



Ross Dress for Less

OLYMPIA, WASHINGTON



CAPITAL PACIFIC

Overview

Ross Dress for Less

3415 PACIFIC AVENUE SE, OLYMPIA, WA 98501



Investment Summary

LEASEABLE SF
21,287 SF

LEASE TYPE
NNN

LEASE EXPIRATION
01/31/2025

YEAR BUILT
1988

PPSF
\$139

PARKING
**See CC&R
Info here**



\$2,950,000

PRICE

6.50%

CAP

THE OFFERING is a 21,000 square foot single-tenant Ross Dress for Less anchoring the Olympia South Shopping Center. Ross has a 30-year tenure at the Property and early-exercised a five-year option period through 2025. Olympia South includes a Shari's restaurant pad and over 41,000 SF of attached retail, and benefits from strong daily needs traffic provided by Olympia Square North, an Alberston's anchored shopping center directly across the street.



Investment Highlights

ROSS DRESS FOR LESS HAS AN A- INVESTMENT GRADE CREDIT RATING FROM STANDARD AND POOR'S.

THE NNN LEASE TERM PROVIDES MINIMAL LANDLORD RESPONSIBILITIES.

IN 2018 ROSS SIGNED A FIVE YEAR EXTENSION EARLY, EXTENDING THE LEASE TO 2025.

THE TENANT HAS A 30+ YEAR TENURE IN THIS LOCATION.

PRICED WELL BELOW REPLACEMENT COST AT \$139 PER SF.

HIGHLY-TRAFFICKED RETAIL CORRIDOR ALONG PACIFIC AVENUE, HOME TO THE TARGET AND KOHL'S ANCHORED SOUTH SOUND CENTER, AS WELL AS A FRED MEYER ANCHORED CENTER.

HIGHLY ACCESSIBLE LOCATION ADJACENT TO INTERSTATE 5 ACCESS POINT CARRYING 128,000 VPD.



