

MT. SI VILLAGE SHOPPING CENTER

INVESTMENT SALE



330 - 434 Main Avenue S, North Bend, WA 98045

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Features:

- 41,112 SF - 2 Buildings
- 125,258 SF Total Land (2.88 Acres)
- Ace Hardware Anchored Center
- Rental Upside Potential
 - Average Rent: \$15.95/SF, NNN
- Pylon Sign

Capital Improvements:

Nearly \$500,000 in Capital Improvements made since 2012

- 2012: Roof replacement on building 1;
Exterior painted; Updated landscaping
- 2013: All new HVAC units on building 2
- 2014: Roof replacement on building 2
- 2016: Parking lot seal coat, crackfill, re-stripe

Investment Details

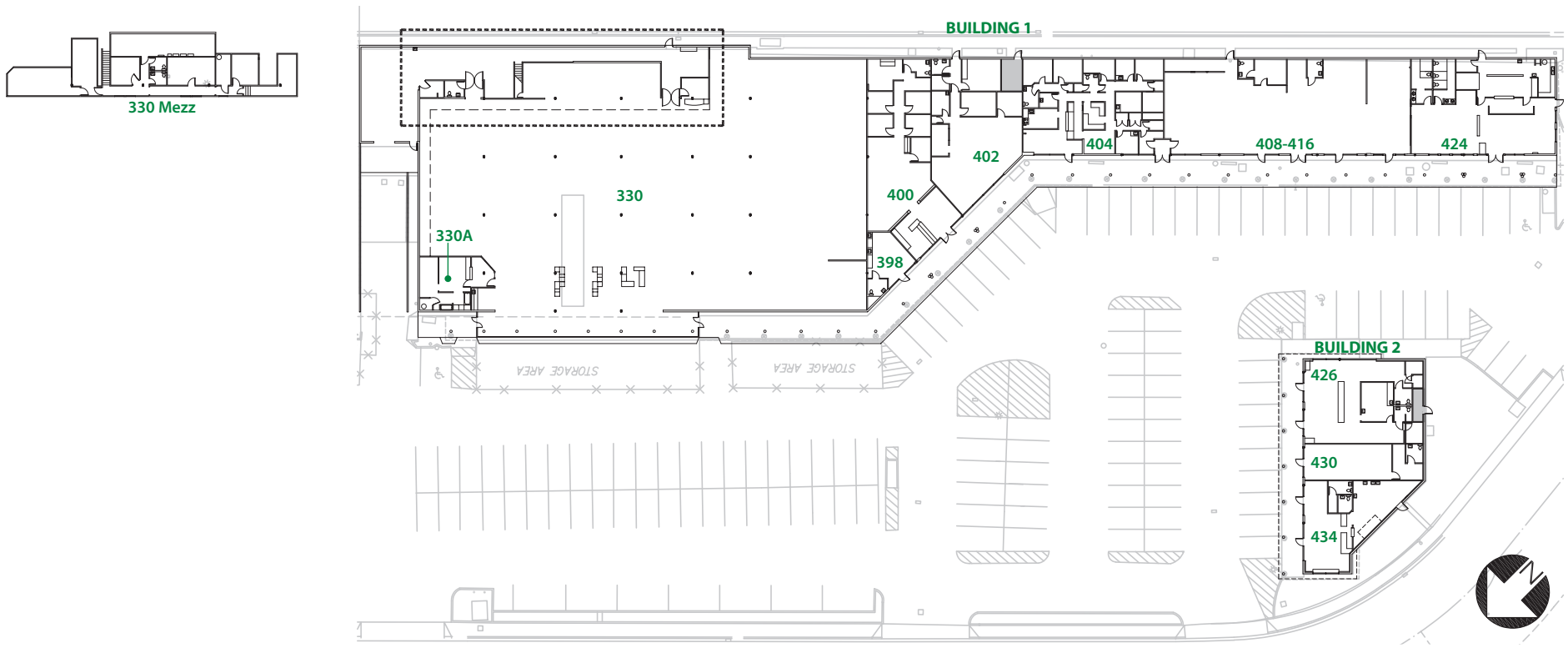
- \$10,235,000 (\$249/SF)
- 6.38% CAP
- Proforma NOI \$652,951*
- 92% Leased

*NOI reflects 5% vacancy (excluding Ace Hardware) and \$0.10/SF reserves.

