OFFERING MEMORANDUM

GERBER COLLISION & GLASS

Investment Opportunity

4001 100TH ST SW, LAKEWOOD, WA

Kidder Mathews

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EXECUTIVE SUMMARY & PROPERTY INFORMATION

Section 01

Kidder Mathews is pleased to present the exclusive opportunity to showcase Gerber Collision & Glass located at 4001 100th St SW, Lakewood, WA.

PROPERTY OVERVIEW

ADDRESS	4001 100th St SW, Lakewood, WA 98499
TYPE	Retail / automotive
BUILDING	±10,000 SF
SITE	Single parcel 0.893 AC (38,899 SF)
YEAR BUILT	1972
PARCEL	021901-1071
BUILDING MATERIAL	Metal / wood
BUILDING HIGHLIGHTS	Sprinkled, bay doors, new lighting
TENANT	Gerber Collision & Glass owned by Boyd Group, NYSE: BGSI
TRAFFIC COUNTS	37,866 vehicles/day at 100th St & 40th Ave SW

Additionally, the adjacent office building to the north and a fully leased assemblage of 3 parcels are also available for sale by the same owner.

OFFERING HIGHLIGHTS

This is a rare opportunity to purchase Lakewood's Gerber Collision & Glass. The subject property is located off 100th and 40th Street in Lakewood at a signalized intersection. It is a very successful location for Gerber which has occupied the space since 2014.

A single parcel with one building that has many upgrades in place. The site is partially fenced with great signage, and easy access to major highways. The property is leased on a triple-net basis. Tenant is responsible for all maintenance & repairs with the Landlord responsible for structural elements and capital replacements.

- Lease expires 5/31/2030 with two (2) five (5) year options remaining.
- Centralized location on busy 100th St provides easy access to I-5, Hwy 512 and many amenities.

84TH ST S
5 MIN DRIVE
To I-5
LAKEVIEW AVE SW
S TACOMA WAY
96TH ST S
SUBJECT PROPERTY
100TH ST SW
29,108+ VEHICLES
Average Daily Traffic
3 MIN DRIVE
To Hwy 512
LAKEWOOD
5
512
N

FINANCIAL INFORMATION

Section 02

INCOME & EXPENSES

INCOME

	Monthly	Annually
LEASE RATE	$11,158.33	$133,899.96
NNN'S REIMBURSED	$2,752.78	$33,033.36
TOTAL INCOME		$166,933.32

OPERATING EXPENSES

PROPERTY TAXES	$17,769.60
INSURANCE	$9,200.52
UTILITIES (SEWER ONLY)	$1,047.05
MAINTENANCE, REPAIRS & SUPPLIES	$3,000.00
SECURITY CAMERA SYSTEM	$1,491.79
TOTAL EXPENSES	**$32,508.96**
NET OPERATING INCOME	**$134,424.96**
PURCHASE PRICE	**$2,215,000.00**

OWNER TO CONSIDER ALL REASONABLE OFFERS TO PURCHASE

REGIONAL OVERVIEW

Section 03

REGIONAL OVERVIEW

PIERCE COUNTY MAJOR EMPLOYERS

amazon

PROVIDENCE Health & Services

UNITED STATES POSTAL SERVICE

50 MIN TO SEATTLE/BELLEVUE

35 MIN SEATAC AIRPORT

20 MIN PORT OF TACOMA

35 MIN SOUTHCENTER

35 MIN KENT

30 MIN AUBURN

Located in the southern region of the Puget Sound, Pierce County's population makes it the second largest county in Washington, behind King County, and is part of the Seattle MSA.

PIERCE COUNTY

Formed out of Thurston County in 1852, it was named for U.S. President Franklin Pierce. At the 2010 census, Pierce County's population was 795,225 and it is currently estimated to be approximately 876,764.

Pierce County boasts a diverse mixture of dynamic businesses with key industries including healthcare, financial services, aerospace, government and international marine shipping principally at the Port of Tacoma.

TACOMA

With a population over 213,000, Tacoma is the third-largest city in Washington State, the urban core of Pierce County, less than 10 miles from the Lakewood Residential Infill site.

With access to one of the largest ports in the United States and the largest military installation west of the Mississippi, the Tacoma economy is anchored by the Trade and Government Sectors. Health care and a rapidly growing leisure and hospitality industry help add diversity to this expanding economy.

PORT OF TACOMA

The Port of Tacoma, Washington's largest port, is a major seaport for the United States, serving as a major economic hub for the region and linking local businesses with international markets. Port operations support over 29,000 jobs and generate nearly $3 billion in economic activity, including $223 million in annual tax revenues. Together with the Port of Seattle, the ports recorded over $75.3 billion in two-way international trade value that included commodities ranging from electronics to produce.

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