach High School and South Shore Middle School within walking distance



**SOUTH SHORE K-8**  
Middle School

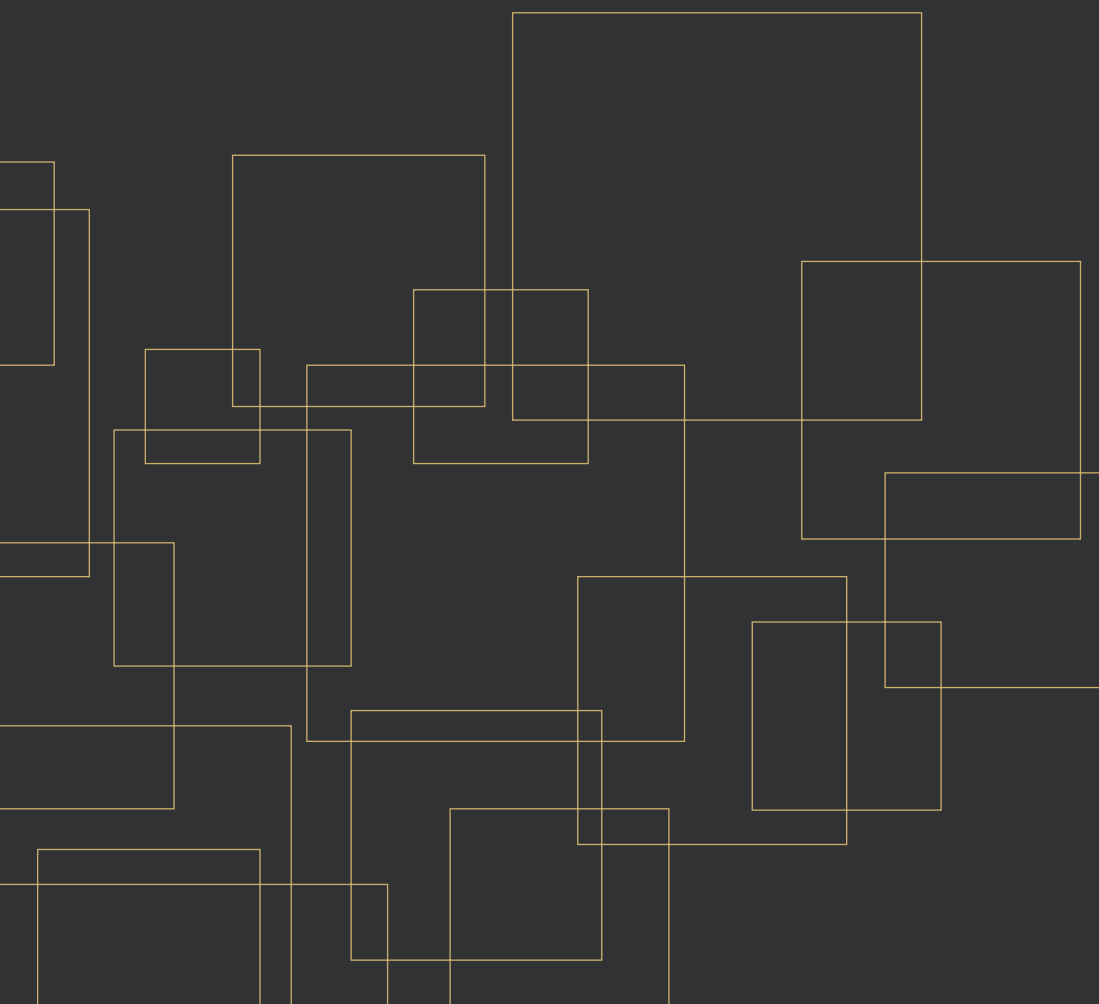
**RAINIER BEACH HIGH SCHOOL**

**SUBJECT PROPERTY**

**SEATTLE PUBLIC LIBRARY**  
Rainer Beach Branch

**STARBUCKS**

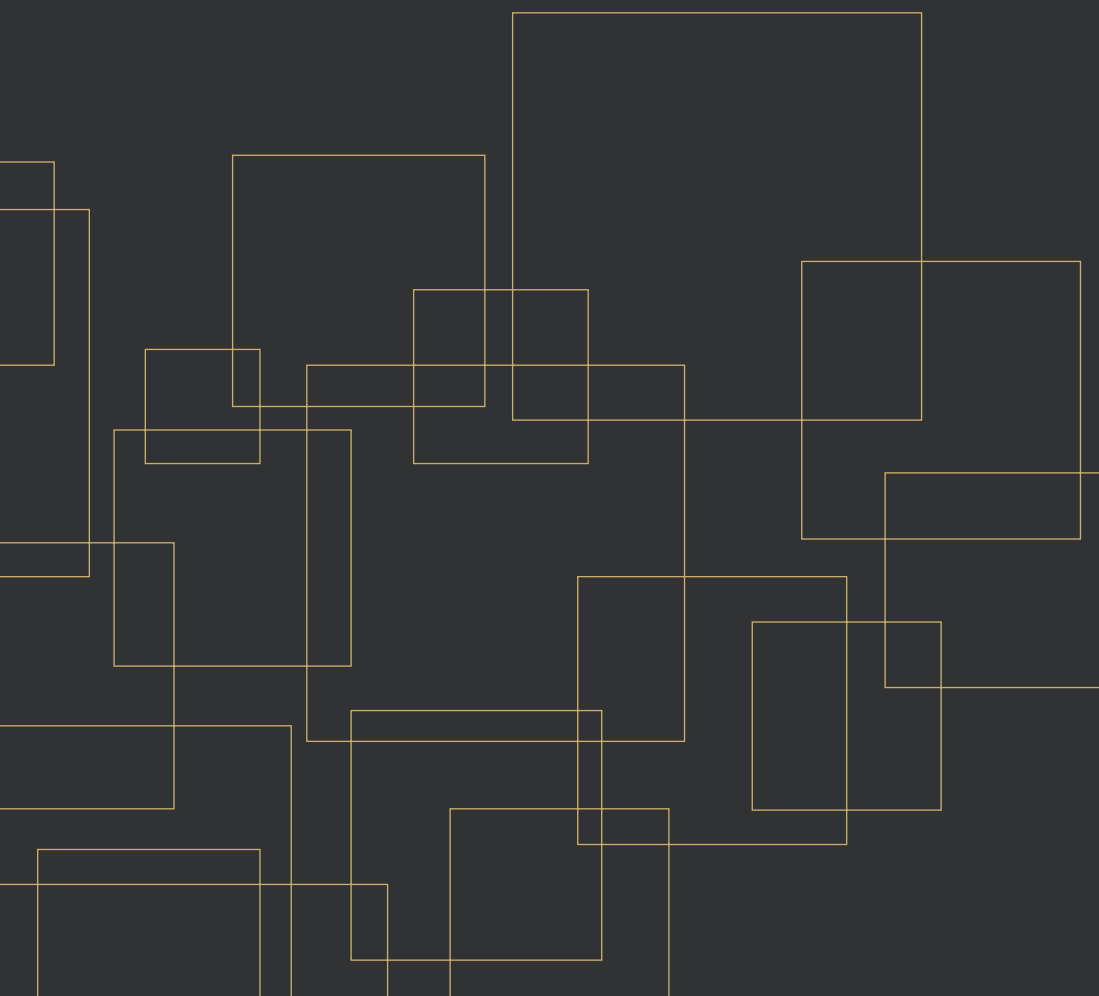
**SAFEWAY**



# PROPERTY OVERVIEW

# PROPERTY OVERVIEW





# FINANCIALS

## CASH FLOW SUMMARY

**\$1,928,571**

PRICE

**7.00%**

CAP RATE

### SCHEDULED REVENUE

Annual

SCHEDULED BASE RENT

\$135,000

OPERATING EXPENSE REIMBURSEMENT

Absolute NNN

**Effective Gross Revenue (EGR)**

\$135,000

### OPERATING EXPENSES

Annual

PROPERTY TAXES

Absolute NNN

INSURANCE

Absolute NNN

CAM

Absolute NNN

TOTAL OPERATING EXPENSES

Absolute NNN

**Net Operating Income**

\$135,000



→ [ADDITIONAL INFORMATION](#)



# LOCATION OVERVIEW



# SEATTLE

*Seattle is a national center for manufacturing, technology, services, international trade and tourism.*

