



CALIFORNIA BURRITO ABSOLUTE NNN INVESTMENT

9102 RAINIER AVE S, SEATTLE, WA 98118

TABLE OF CONTENTS

01

INVESTMENT
SUMMARY

02

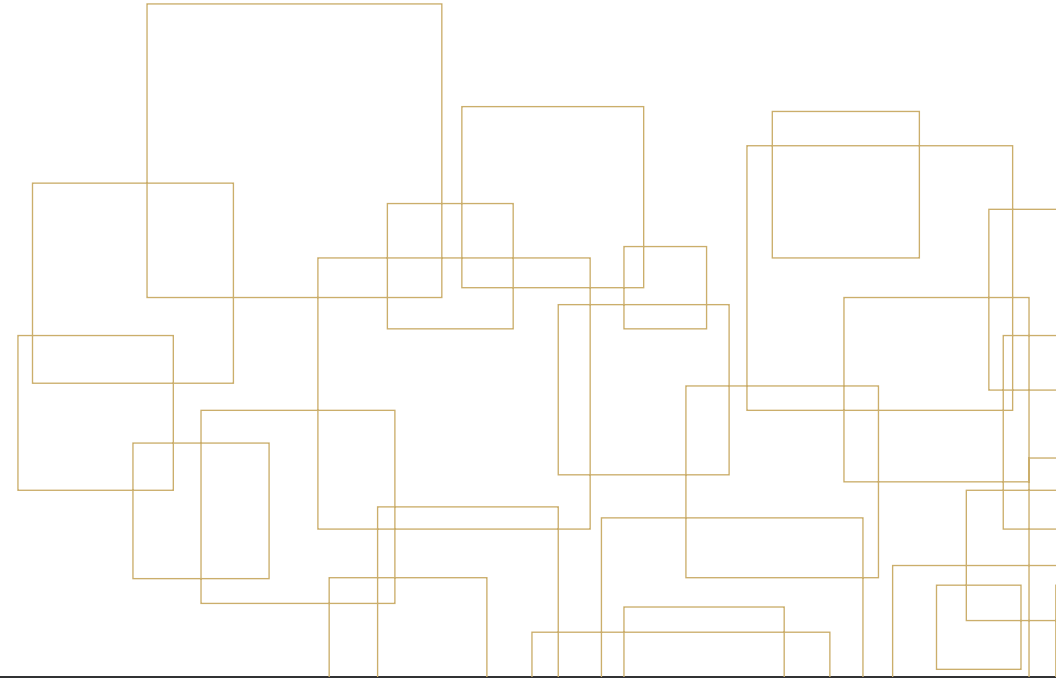
PROPERTY
OVERVIEW

03

FINANCIALS

04

LOCATION
OVERVIEW



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

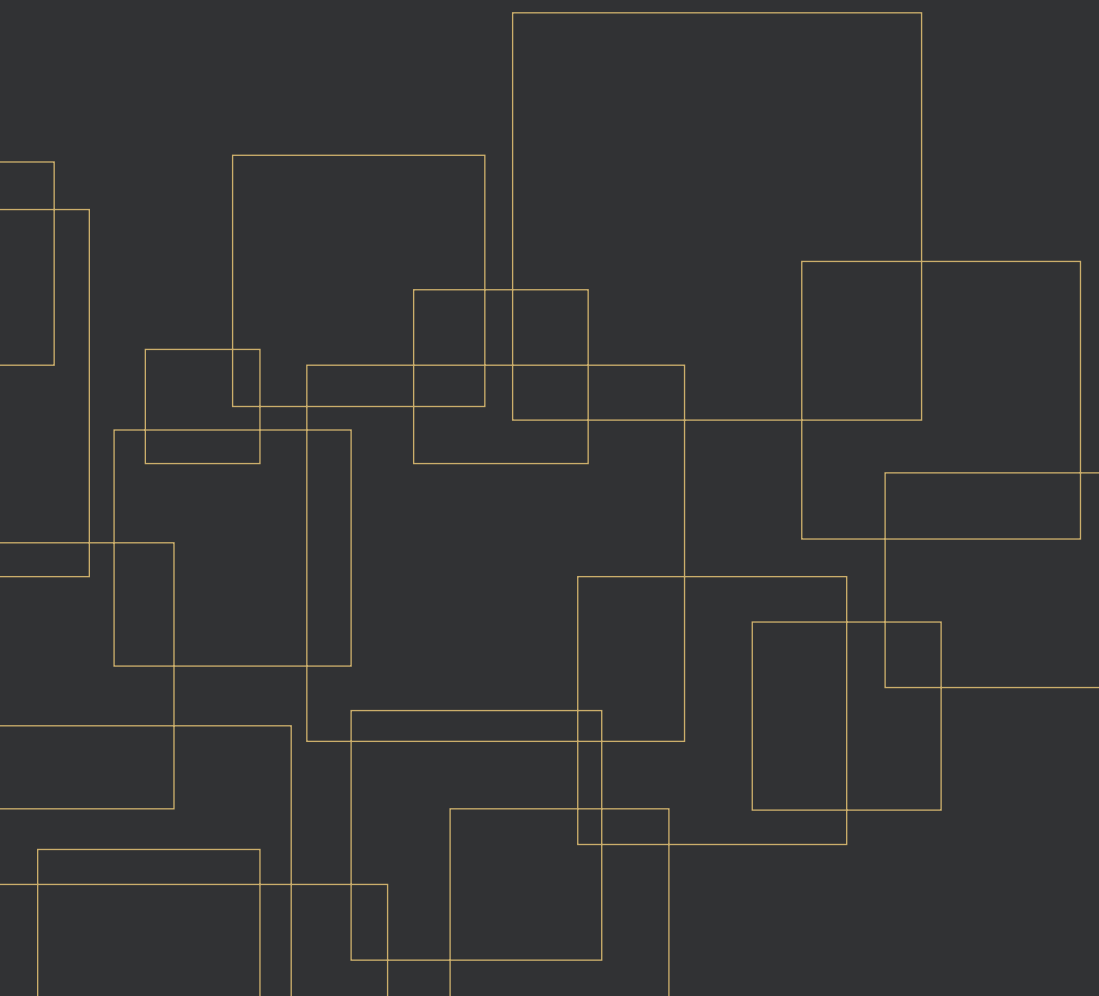
KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



