

# INVESTMENT OPPORTUNITY

17214 HIGHWAY 99, LYNNWOOD WA 98037



10 YEAR LEASES ♦ THREE TENANTS ♦ 100% OCCUPIED ♦ 33,000 + VPD

PRICE

\$6,647,000

CAP RATE

5.75%

YEAR 1 NOI

\$382,220

Baylor Gordon  
(206) 283-5212  
[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

**WCCR**

West Coast Commercial Realty

Retail  
Office  
Investment



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## INVESTMENT SUMMARY



Three tenant investment - all new 10-year leases.



End cap to WalMart grocery with excellent Highway 99 visibility.



Tenants all focused on service oriented, internet / Amazon-resistant businesses.



Dominant trade corridor on Highway 99 - 33,000 vehicles per day.



Strong rent increases providing inflation hedge & asset appreciation.

LEASEABLE  
SQUARE FEET

14,500 SF

LAND  
AREA

1.27 ACRES

OCCUPANCY

100%

YEAR  
BUILT

2005

LEASE  
STRUCTURE

NNN

PARKING

SUBSTANTIAL



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## INVESTMENT HIGHLIGHTS

- New 10-Year Leases ♦ 3 Tenants ♦ 100% Occupied.
- Property is Shadow-Anchored by a Walmart Neighborhood Grocery.
- All three tenants invested heavily in Tenant Improvements and all personally guaranteed their lease commitments.
- F45 Training is the fastest growing fitness chain worldwide with 1,750 studios and over 800 in the U.S. alone. Experienced F45 operator with three other locations.
- My Salon - in 2019 Ink Magazine named My Salon the 9th Hottest Franchise Business in America. Average initial investment for a franchise owner ranks between \$600,000 and \$1,500,000.
- Cafe & Billiards is managed by an experienced business operator who teamed with a Schwartz Brothers resaturant consultant to design a high-end family friendly billiards establishment with a quality menu.
- Minimal landlord management and passive income for local or out of state ownership.



