

**7.8 CAP FOR
SALE**

GATEWAY POINTE BUSINESS PARK - BLDG D

2605 Jahn Avenue NW | Gig Harbor, WA



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RH ROSEN
HARBOTTLE
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INVESTMENT OR OWNER/USER SALE

\$1,713,000

10,380 SF - (\$165/SF)

INVESTMENT DETAILS:

- 14.8% cash on cash*
- 33% return on equity*
- Qualifies for SBA Financing
- EF Recovery occupies top floor on long-term lease
- 7.8 CAP
- \$3,087 annual management fee paid by EF Recovery

*assumes 10% down payment, 5% interest, 25-year amortization
and \$16.00/SF owner/user lease rate



BUILDING DETAILS:

- On-Site Amenities: Deli, Exercise Facility & Daycare
- High Visibility to 70,000+ Cars/Day on Highway 16
- View of Narrows Bridge & Olympic Mountains
- 4 Stalls / 1,000 SF Parking Ratio
- Vaulted Ceilings with Skylights
- Multi-Tenantable: 750 SF - 10,380 SF
- Heating and Air Conditioning Throughout



GIG HARBOR AVG INCOME (1 mile)

- \$111,056

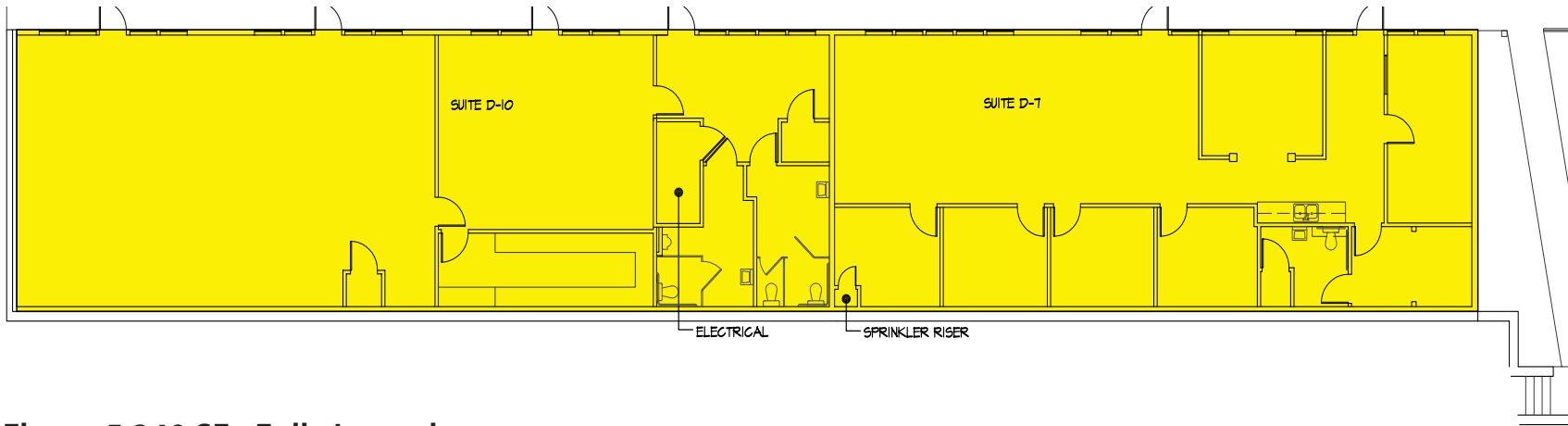
IDEAL USES:

- Office
- Medical
- Educational
- Showroom
- Dance/Recreation Uses
- Boutique Store/Salon
- Fitness
- Small Church

