



**LAKWOOD  
POINTE PADS**

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4-Tenant Service-Oriented Retail Center  
Located on Dominant Retail  
Corridor in Seattle MSA

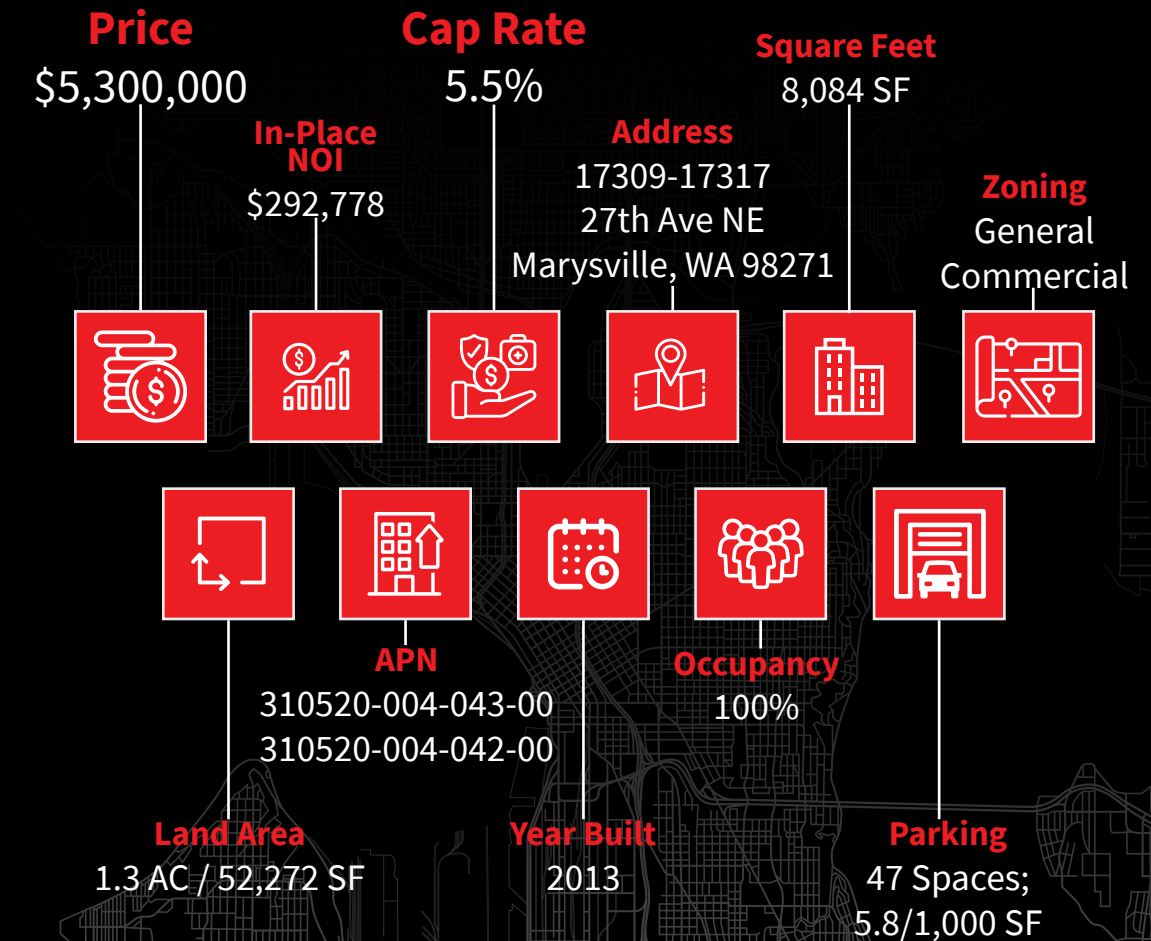


## THE OPPORTUNITY

As exclusive advisor, JLL is pleased to offer the opportunity to acquire The Lakewood Pointe Pads (“the Property”), 100% occupied outparcels totaling 8,084 square feet located in the city of Marysville, WA. The Property was constructed in 2013 and is positioned off Interstate-5 (118,000 VPD) and directly adjacent to major national retailers such as Target, Costco, Dick’s Sporting Goods, and Best Buy. Current tenants offer an internet resistant mix of retailers with a true NNN lease structure that limits landlord responsibilities and a staggered rollover schedule that eliminates lease-up risk.



## Property Summary



## INVESTMENT HIGHLIGHTS

### Rare and Attractive Fixed Rental Increases

All four tenants have contractual rent bumps of 3% per year. Fixed increases provide an increased yield of 40 basis points by 2024.

### Freeway Access and Visibility

Strategically located at the 172nd Street off-ramp, the Property is ideally situated at the entry point of the retail corridor. Interstate-5 is the major north/south freeway connecting Marysville to Canada to the North and Seattle-Tacoma to the South with exposure to over 118,000 VPD.

### Abundant Parking and Accessibility

The Property features 47 spaces for a ratio of 5.8 per 1,000 SF and two points ingress/egress.



### Excellent Demographics

Average household incomes exceed \$100,000 in a 5-mile radius and the trade area is one of the fastest growing markets in the greater Seattle region. The total number of households in a 1-mile radius grew 20% from 2010 to 2019 and are projected to increase an additional 10% by 2024.

### Limited Landlord Responsibility

The shops are 100% occupied with NNN lease structures to maximize cash flow and landlord obligations.

### Internet Resistant Tenant Mix

Tenants include a drive thru coffee shop, a dentist, a pet supplies shop offering consultations and pet washing, and a wine bar/bistro.

### Dominant Retail Trade Area

The Property is located in the heart of the Marysville-Arlington regional trade area, which serves over 175,000 people. Surrounding notable tenants include Target, Costco, Dick's Sporting Goods, Best Buy, Hobby Lobby, Walmart Super Center, JoAnn Fabrics, Marshall's, Michaels, Office Depot, Party City, Safeway, Tractor Supply Co., and Tuesday Morning.



**SITE PLAN**





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