



PREMIER
COMMERCIAL
NORTHWEST

130 MARVIN RD NE

LACEY, WASHINGTON

FULLY STABILIZED MIXED RETAIL & MEDICAL OFFICE INVESTMENT

| | | | |
|--------------|----------|-----------|---------------|
| | | | |
| ASKING PRICE | CAP RATE | NOI | BUILDING SIZE |
| \$5,500,000 | 6.00% | \$329,743 | 23,248 SF |



OFFERING MEMORANDUM

HEART OF HAWKS PRAIRIE
EXCELLENT ACCESS TO I-5
THRIVING TRADE AREA

SUBJECT PROPERTY



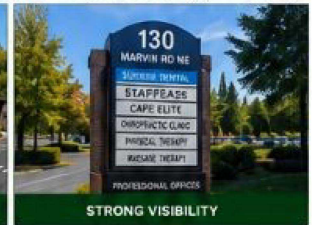
WELL-MAINTAINED & LANDSCAPED



DIVERSE TENANT MIX



AMPLE PARKING



STRONG VISIBILITY

EXECUTIVE SUMMARY

Premier Commercial NW is pleased to present the opportunity to acquire a fully stabilized 23,248 square foot mixed retail, medical and professional office investment located at 130 Marvin Rd NE in Lacey, Washington.

The property features a high-quality tenant roster anchored by medical, dental, therapy, chiropractic, wellness, and professional service providers that generate recurring customer traffic and demonstrate strong tenant retention. The property's strategic location in the heart of Hawks Prairie offers excellent visibility, convenient access to I-5, and is surrounded by national retailers, restaurants, and significant residential growth.

Offered at \$5,500,000, the property produces a net operating income of \$329,743 and is being marketed at a 6.00% capitalization rate.

INVESTMENT HIGHLIGHTS

- 100% leased, fully stabilized investment
- Strong NOI of \$329,743
- Defensive tenant mix – over 60% medical, therapy, dental & wellness
- 13 suites – diversified income stream with no dominant tenant
- NNN expense structure – low management responsibilities
- Excellent visibility and access on Marvin Rd NE
- Ample on-site parking
- Located in a high-growth corridor with strong demographics and retail synergy

TRAFFIC COUNTS & ACCESSIBILITY

Exceptional visibility and access in the heart of Hawks Prairie.

| | | |
|--|----------------------------|---------------------------------------|
| | MARVIN ROAD NE | 28,000 – 32,000 Vehicles Per Day |
| | MARTIN WAY E | 24,000 – 30,000 Vehicles Per Day |
| | I-5 (ADJACENT INTERCHANGE) | 85,000 – 100,000+ Vehicles Per Day |

Immediate access to Interstate 5 via the Marvin Road interchange provides convenient connectivity to Olympia, Tacoma, Seattle, JBLM and the greater Puget Sound region.

DEMOGRAPHICS (ESRI 2024)

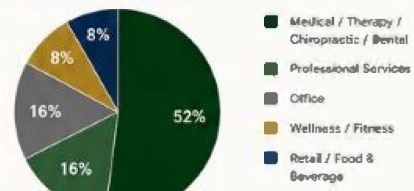
| | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|-----------|-----------|-----------|
| POPULATION | 10,199 | 73,061 | 125,324 |
| HOUSEHOLDS | 4,106 | 28,937 | 49,603 |
| AVERAGE HH INCOME | \$108,152 | \$113,323 | \$114,798 |
| MEDIAN HH INCOME | \$89,616 | \$92,248 | \$93,693 |
| DAYTIME POPULATION | 11,875 | 69,790 | 121,454 |
| POPULATION GROWTH 2024-2029 | 10.0% | 9.6% | 9.1% |

THURSTON COUNTY IS ONE OF THE FASTEST GROWING COUNTIES IN WASHINGTON STATE, DRIVEN BY JBLM, EMPLOYMENT GROWTH, AND STRONG IN-MIGRATION.

FINANCIAL SUMMARY

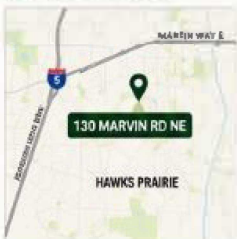
| | |
|------------------------------|---------------------|
| Asking Price | \$5,500,000 |
| Net Operating Income (NOI) | \$329,743 |
| Cap Rate | 6.00% |
| Building Size | 23,248 SF |
| Occupancy | 100% |
| Number of Suites | 13 |
| Year Built | 2006 |
| Rent Structure | NNN |
| Monthly Base Rent | \$35,606.68 |
| Monthly NNN Recovery | \$7,212.11 |
| TOTAL MONTHLY REVENUE | \$42,818.69 |
| ANNUALIZED REVENUE | \$513,824.28 |

TENANT MIX OVERVIEW



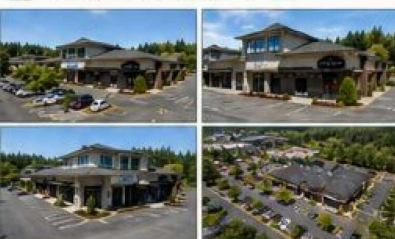
A DEFENSIVE TENANT MIX
Over 60% of the building is leased to medical, therapy, chiropractic, dental and wellness users – tenants that are less vulnerable to e-commerce and economic downturns and known for longer term occupancy.

MAP & LOCATION



- Located in the thriving Hawks Prairie commercial district
- Excellent access to I-5 via Marvin Rd and Martin Way
- Minutes to Amazon, Target, Costco, Safeway, Starbucks, and many national retailers
- Surrounded by strong residential growth and population density
- High traffic counts and excellent visibility

ADDITIONAL PROPERTY PHOTOS



BROKER CONTACTS

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