HIGHLY-TRAFFICKED LOCATION ALONG PACIFIC AVENUE RETAIL CORRIDOR

**About
Ross Dress
for Less**

**NASDAQ
ROST**
2017 REVENUE
\$14.1B

1,622

**LOCATIONS
IN THE U.S.**

89

**NEW 2017
LOCATIONS**

82,000

**TOTAL
EMPLOYEES**

\$1.4B

**2017 NET
OPERATING INCOME**

4%

**SAME STORE SALES
GROWTH (2017 YOY)**

READ ABOUT ROSS' GROWTH PLANS HERE



Investment Highlights

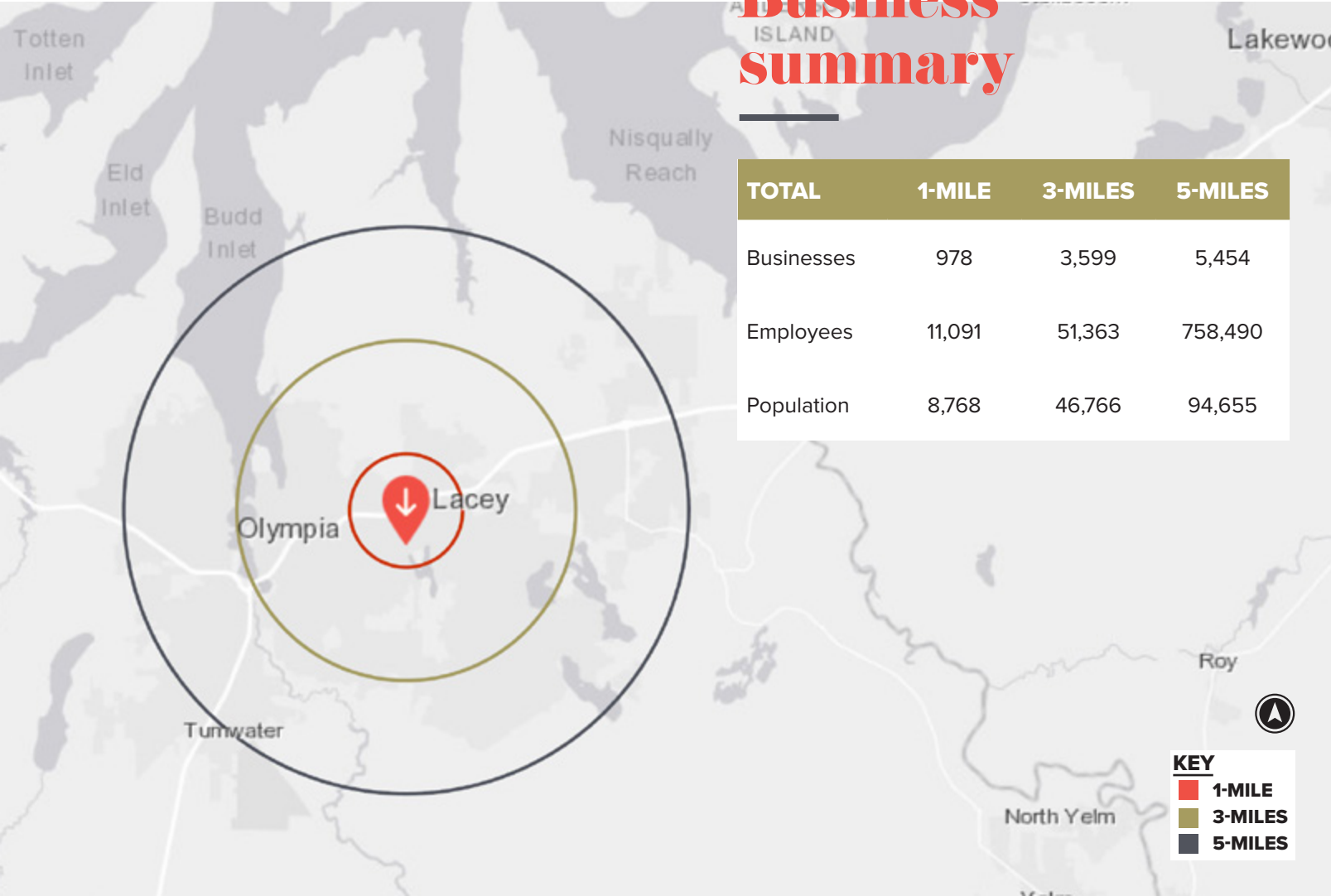




PART OF THE OLYMPIA SQUARE - SOUTH SHOPPING CENTER

Surrounding Retail

Business summary



MAJOR RETAIL

- Albertsons
AT&T
Burlington Coat Factory
- Hobby Lobby
Home Depot
Lowe’s
- Regal Cinemas

SOUTH SOUND CENTER

- Aaron’s
Dollar Tree
Famous Footwear
Jiffy Lube
Kohl’s
- Michaels
Marshalls
Office Depot
O’Reilly Auto Parts
PetSmart
- Sears
Starbucks
Target
T-Mobile



