



# FOR SALE

## MULTI-TENANT INVESTMENT PROPERTY

22611 76TH AVE W, EDMONDS

Presented by Brennan McClurg & Steve Erickson



First Western Propertie Inc. | 425.822.5522  
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

A photograph of an 85° Bakery Cafe storefront. The building is a single-story commercial structure with a light-colored facade. The sign for "85° Bakery Cafe" is prominently displayed on the upper part of the building. To the left, there are other signs for "PAPA JOHN'S" and "GAMES, TOYS & CARDS". The sky is blue with scattered white clouds. A large evergreen tree is visible in the background on the left. The foreground shows a paved parking lot with some yellow bollards.

# 85° Bakery Cafe

## TERMS OF THE OFFERING

Price	\$3,200,000
Price PSF	\$428/SF
In Place NOI	\$201,038
In Place CAP Rate	6.28%
NOI End of 2026	\$202,119
Total GLA	7,475 SF
Number of Tenants	Four (4)
Occupancy	100%

## PROPERTY DETAILS

Property	Edmonds Retail
Address	22611 76th Ave W, Edmonds
Sale Price	\$3,200,000
Price/SF	\$428/SF
Building SF	7,475 SF
Year Built	1992
Lot Size	0.2 Acres (8,712 SF)
Parking Spaces	51 via parking easement
Parcel No.	27042900307800 - Snohomish County
Taxes	\$12,845 (2026)
Zoning	CG (General Commercial)



