



PREMIER  
— COMMERCIAL —  
NORTHWEST

# OFFERING MEMORANDUM

MIXED USE INVESTMENT PROPERTY  
FOR SALE

130 Marvin Road SE  
Lacey, WA 98513



Joni Baker  
360-789-4290  
joni@premiercommercialnw.com

Jacki Nelson  
360-584-6583  
jacki@premiercommercialnw.com

01  
PROPERTY  
GALLERY



HAWKS PRAIRIE PROFESSIONAL CENTER

PREMIER COMMERCIAL NW



HAWKS PRAIRIE PROFESSIONAL CENTER

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HAWKS PRAIRIE PROFESSIONAL CENTER

PREMIER COMMERCIAL NW

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## EXECUTIVE SUMMARY



## EXECUTIVE SUMMARY

### HAWKS PRAIRIE PROFESSIONAL CENTER

Premier Commercial NW is pleased 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

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NEARBY  
ATTRactions



04

LOCAL  
OVERVIEW



HAWKS PRAIRIE PROFESSIONAL CENTER

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# 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. HH SIZE

**2.53**

## MEDIAN HH INCOME

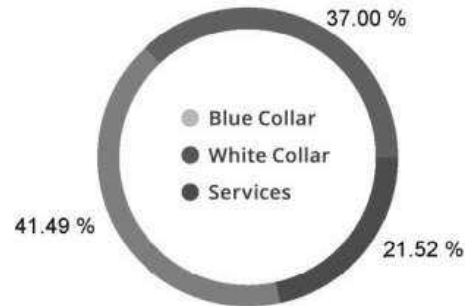
**\$63,191**

## HOME OWNERSHIP

Renters: **6,780**

Owners: **11,861**

## EMPLOYMENT



**44.66 %**  
Employed

**2.02 %**  
Unemployed

## EDUCATION

High School Grad: **23.02 %**

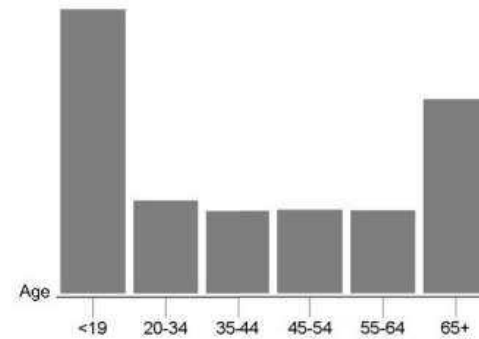
Some College: **30.18 %**

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

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# 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	\$53,017.00
Janitorial Services	\$18,845.00
Alarm/Security	\$6,894.00
Net Operating Income	\$329,743.00

## FINANCIAL ANALYSIS

### Rent Roll

Suite	Tenant Type	SQ FT	Monthly Rent	NNN	Lease Expiration
100	Chiropractic Clinic	727.00	\$1,575.25	\$411.36	MtM/2009
105	Chiropractic Clinic	1,547.00	\$1,921.06	\$875.34	Jan 2027
111	Yoga Studio	1,800.00	\$3,150.00	\$0.00	Jun 2023
112	Medical Office	3,194.00	\$4,585.91	\$1,948.73	Jul 2027
120	Office	2,000.00	\$3,100.00	\$0.00	Oct 2027
124	Office	1,193.00	\$2,449.82	\$0.00	Mar 2028
130	Coffee Shop	2,228.00	\$3,151.43	\$0.00	Aug 2031
140	Financial Planner	1,090.00	\$1,450.00	\$616.76	May 2028
142	Massage Therapy	495.00	\$892.32	\$0.00	Feb 2029
201	Dental Clinic	2,675.00	\$3,992.72	\$1,550.95	Aug 2027
202	Staffing Company	2,264.00	\$2,575.00	\$0.00	Oct 2027
203	Physical Therapy	3,194.00	\$5,693.83	\$1,808.97	Jan 2034
204	Office	838.00	\$1,069.24	\$0.00	Apr 2027
TOTAL		23,245.00	\$35,606.58	\$7,212.11	

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AGENT  
**BIO**



HAWKS PRAIRIE PROFESSIONAL CENTER

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## **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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360.789.4290  
[joni@premiercommercialnw.com](mailto:joni@premiercommercialnw.com)

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# DISCLAIMER

## Confidentiality & Disclaimer

### Confidential Offering Memorandum

This Offering Memorandum ("OM") has been prepared exclusively by Premier Commercial NW for the purpose of providing preliminary information regarding a commercial property offering. This OM is confidential and proprietary and is intended solely for use by qualified prospective purchasers and their advisors in evaluating a potential acquisition of the Property. By accepting this OM, the recipient agrees that all information contained herein shall be held in the strictest confidence and shall not be disclosed, copied, reproduced, distributed, or otherwise made available to any other person without the prior written consent of Premier Commercial NW and the Property Owner.

### No Representation or Warranty

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, neither the Owner, Premier Commercial NW, nor any of their respective affiliates, officers, directors, employees, agents, advisors, attorneys, accountants, or representatives make any representation or warranty, express or implied, as to the accuracy, completeness, or reliability of the information contained herein.

### Independent Investigation

Prospective purchasers must conduct their own independent investigation concerning all aspects of the Property, including physical condition, environmental matters, zoning, leases, operating performance, title, survey matters, taxes, and compliance with applicable laws.

### Financial Information

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Premier Commercial NW acts exclusively as the agent of the Seller. No broker or representative is authorized to make representations concerning the Property except as may be expressly set forth in a fully executed purchase and sale agreement.

### Limitation of Liability

Neither the Owner nor Premier Commercial NW shall have any liability whatsoever to any prospective purchaser arising from the use of, or reliance upon, this Offering Memorandum or any information provided in connection with the Property.

Premier Commercial NW  
Joni Baker, Managing Broker  
360-789-4290  
Joni@PremierCommercialnw.com