INVESTMENT SUMMARY

THE OFFERING

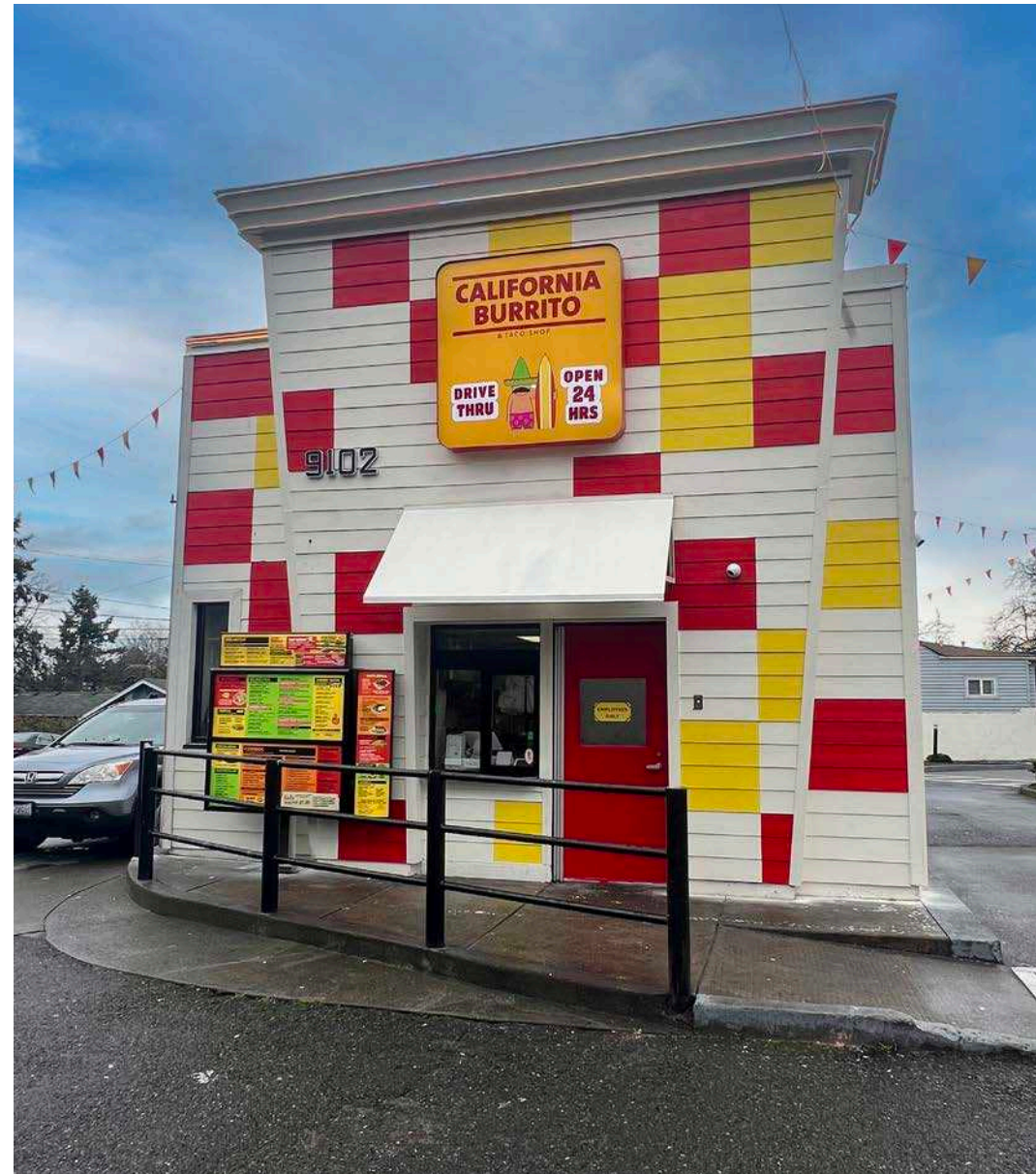
Kidder Mathews is pleased to present a a single-tenant net leased California Burrito located in Seattle, Washington. This opportunity features an absolute NNN lease with no landlord responsibilities, and a recently signed 10-year lease with 3% annual increases.

ADDRESS	9102 Rainier Ave S, Seattle, WA 98118
PRICE	\$1,687,500
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