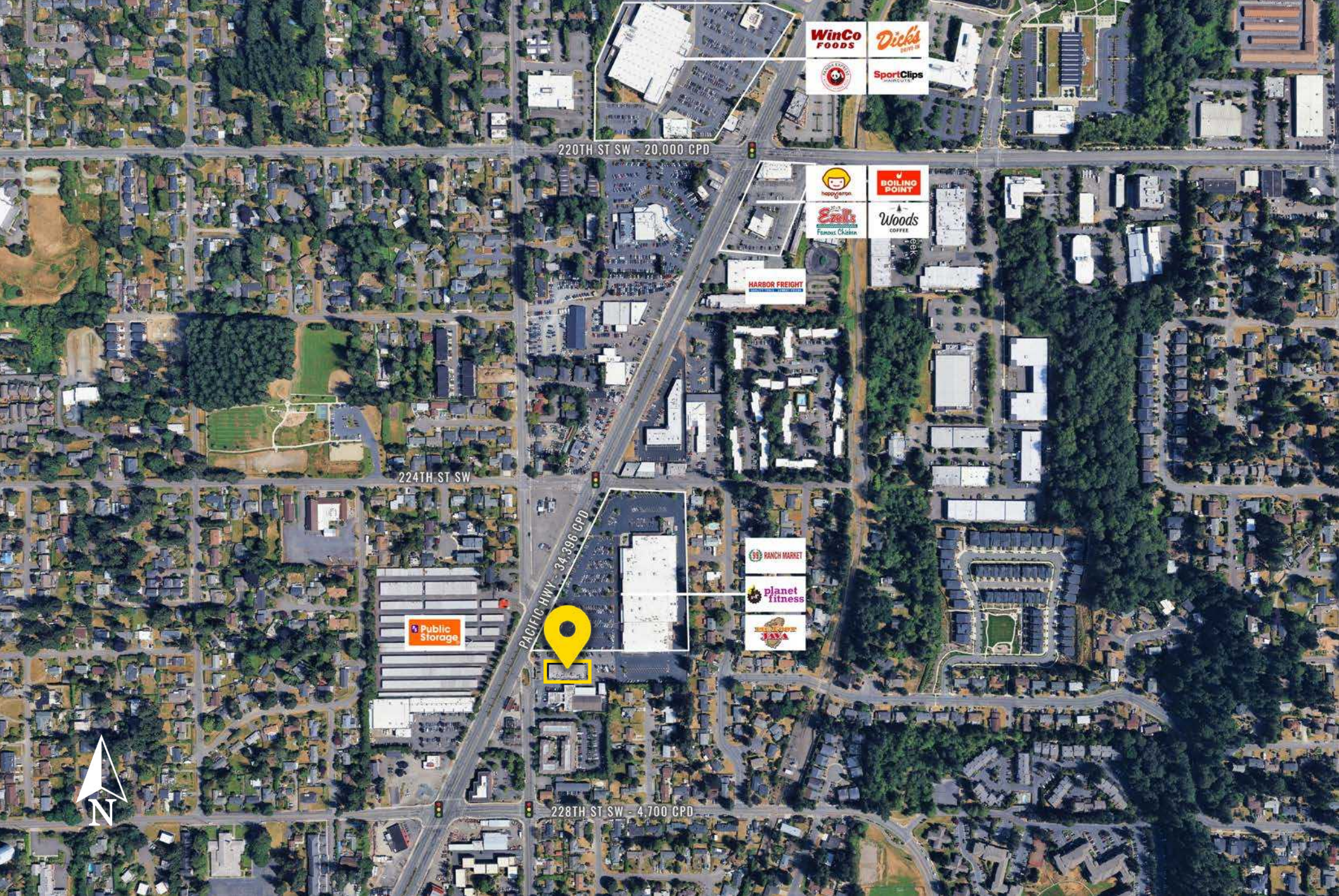
99 RANCH MARKET

MR. BEAN  
JAVA

planet  
fitness

FIRST  
WESTERN  
PROPERTIES

# PROPERTY AERIAL



220TH ST SW - 20,000 CPD

224TH ST SW

PACIFIC HWY - 34 396 CPD

228TH ST SW - 4,700 CPD



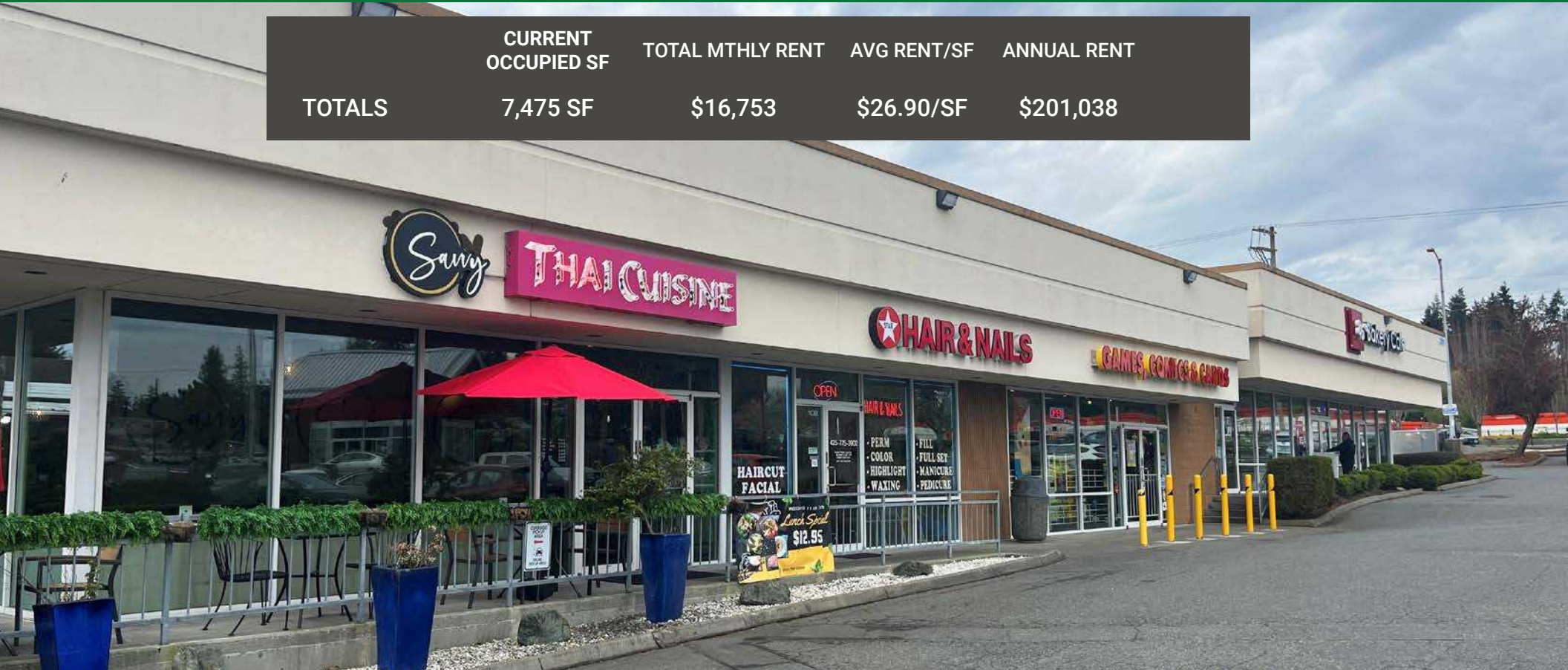
# FINANCIALS



## CURRENT RENT ROLL | AS OF JUNE 1, 2026

SUITE	TENANT	SQUARE FT	MONTHLY RENT	RENT/SF	LEASE START	LEASE EXPIRES	NOTES
100	85C Bakery	3,000	\$5,775.00	\$23.10	07/01/18	06/30/28	3 consecutive 5-Year Options 11-15 years \$76,230 16-20 years \$83,853 21-25 years \$92,238
101	A World of Collections	1,650	\$2,852.74	\$20.75	06/01/12	05/31/27	One 5-Year Option @ FMV
102	Star Hair & Nails	1,184	\$3,001.36	\$30.42	08/01/04	07/31/27	3% Annual Increases No Option to Extend
103	Savvy Thai	1,641	\$5,124.08	\$37.47	07/01/03	04/30/28	3% Annual Increases One 5-Year Option @ 3% Increase

	CURRENT OCCUPIED SF	TOTAL MTHLY RENT	AVG RENT/SF	ANNUAL RENT
<b>TOTALS</b>	<b>7,475 SF</b>	<b>\$16,753</b>	<b>\$26.90/SF</b>	<b>\$201,038</b>



# FINANCIALS | INVESTMENT HIGHLIGHTS

## VALUATION SUMMARY

CURRENT INCOME	\$280,842
Total Base Rent Revenue	\$201,038
Reimbursed Expenses (PSF):	\$10.68/SF
CAM	\$21,775
Property Taxes	\$12,845
Insurance	\$7,500
Management	\$13,908
Utilities	\$23,776
Total Reimbursed Expenses on Occupied SF	\$79,804
TOTAL REVENUE	\$280,842
TOTAL EXPENSE	(\$79,804)
NET OPERATING INCOME	\$201,038



### STABLE & EASY INVESTMENT

Fully leased to established tenants with remaining lease term, providing predictable income and a passive, low-management investment.