Commission

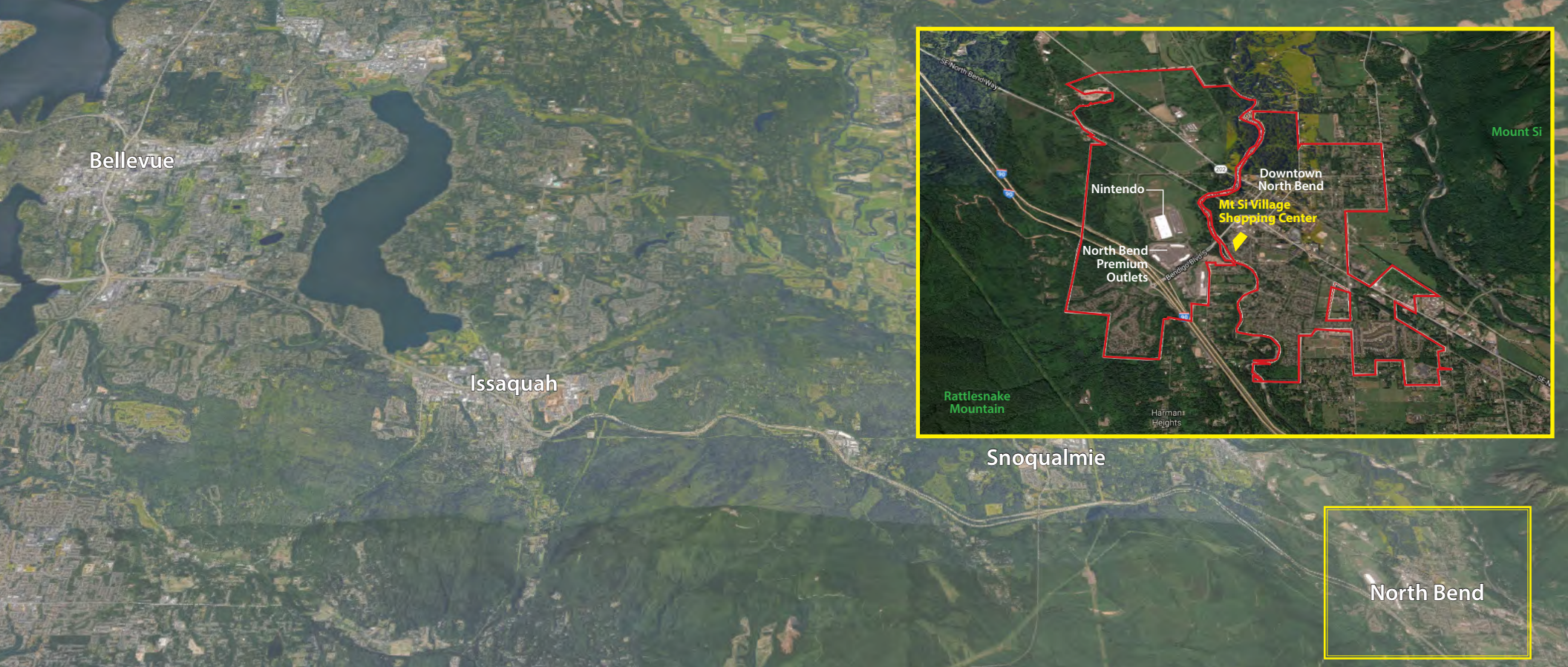
- 1% to Outside Broker





Suite	Tenant	Sq Ft
330	Ace Hardware	23,560
330A	Mt Si Pet Salon	596
398-400	North Bend Physical Therapy	2,541
402	Dept of Licensing	1,917
404	Vacant	2,320
408-416	Barstools & Dinettes	4,056
424	El Caporal	2,380
426	The Swirl Yo!	1,693
430	Vacant	800
434	Teriyaki Town	1,249

Parcel Number: 803620-0170



North Bend Premium Outlets

Located 0.5 miles from the Mt. Si Village Shopping Center, the North Bend Premium Outlets offers 50 designer outlet stores. The center is owned and operated by Simon Property Group, the world's largest publicly traded real estate company.