\$1.687M
PRICE

8.00%
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

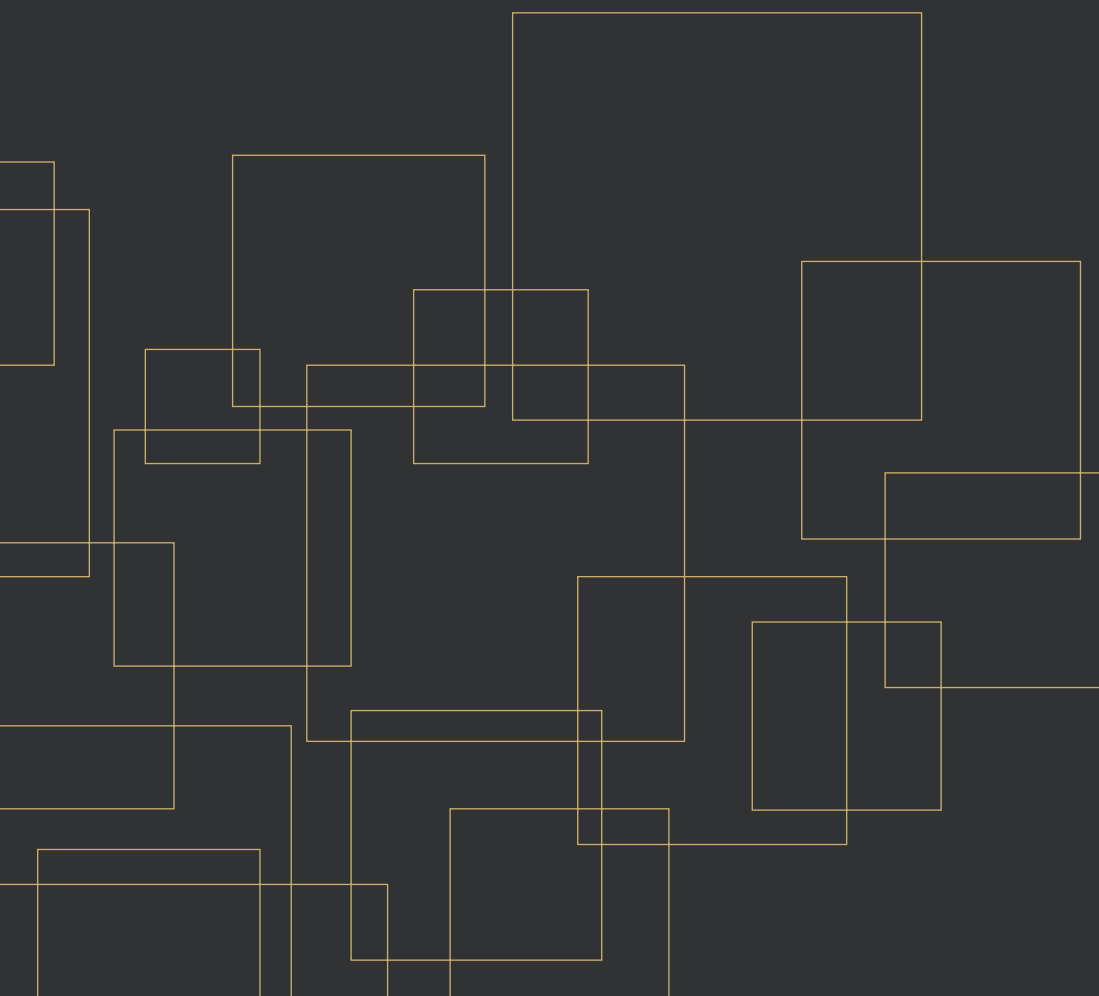
SAFEWAY



PROPERTY OVERVIEW

PROPERTY OVERVIEW





FINANCIALS

CASH FLOW SUMMARY

\$1,687,500

PRICE

8.00%

