

# MT. SI VILLAGE SHOPPING CENTER

**INVESTMENT SALE**



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

**Caleb Farnworth, CCIM**

(425) 289-2235

calebf@rosenharbottle.com

**RH** ROSEN  
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COMMERCIAL REAL ESTATE



### **Features:**

- 41,112 SF - 2 Buildings
- 125,258 SF Total Land (2.88 Acres)
- Rental Upside Potential
  - Average Rent: \$15.49/SF, NNN
- Pylon Sign

### **Ace Hardware Anchored Center:**

- Occupied Building for 18 Years
- Exercised Early Renewal
- Recent Expansion in 2017
- Personal Guaranty
- Financially Stable



## Investment Details

- \$9,800,000 (\$238/SF)
- 6.40% CAP
- Actual NOI \$626,848\*
- 100% Leased

\*NOI reflects 5% vacancy (excluding Ace Hardware) and \$0.10/SF reserves as of 4/1/2018.

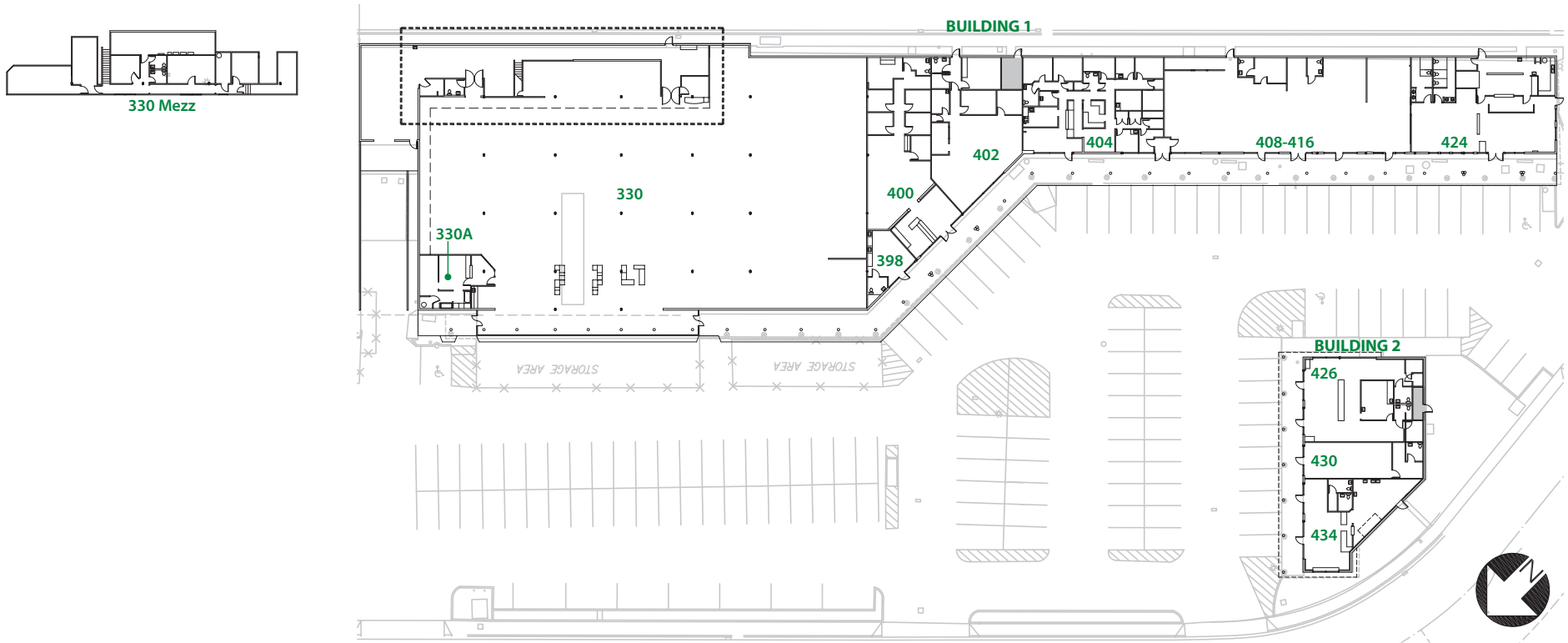


## Capital Improvements:

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

- |       |  |
|-------|--|
| 2012: | Roof replacement on building 1;<br>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                              |





Suite	Tenant	Sq Ft
330	Ace Hardware	24,156
398-400	North Bend Physical Therapy	2,541
402	Dept of Licensing	1,917
404	Sunrise Dental	2,320
408-416	Barstools & Dinettes	4,056
424	El Caporal	2,380
426	The Swirl Yo!	1,693
430	Mt Si Pet Salon	800
434	Teriyaki Town	1,249