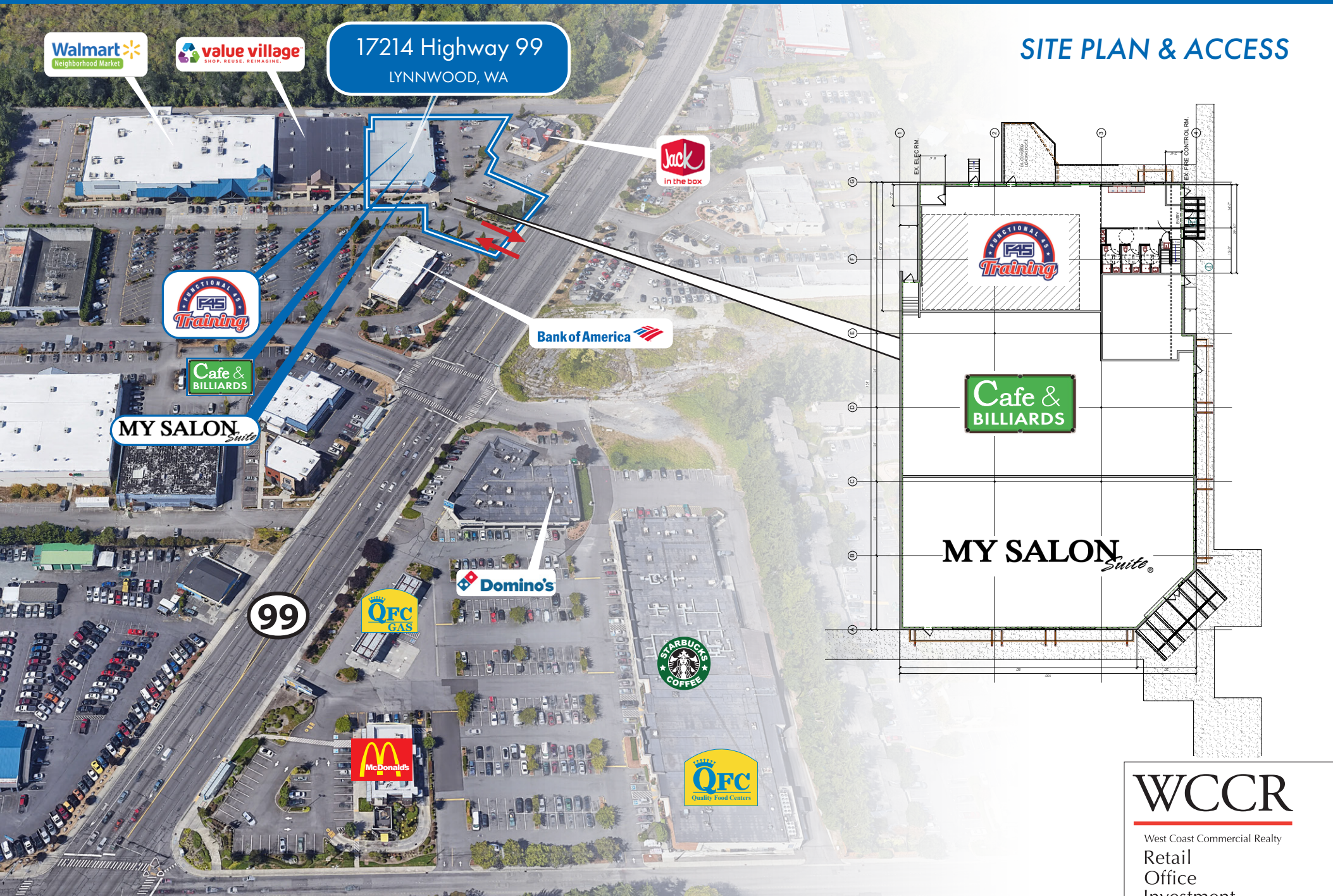
**MY SALON**  
*Suite*®



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17214 Highway 99  
LYNNWOOD, WA

## SITE PLAN & ACCESS

Walmart  
Neighborhood Market

value village  
SHOP. REUSE. REIMAGINE.