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

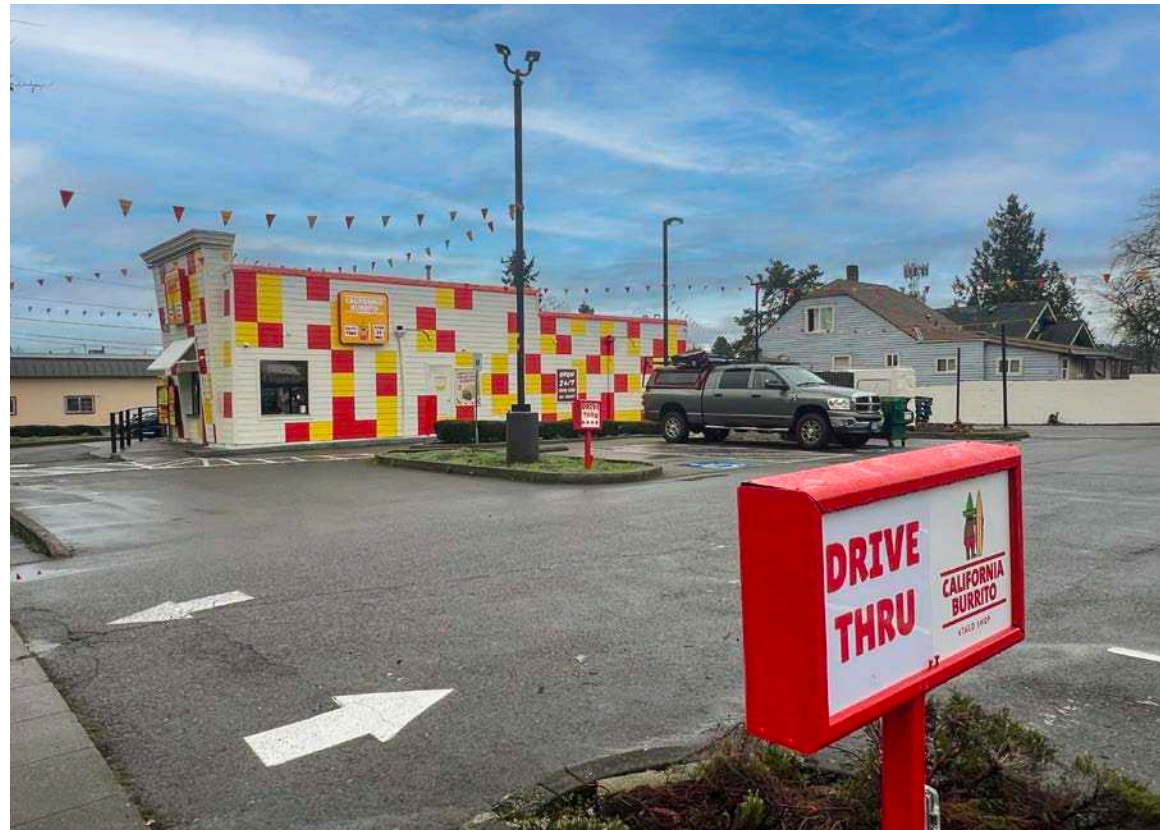
Absolute NNN

TOTAL OPERATING EXPENSES

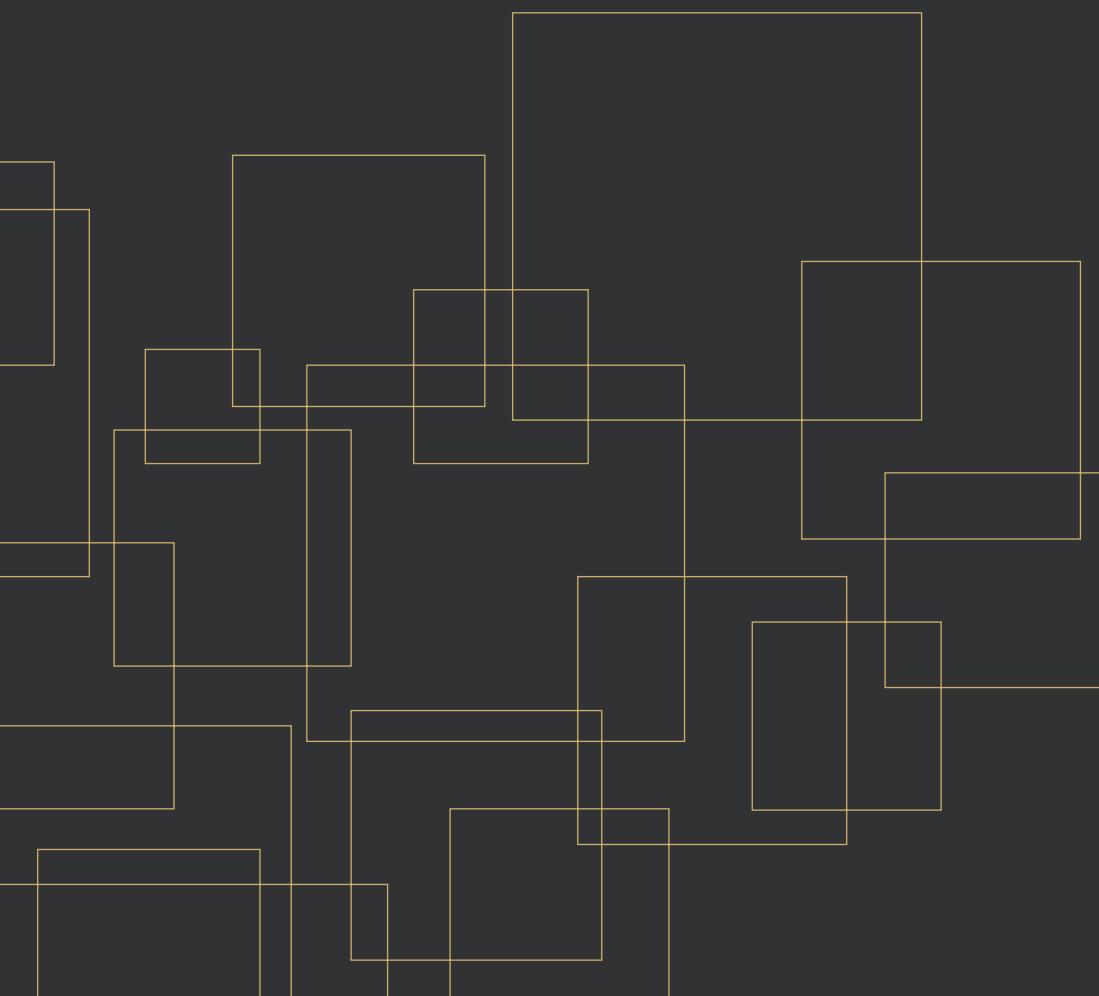
Absolute NNN

Net Operating Income

\$135,000



→ [ADDITIONAL INFORMATION](#)



