



PREMIER
— COMMERCIAL —
NORTHWEST

OFFERING MEMORANDUM

MIXED USE INVESTMENT PROPERTY
FOR SALE

130 Marvin Road SE
Lacey, WA 98513



Joni Baker
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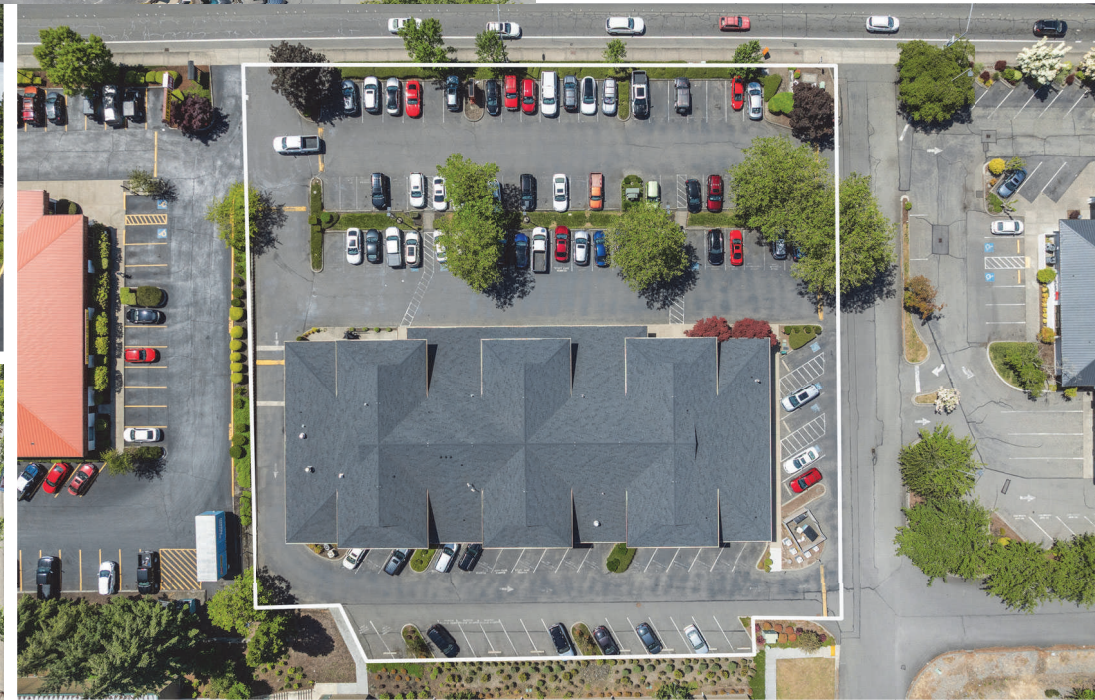
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PROPERTY
GALLERY



HAWKS PRAIRIE PROFESSIONAL CENTER

PREMIER COMMERCIAL NW



HAWKS PRAIRIE PROFESSIONAL CENTER

PREMIER COMMERCIAL NW



HAWKS PRAIRIE PROFESSIONAL CENTER

PREMIER COMMERCIAL NW

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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

HAWKS PRAIRIE PROFESSIONAL CENTER

Premier Commercial NW is please to present Hawks Prairie Professional Center, a 23,889 square foot mixed retail and office investment located in the heart of Hawks Prairie commercial district. the property is fully stabilized and benefits from a diverse mix of medical, dental, wellness, office, financial and cafe tenants.

Building Size: 23,889 SF
Gross Annual Rent: \$427,279
NNN Reimbursements: \$86,545
Total Revenue: \$513,824
Operating Expenses: \$184,082
NOI: \$329,743
Cap Rate: 6.00%
Price/SF: \$230.23



HAWKS PRAIRIE PROFESSIONAL CENTER

PREMIER COMMERCIAL NW

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NEARBY
ATTRactions



HAWKS PRAIRIE PROFESSIONAL CENTER

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LOCAL
OVERVIEW



HAWKS PRAIRIE PROFESSIONAL CENTER

PREMIER COMMERCIAL NW

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 130 Marvin Rd SE, Lacey, WA 98516