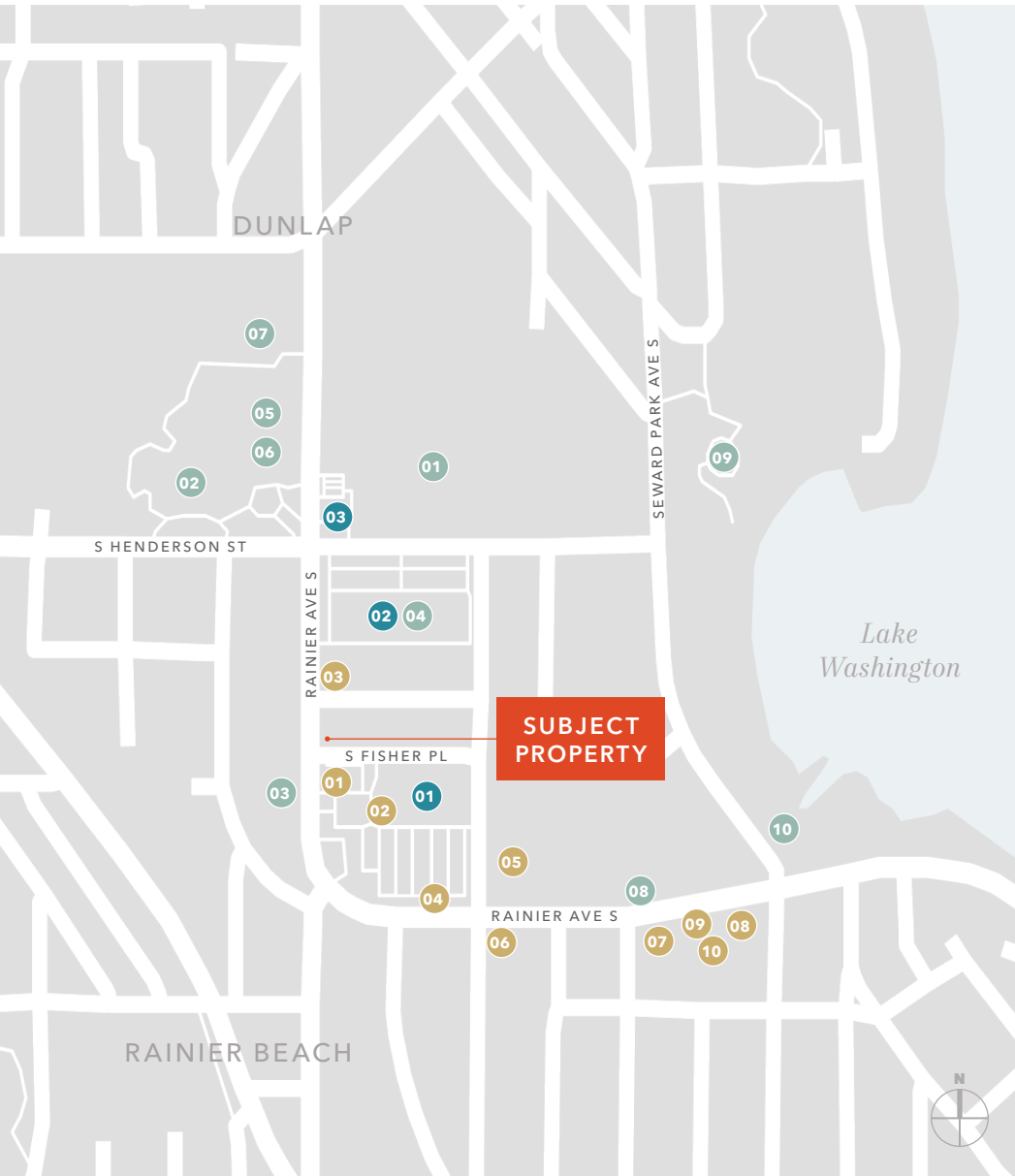
The region is known for its quality of life, arts, and outdoor lifestyle which helps attract an educated workforce. Numerous camping, hiking, winter sports, and recreational activities are located a short drive from the city. Seattle's main attractions include Pike Place Market, the Space Needle, and Seattle Center, home of the 1962 World's Fair.

## EMPLOYMENT GROWTH

Seattle has remained one of the most resilient cities due to its diverse industries. The Port of Seattle was ranked the 6th business seaport in the US, playing a key role in bringing international trade, transportation and travel to the Pacific Northwest.

As the home of Microsoft and Amazon, Seattle accounts for over 20% of the nation's software publishing employment. Healthcare employment is projected to continue to grow dramatically and Seattle has the 5th largest biotechnology Research and Development alliance between the University of Washington and the Fred Hutchinson Cancer Research Center. In addition, Puget Sound is one of the capitals of aerospace and computing, with Boeing as an industry leader and one of the largest employers.