OLYMPIA
SQUARE
NORTH

SOUTH
SOUND
CENTER

TARGET
KOHLS

Fred Meyer

Saint Martin's
UNIVERSITY

OLYMPIA
SQUARE
SOUTH

THE
HOME
DEPOT

ROSS DRESS
FOR LESS

34,000
VPD

128,000
VPD

PACIFIC AVENUE SE



Surrounding Retail

Site Plan



128,000
VPD

OLYMPIA
SQUARE
NORTH



CLICK TO VIEW
THE OM



34,000
VPD

Sharis

PACIFIC AVE SE

FONES ROAD SE

OLYMPIA
SQUARE
SOUTH

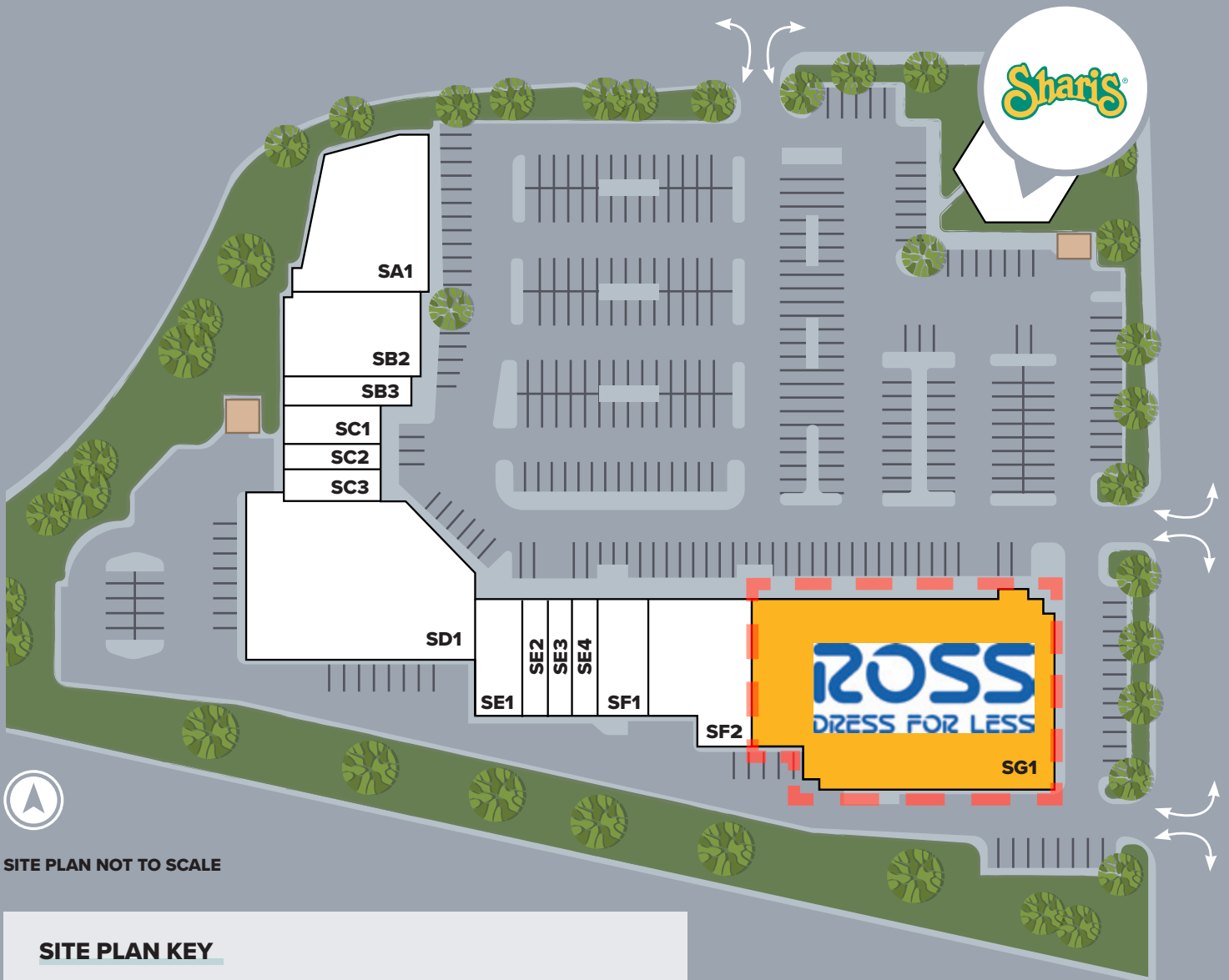


The whole center was purchased from Special Servicer in December 2018, and current ownership plans to improve the overall appearance of the surrounding center with new facades, paint, lighting and is in discussions with multiple new tenants to fill current vacancies. Please contact Capital Pacific for more information.

OLYMPIA SQUARE SOUTH (INCLUDING PARCELS NAP)

TOTAL RSF: 67,223 SF

TOTAL LAND AREA: 275,734 SF; 6.3 Acres



SITE PLAN KEY

SUITE	TENANT	SUITE	TENANT
SA1	Available	SE2	Sally Beauty
SB2	Available	SE3	Available
SB3	Available	SE4	Available
SC1	Modern Nails	SF1	Jenny Craig
SC2	Available	SF2	Available
SC3	Liz Hair Design	SG1	Ross Dress For Less
SD1	Available	PAD 1	Shari's Cafe
SE1	Available		

Site Plan

Questions & Answers

Q: WHAT RIGHTS TO THE COMMON AREA PARKING AND POINTS OF ACCESS DOES THE TENANT HAVE?