Parcel Number: 803620-0170

• **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



# Location Information



38.6%+ Population Growth Since 2000



\$107,168 Average Income  
5 Mile

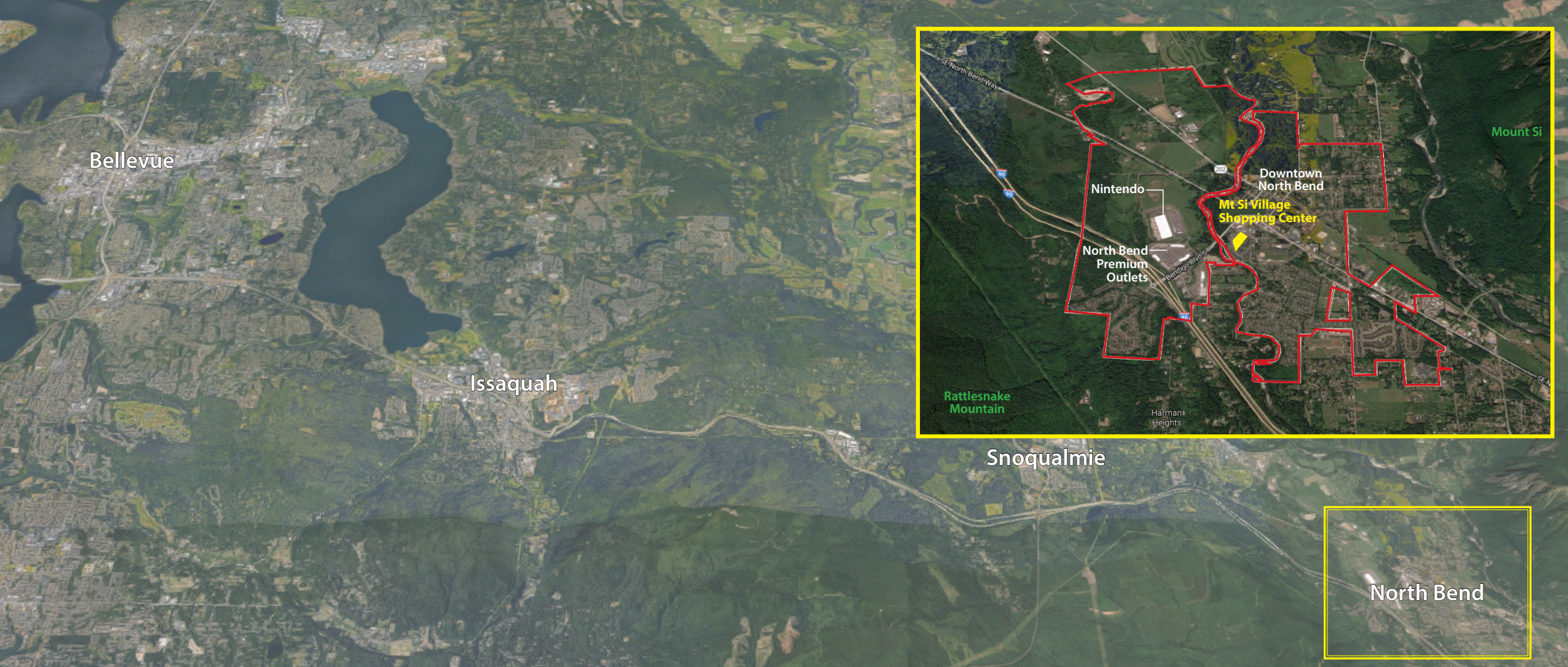


11,021 Households  
71% Owner Occupied  
5 Mile



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





**North Bend Premium Outlets**

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

**Nintendo**

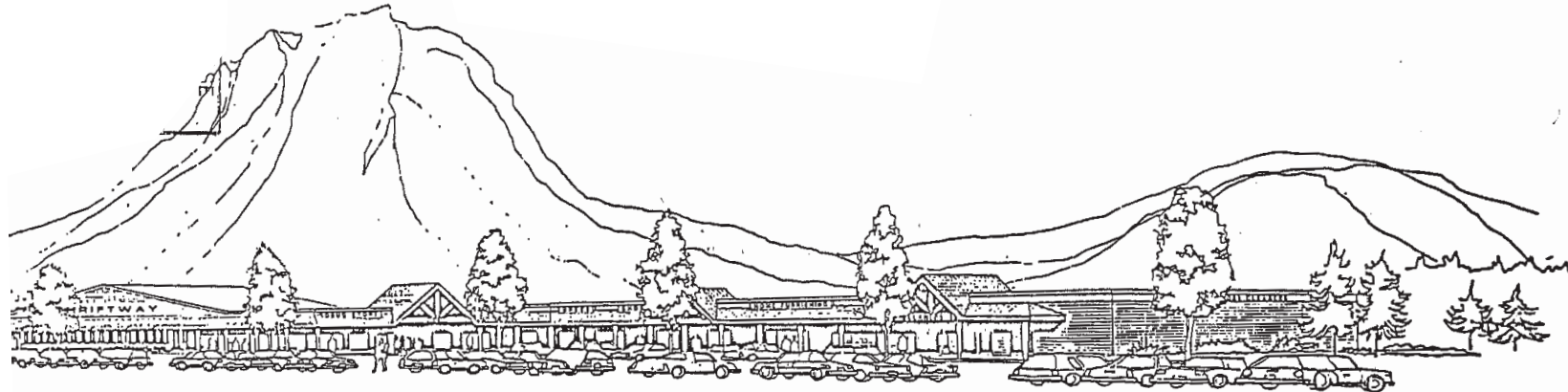
This location is the main North American production facility and one of the key distribution centers for the Western Coast, Rocky Mountain, Midwestern, Hawaii and Alaska regions. Praised for efficiency and low stock shrinkage, the facility processes more than 20,000 orders per day to customers and retail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

**Mount Si**

With its close proximity to Seattle, the popular mountain draws more than 100,000 hikers through all four seasons.

**Driving Distances**

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



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For additional information, contact:

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(425) 289-2235

calebf@rosenharbottle.com

P.O. Box 5003 Bellevue, WA 98009-5003

phone: (425) 454-3030 fax: (425) 454-6705

[www.rosenharbottle.com](http://www.rosenharbottle.com)