LOCATION OVERVIEW



SEATTLE

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

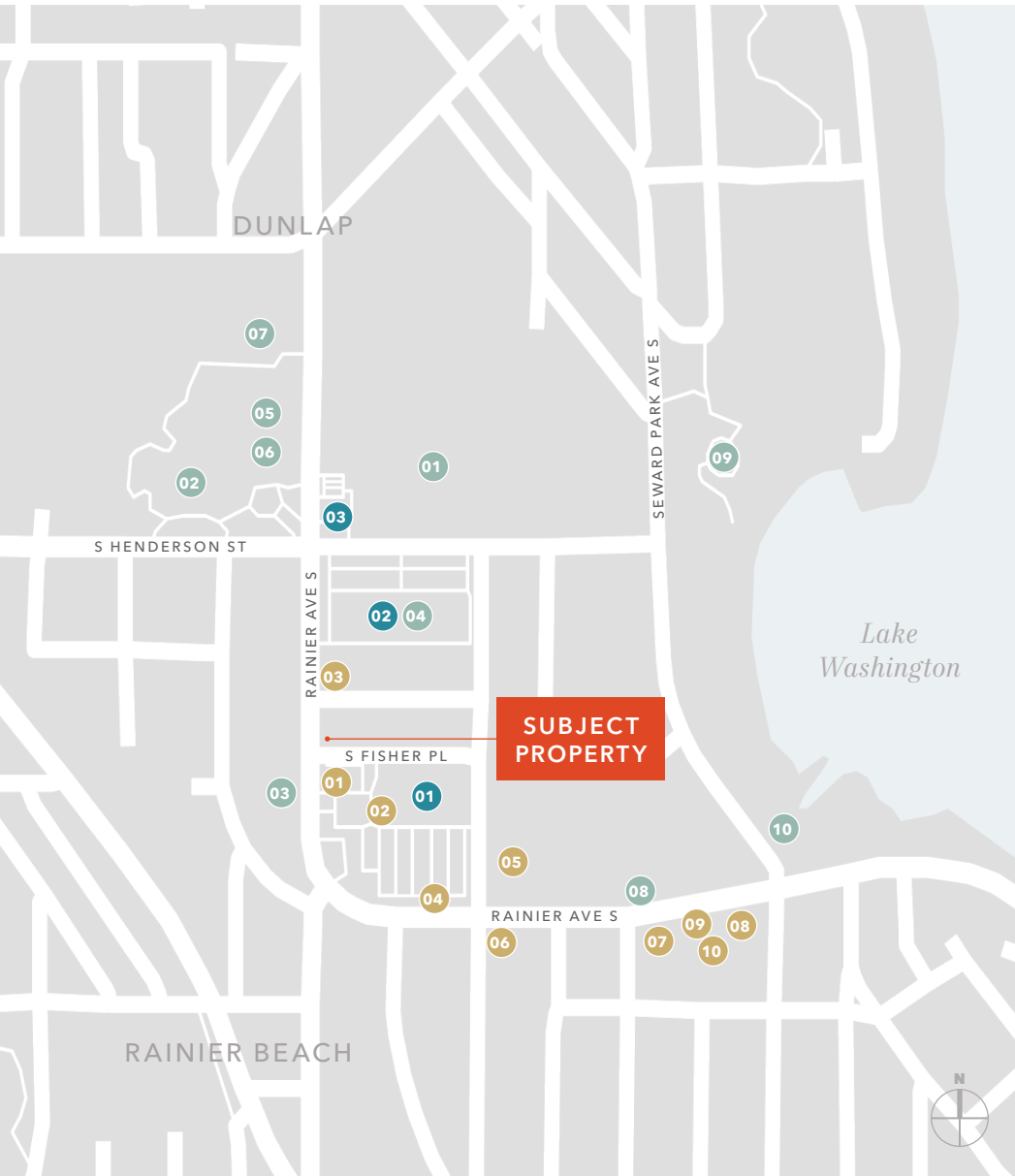
The region is known for its quality of life, arts, and outdoor lifestyle which helps attract an educated workforce. Numerous camping, hiking, winter sports, and recreational activities are located a short drive from the city. Seattle's main attractions include Pike Place Market, the Space Needle, and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