Nintendo

This location is the main North American production facility and one of the distribution centers for the Western Coast, Rocky Mountain, Midwestern, Hawaii and Alaska regions. Praised for efficiency and low stock shrinkage, the facility processes more than 20,000 orders per day to customers and retail stores. Approximately 120 employees work at the facility.

Mount Si

With its close proximity to Seattle, the popular mountain draws more than 100,00 hikers through all four seasons. It offers enough bragging rights for experienced hikers, but is not so difficult that it scares away novice hikers.

Driving Distances

Snoqualmie	3 miles
Issaquah	12 miles
Bellevue	20 miles
Seattle	25 miles

Location Information



38.6%+ Population Growth Since 2000



\$107,168 Average Income
5 Mile



11,021 Households
71% Owner Occupied
5 Mile



- Low Vacancy Rate
- Prominent Signage
- Great Visibility
- Below Market Rents
- Long-Term Anchor Tenant In-Place

• **Structure:** Single-story CMU with wood framing

• **Year Built:** Building 1: 1979
Building 2: 1988

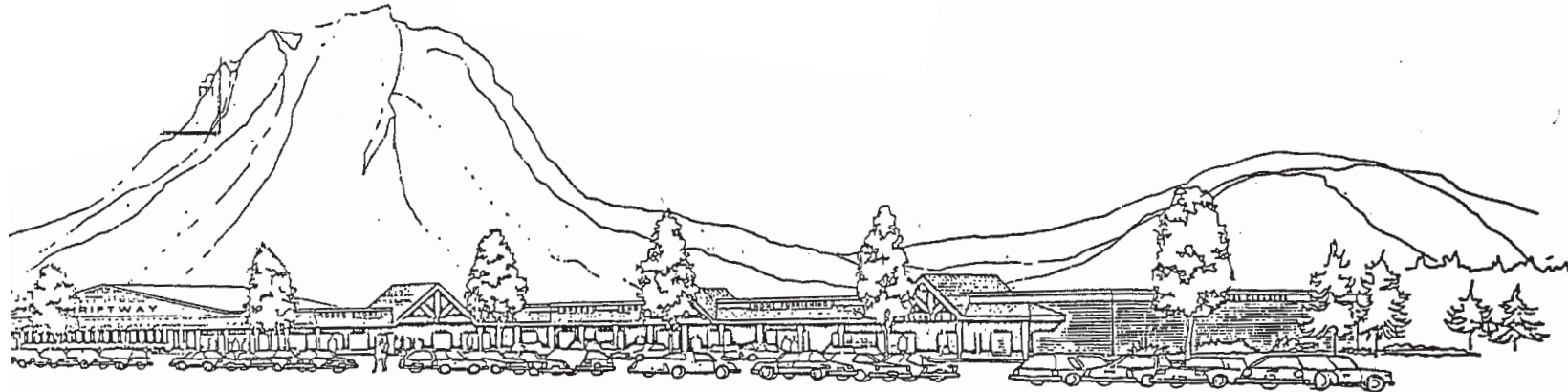
• **Exterior:** CMU with wood siding

• **Windows:** Aluminum frames with insulated glazing

• **Roof:** Building 1: New in 2012 | PVC with 2 layers of rigid insulation | 15 year warranty
Building 2: New in 2013 | 60 MIL PVC sarnafil | 15 year warranty

• **Ceilings:** 9' - 10'

• **Fiber:** Comcast



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