Jack  
in the box

FUNCTIONAL AS  
Training

Bank of America

Cafe &  
BILLIARDS

MY SALON  
Suite

Domino's

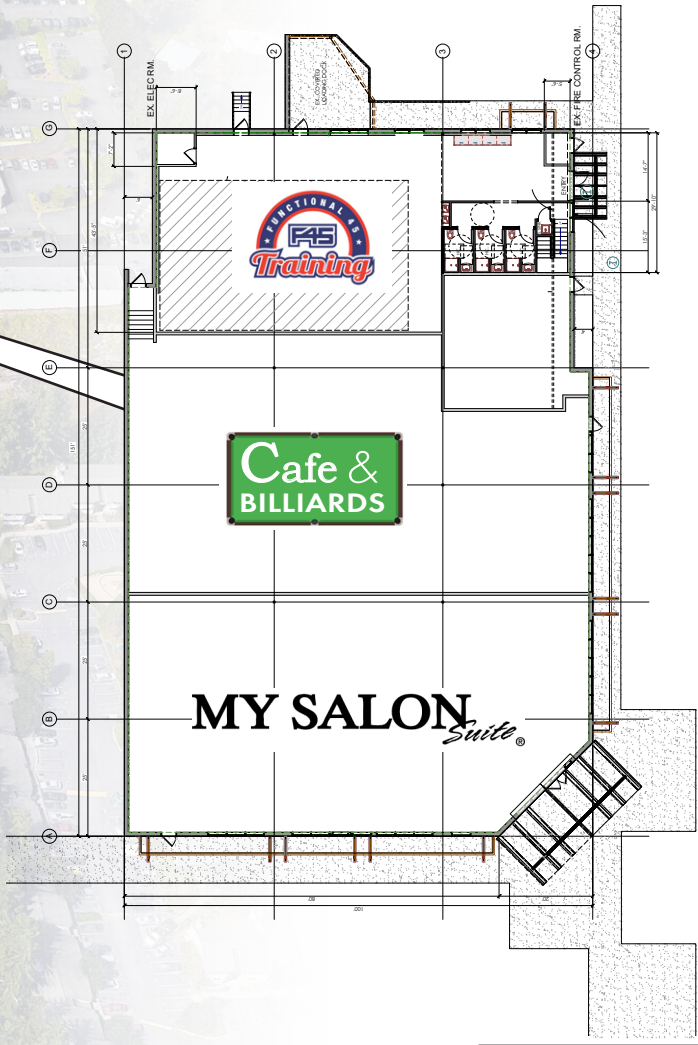
99

QFC  
GAS

STARBUCKS  
COFFEE

McDonald's

QFC  
Quality Food Centers



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## RETAIL TRADE AREA



\$96,000+  
AVERAGE HOUSEHOLD  
INCOME WITHIN A  
15-MINUTE DRIVE



SURROUNDED BY  
NATIONAL RETAILERS

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## LOCATION

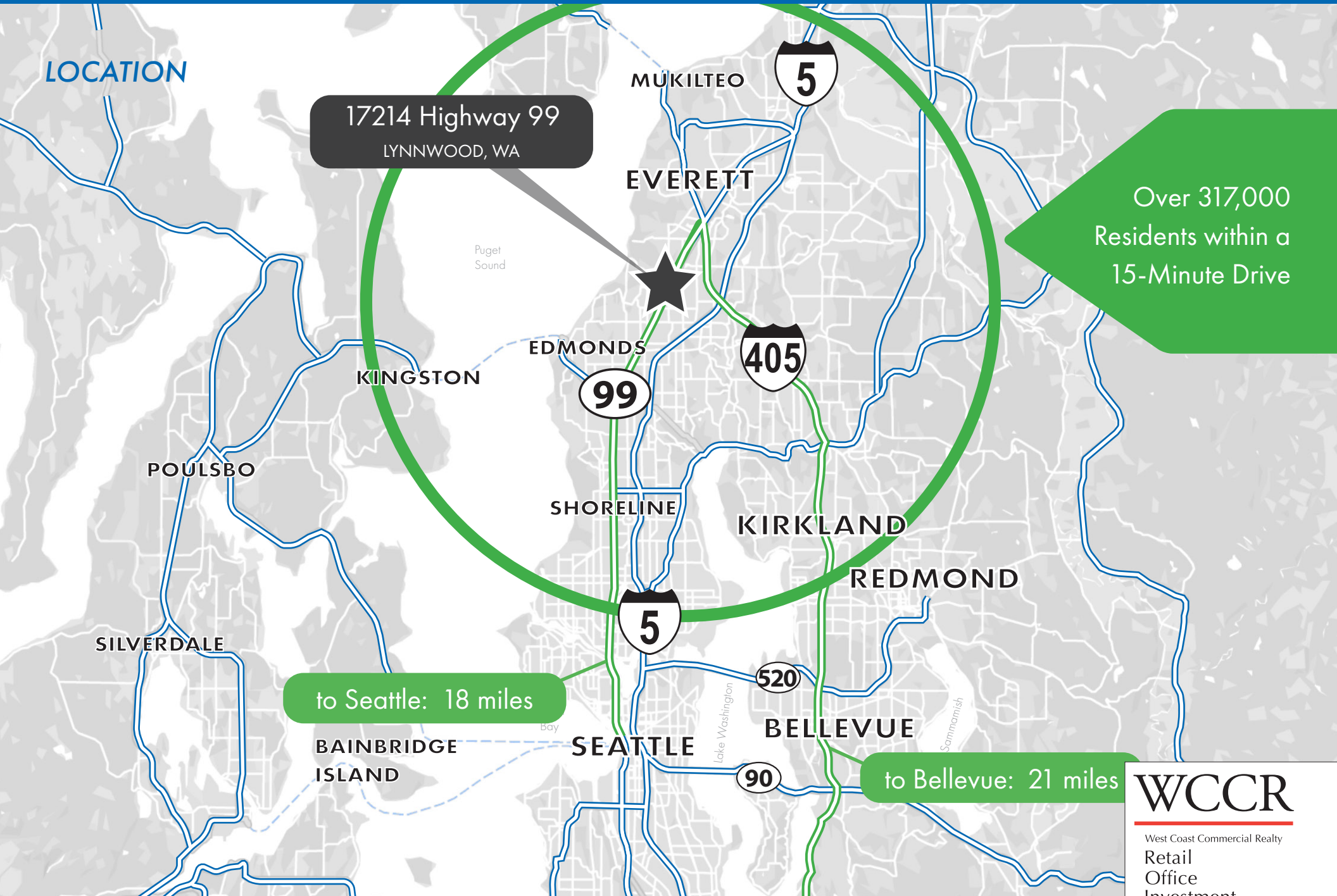
17214 Highway 99  
LYNNWOOD, WA

Over 317,000  
Residents within a  
15-Minute Drive

to Seattle: 18 miles

to Bellevue: 21 miles

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## STRONG DEMOGRAPHICS

### ▶ TOTAL POPULATION

5 minute drivetime: 24,569  
10 minute drivetime: 117,853  
15 minute drivetime: 317,088

### ▶ TOTAL DAYTIME EMPLOYEES

5 minute drivetime: 6,650  
10 minute drivetime: 45,661  
15 minute drivetime: 116,980

### ▶ AVERAGE HOUSEHOLD INCOME

5 minute drivetime: \$83,074  
10 minute drivetime: \$89,296  
15 minute drivetime: \$96,261

## TRAFFIC COUNTS



Highly Visible Location with Over

**33,000+**  
vehicles per day

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FOR MORE INFORMATION

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