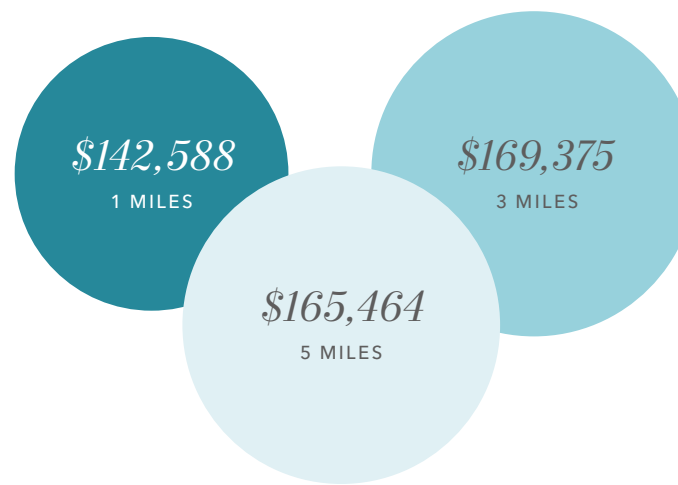
EMPLOYMENT & INCOME

	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

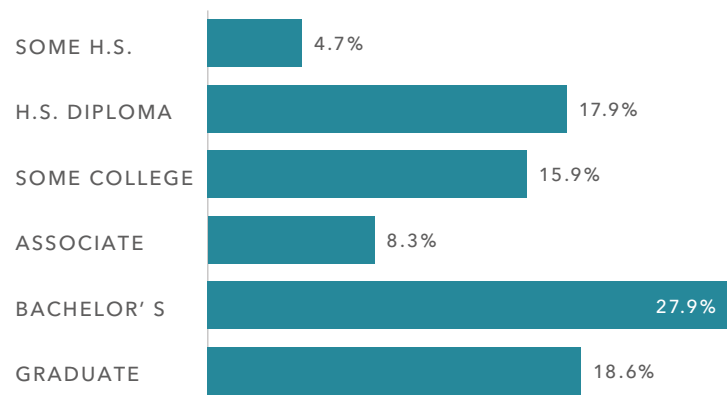
HOUSEHOLDS

	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



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

KIDDER.COM

km Kidder Mathews