## LOCATION OVERVIEW



### EAT + DRINK

- 01 Starbucks
- 02 Rainier Beach Liquor & Wine
- 03 Evangadi Market & Restaurant
- 04 Tacos La Cuadra
- 05 McDonald's
- 06 Subway
- 07 Taco Bell / KFC
- 08 Crawfish & Hotpot
- 09 Just Like Home Caribbean Market & Restaurant
- 10 Paranormal Pie

### SCHOOL & RECREATION

- 01 Rainier Beach High School
- 02 South Shore K-8 Middle School
- 03 Rainier Beach Public Library
- 04 Planet Fitness
- 05 Rainier Beach Playfield
- 06 Rainier Beach Community Center & Pool
- 07 Alan T. Sugiyama High School
- 08 MARS Early Learning Academy
- 09 Be'er Sheva Park
- 10 Rainier Yacht Club

### SHOPPING

- 01 Safeway
- 02 Dollar Tree
- 03 Sherwin-Williams

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2025 EST. TOTAL	20,026	114,831	321,463
2030 PROJECTION	21,504	115,982	320,429
2020 CENSUS	18,721	114,700	317,426
PROJECTED GROWTH 2025 - 2030	1,478	1,152	-1,033

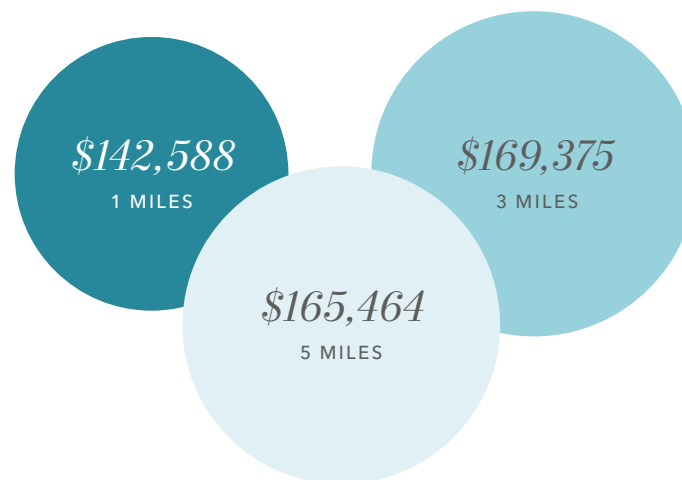
## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 EST. MEDIAN HH INCOME	\$104,999	\$122,964	\$122,104
2025 PER CAPITA INCOME	\$50,135	\$62,613	\$64,140
TOTAL BUSINESSES	620	4,868	17,336
TOTAL EMPLOYEES	3,505	38,524	162,311

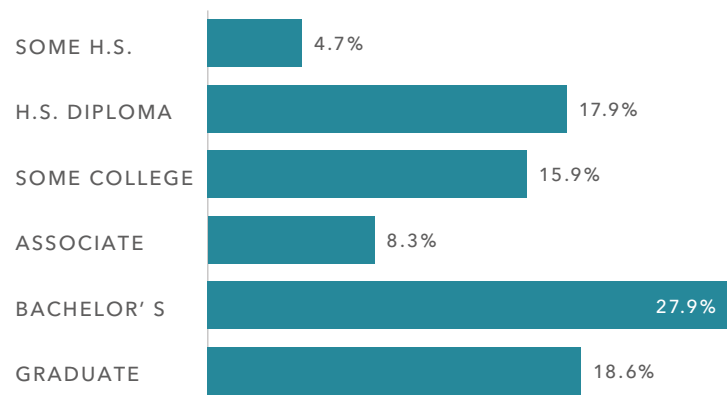
## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	7,035	42,343	124,240
2030 PROJECTED	7,600	43,133	124,676
2020 CENSUS	6,484	41,973	124,690
GROWTH 2020 - 2025	1,079	3,529	8,736

## AVERAGE HOUSEHOLD INCOME



## EDUCATION (5 MILES)



Data Source: ©2025, Sites USA



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david.gellner@kidder.com

**BLAKE WEBER**  
Senior Vice President  
206.898.1231  
blake.weber@kidder.com

**PARKER KSIDAKIS**  
First Vice President  
206.708.9420  
parker.ksidakis@kidder.com

**KIDDER.COM**

**km Kidder Mathews**