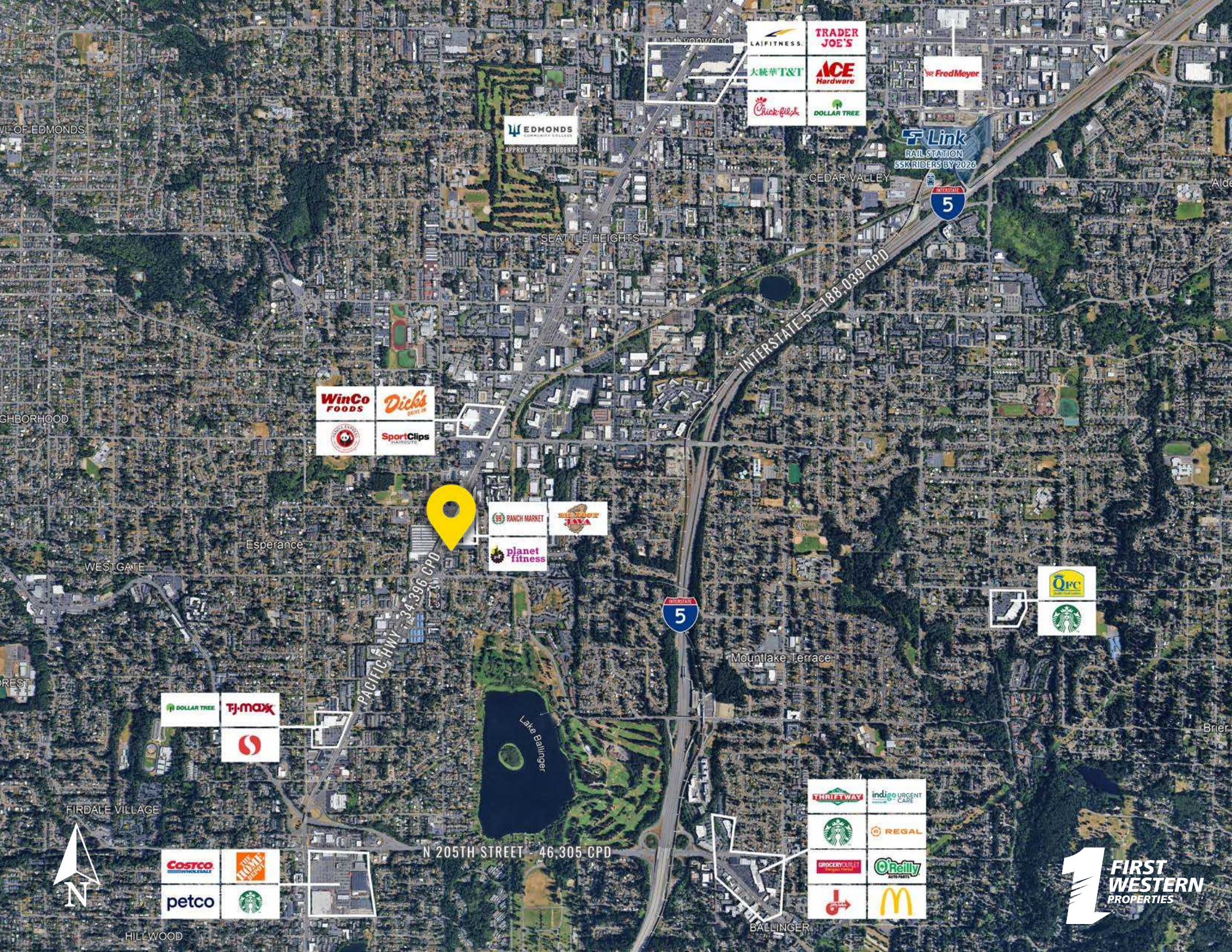
### STRONG DEMOS & GROWTH

Positioned within a dense residential trade area supported by strong household incomes and continued population growth projections.



### EXCELLENT REGIONAL ACCESS

Conveniently located with strong connectivity to Highway 99 and surrounding retail and residential growth corridors.



LEVEL OF EDMONDS

GHBORHOOD

REST

FIRDALE VILLAGE

HILLWOOD



EDMONDS COMMUNITY COLLEGE  
APPROX 6,500 STUDENTS

SEATTLE HEIGHTS

CEDAR VALLEY

Link RAIL STATION  
55K RIDERS BY 2026

INTERSTATE 5 - 188,039 CPD

WinCo FOODS  
Dick's SPORTS & OUTDOORS  
Sport Clips HAIRCUTS



99¢ RANCH MARKET  
planet fitness  
JAMA

WEST GATE

Esperance

PACIFIC HWY - 734,396 CPD



Mountlake Terrace

QFC  
Starbucks

DOLLAR TREE  
TJ-MAXX  
S



N 205TH STREET - 46,305 CPD

THRIFTWAY  
indigo URGENT CARE  
Starbucks  
REGAL  
GROCERY OUTLET  
O'Reilly AUTO PARTS  
7-Eleven  
McDonald's