A: Ross Dress for Less has a non-exclusive easement for vehicular and pedestrian movement, ingress and egress and for the passage and parking of motor vehicles across all common areas of the shopping center.



Q: WHO IS RESPONSIBLE FOR MANAGING THE COMMON AREAS OF THE SHOPPING CENTER?

A: The current ownership group will retain the balance of the shops at the Property and will remain the declarant and manage the Property.



Q: WHAT EXPENSE IS THE TENANT REQUIRED TO REIMBURSE FOR COMMON AREA MAINTENANCE, BILLED BY THE DECLARANT?

A: Tenant is responsible to reimburse their pro-rata share of all common area charges including a 10% admin fee based on Common Area expenses.



Q: DOES THE TENANT REPORT SALES?

A: Yes, Ross Dress for Less reports sales annually as part of their percentage rent calculation. Store sales are available upon request.

Q: ARE THERE ANY NOTABLE USE RESTRICTIONS LISTED IN THE CC&R'S?

A: The relevant restrictions are summarized below. The Property is also subject to tenant exclusives within Olympia Square. Contact Capital Pacific for more details.

- Gym & Fitness
- Bar or Tavern
- Billiard or Pool Hall
- Theater
- Bowling Alley
- Skating Rink
- Dance Hall
- Auto Sales, Repair or Displays



Questions & Answers

Financial Summary

PRICE	\$2,950,000
CAPITALIZATION RATE	6.50%
PRICE PER FOOT	\$139

CASH FLOW SUMMARY

SCHEDULED INCOME	PER SF	
Base Rent for the Period of: 2/1/2020 - 1/31/2021	\$9.00	\$191,583
Total Effective Gross Income (EGI)	\$9.00	\$191,583

OPERATING EXPENSES	Per SF	
CAMS		NNN
Property Taxes		NNN
Insurance		NNN
Total Operating Expenses	NNN	

NET OPERATING INCOME	\$191,583
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**Current monthly rent is \$16,408.75 until 2/1/20.*



ROSS

Lease Term: 5/5/1989 - 1/31/2025

Size (SF): 21,287

RENT SUMMARY

DATE	MONTHLY BASE RENT	% INCREASE	ANNUAL RENT	PSF	CAP RATE
2/1/2020	\$15,965		\$191,583	\$9.00	6.50%
OPTIONS	1 - 5 YR				
2/1/2025	\$17,296	8.3%	\$207,548	\$9.75	7.04%
CURRENT	\$15,965		\$191,583	\$9.00	6.50%



**NNN EXPENSE STRUCTURE PROVIDES
MINIMAL LANDLORD RESPONSIBILITY**

Financial Summary

Lease Abstract

Premise & Term

TENANT	Ross Dress for Less
BUILDING SF	21,287 SF
LEASE TYPE	NNN
LEASE COMMENCEMENT	May 5, 1989
LEASE EXPIRATION	January 31, 2025
OPTIONS	1, 5-YR Option; 180 Days' Notice

Lease provisions

TENANT FINANCIALS

Tenant to furnish sales reports annually within 75 days of the close of each year.

EXCLUSIVES

Tenant has an exclusive within the shopping center for the sale of apparel for a store greater than 10,000 SF.

PERCENTAGE RENT

2% of gross sales above a natural breakpoint

Expenses

TAXES

Tenant to reimburse Landlord for all Property taxes including their pro-rata share of the taxes assessed to the common area.

INSURANCE

Tenant shall reimburse Landlord for any liability policies covering common areas.

UTILITIES

Tenant is responsible to pay for all utility charges.

CAMS

Tenant to pay their pro-rata share of the common area charges plus an administrative fee not to exceed 10% of the CAM charges. 4% cap in CAM increases year over year.