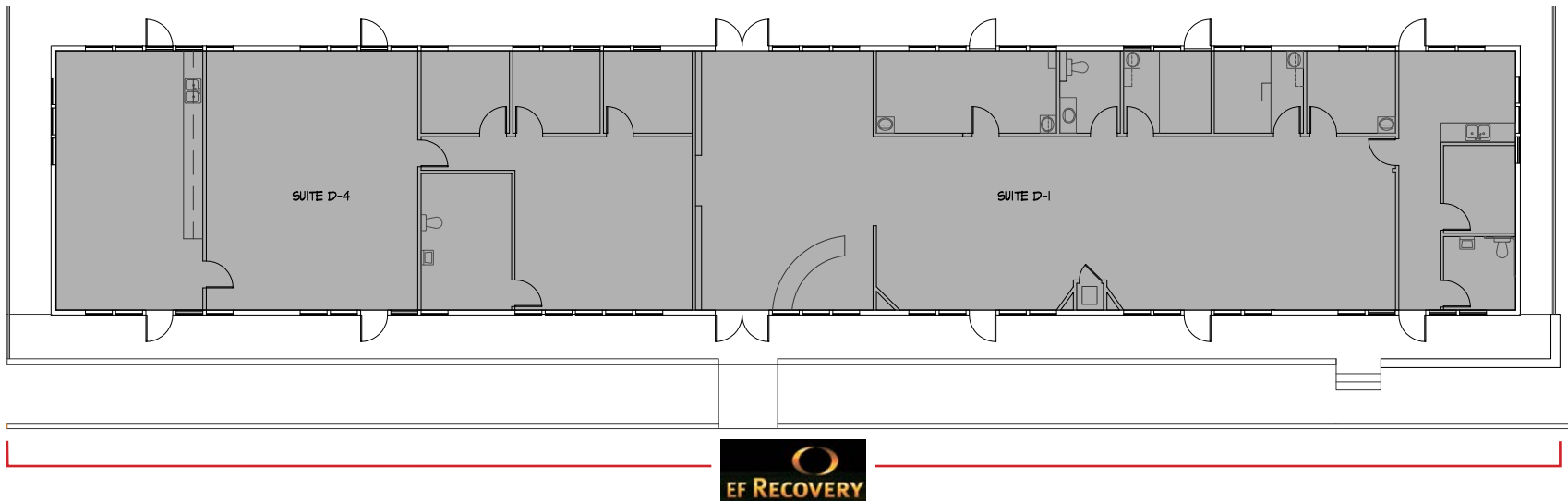


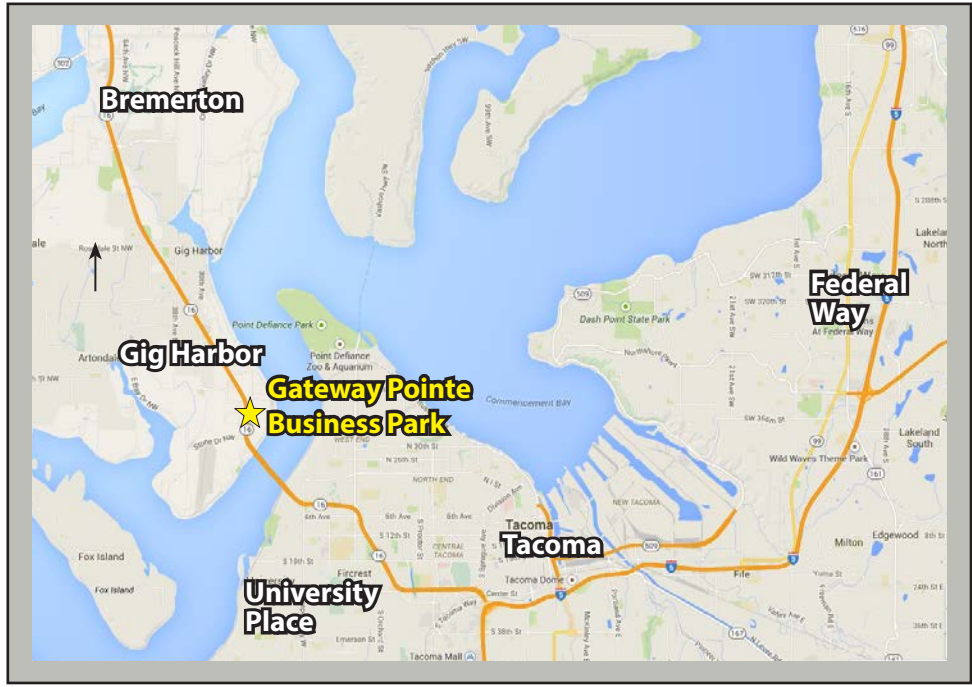
FLOOR PLAN

First Floor - 5,140 SF Available



Second Floor - 5,240 SF - Fully Leased





- NEARBY AMENITIES:**
- Safeway
 - Starbucks
 - QFC
 - Marshalls
 - Kohl's
 - Panera Bread
 - AT&T
 - Michaels
 - Homegoods
 - Applebee's Grill & Bar
 - Lunchbox Laboratory
 - Galaxy Theater

- DRIVE TIME:**
- Uptown Gig Harbor Mall : 4 Minutes
 - Downtown Gig Harbor: 8 Minutes
 - Downtown Tacoma: 15 Minutes