CITY, STATE

Lacey, WA

POPULATION

48,607

AVG. HHSIZE

2.53

MEDIAN HH INCOME

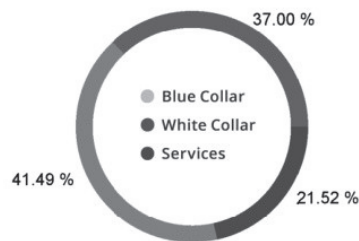
\$63,191

HOME OWNERSHIP

Renters: **6,780**

Owners: **11,861**

EMPLOYMENT



44.66 %
Employed

2.02 %
Unemployed

EDUCATION

High School Grad: **23.02 %**

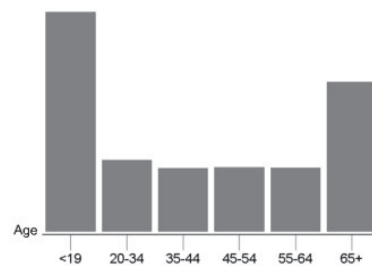
Some College: **30.18 %**

Associates: **9.32 %**

Bachelors: **30.02 %**

GENDER & AGE

49.42 %   50.58 %



RACE & ETHNICITY

White: **57.92 %**

Asian: **6.89 %**

Native American: **1.02 %**

Pacific Islanders: **0.92 %**

African-American: **4.96 %**

Hispanic: **14.59 %**

Two or More Races: **13.68 %**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional.

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FINANCIAL ANALYSIS



HAWKS PRAIRIE PROFESSIONAL CENTER

PREMIER COMMERCIAL NW

FINANCIAL ANALYSIS

INVESTMENT OVERVIEW

Price	\$5,500,000.00
Price per SF	\$230.23
CAP Rate	6.0%

OPERATING DATA

Gross Income	\$427,279.00
NNN Reimbursement	\$86,545.00
Total Income	\$513,824.00
Operating Expenses	\$184,081.00
Net Operating Expenses	\$329,743.00

INCOME SUMMARY

Gross Income	\$427,279.00
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EXPENSES

Admin/ Management	\$24,000.00
Repairs & Maintenance/ Reserve	\$25,000.00
Taxes Insurance	\$48,461.00 \$7,865.00
Utilities Janitorial Services Alarm/Security	\$53,017.00 \$18,845.00 \$6,894.00
Net Operating Income	\$329,743.00

FINANCIAL ANALYSIS

Rent Roll

Suite	Tenant Type	Square Footage	Monthly Rent	NNN
100	Chiropractic Clinic	727	\$1,575.25	\$411.36
105	Chiropractic Clinic	1,547	\$1,921.06	\$875.34
111	Yoga Studio	1,800	\$3,150.00	\$ -
112	Medical Office	3,194	\$4,585.91	\$1,948.73
120	Office	2,000	\$3,100.00	\$ -
124	Office	1,193	\$2,449.82	\$ -
130	Coffee Shop	2,228	\$3,151.43	\$ -
140	Financial Planner	1,090	\$1,450.00	\$616.76
142	Massage Therapy	495	\$892.32	\$ -
201	Dental Clinic	2,675	\$3,992.72	\$1,550.95
202	Staffing Company	2,264	\$2,575.00	\$ -
203	Physical Therapy	3,194	\$5,693.83	\$1,808.97
204	Office	838	\$1,069.24	\$ -
TOTAL		23,248	\$35,606.58	\$7,212.11

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AGENT
BIO



HAWKS PRAIRIE PROFESSIONAL CENTER

PREMIER COMMERCIAL NW

Joni Baker

Managing Broker / Commercial Division

Joni has been one of Thurston County's most engaged and active commercial brokers for over 20 years, earning her clients confidence through diligent deal making, hands on market insight and above and beyond service. With a deep understanding that commercial real estate helps shape a community, she has played a pivotal role in many of the notable projects in our community over the past 20+ years ranging from ground-up developments to sales and acquisitions of landmark commercial properties. Joni began her career with Prime Locations, Inc, spent time at Coldwell Banker Commercial, and has now joined Premier Commercial NW as an owner/managing broker. Joni has built an unrivaled portfolio of loyal clients who appreciate her ability to put the right tenants or buyers with the right properties. She has successfully represented Landlords, Tenants, Buyers and Sellers on many significant transactions. She understands the deal-making process from both Tenant and Landlord sides and works very hard to solve problems to effectively clear the hurdles on the way to a successful transaction. Her network of relationships provides clients with a competitive edge leading to real results.

Jacki Nelson

Commercial Broker

Jacki's entrance into the commercial real estate world comes after a long career as a Victims Advocate for the State of WA. She interned in commercial real estate over several years and finally made the decision to jump in full time, which has been a great fit with her natural expertise and passion for community. Specializing in leasing and sales of all commercial properties, Jacki excels in her attention to detail and good customer service. That same passion for community has led her to serve on many boards and committees over the years, building relationships along the way. She is fully prepared to be an advocate for her clients in all facets of commercial real estate.



GET IN TOUCH

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