BALLINGER



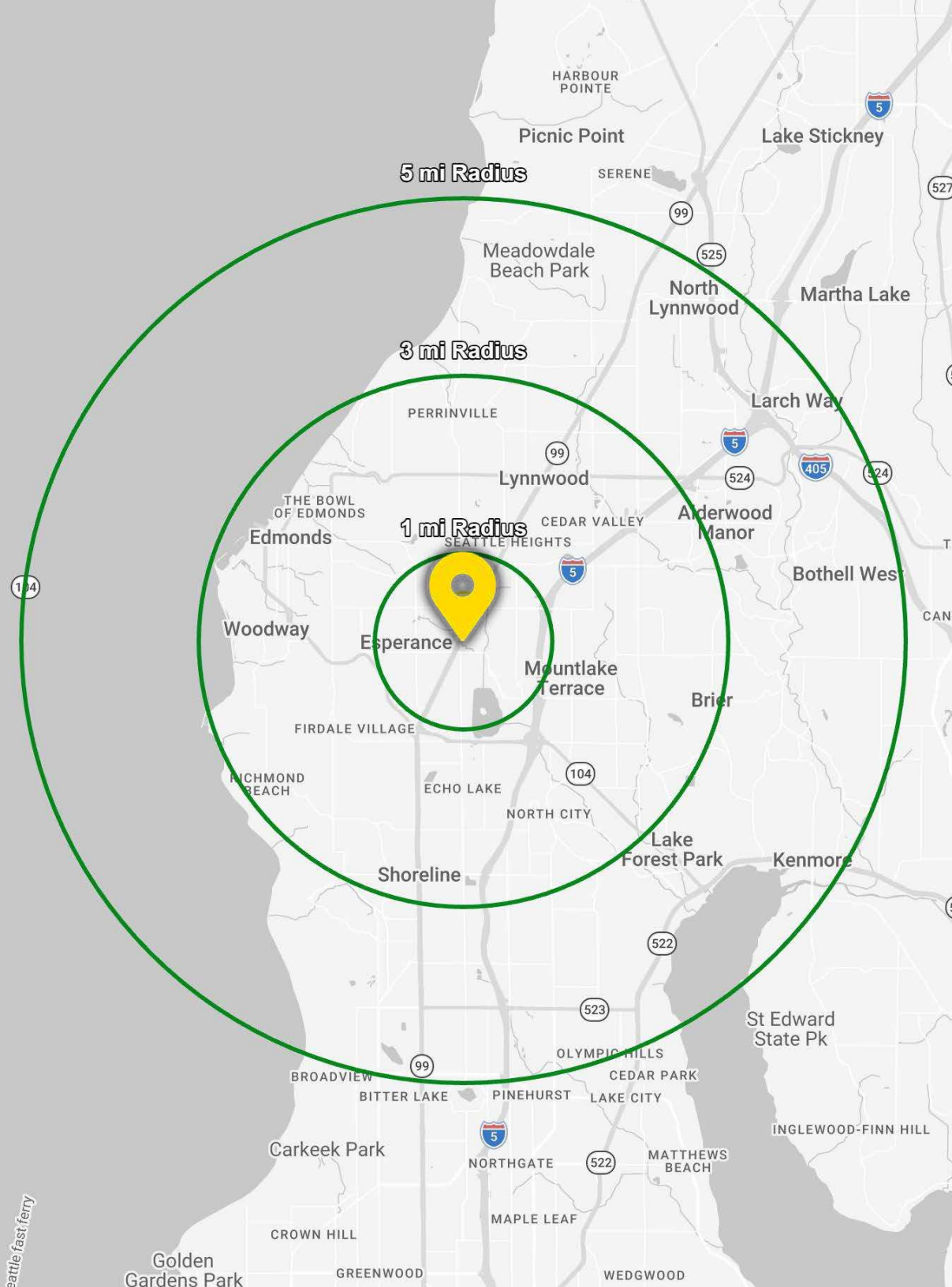
# TRADE AREA DESCRIPTION

The property is situated within the established Edmonds/Lynnwood trade area, serving a dense and growing residential population throughout South Snohomish County. The surrounding neighborhoods provide a strong customer base for daily-needs retail and service businesses, while proximity to Highway 99, I-5, and major commercial corridors supports convenient regional access and long-term consumer demand. Strong household incomes, continued residential growth, and nearby retail amenities reinforce the area's stability and ongoing investment appeal.

## TRADE AREA DEMOGRAPHICS


	1 MILE	3 MILES	5 MILES
POPULATION	15,774	146,514	283,846
DAYTIME POP.	13,086	94,297	167,356
AVG HOUSEHOLD INCOME	\$150,837	\$157,445	\$161,920
NO. OF HOUSEHOLDS	6,825	61,396	117,268
LABOR FORCE	13,164	122,491	235,948
COLLEGE EDUCATION +	4,991	52,902	105,385

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
RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.


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