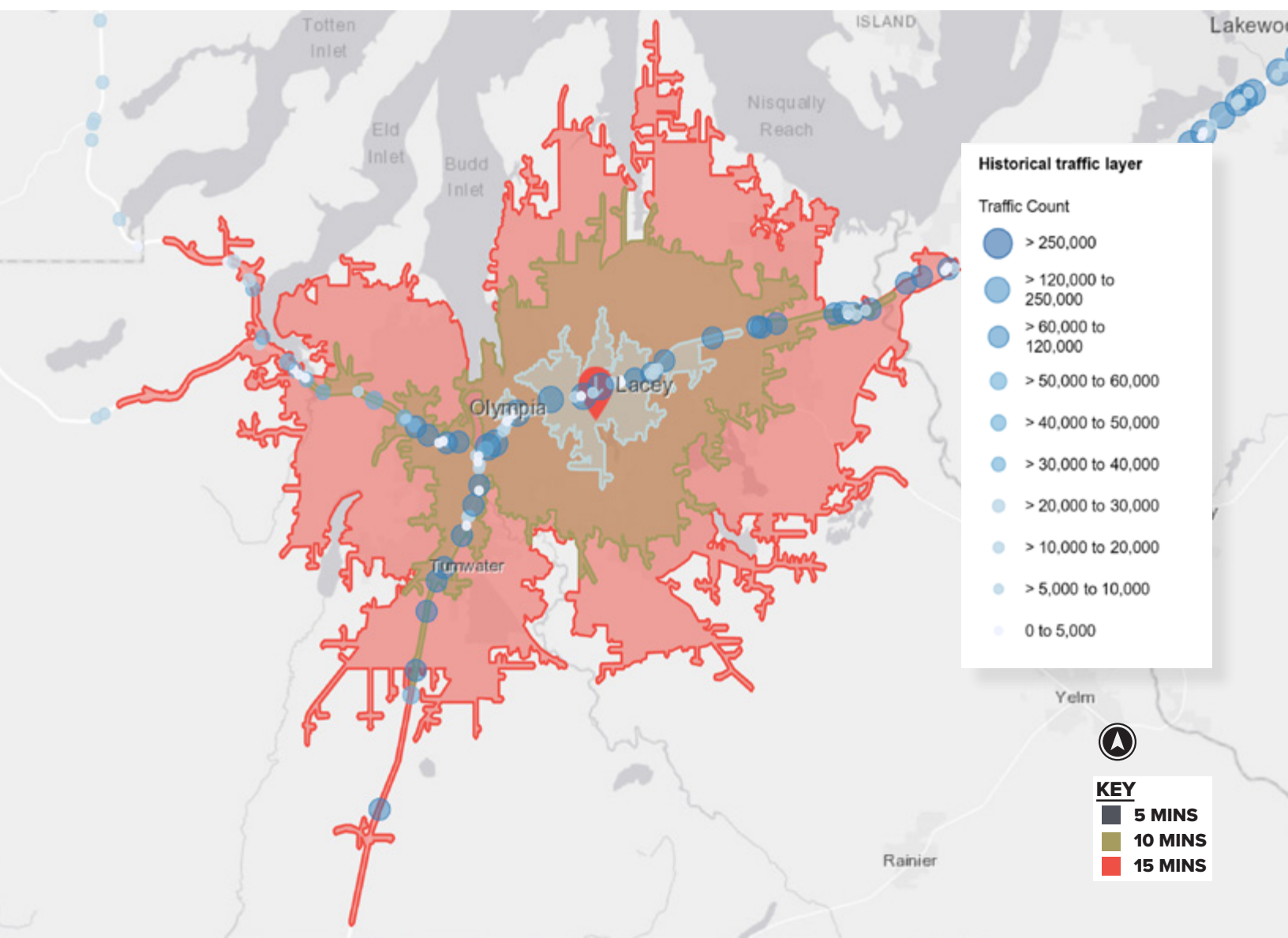
TENANT'S OBLIGATIONS

Tenant shall maintain the interior (except for Landlord's interior responsibilities) of the Premises. Tenant is responsible for repair and maintenance of the HVAC system and the interior utilities.

LANDLORD'S OBLIGATIONS

Landlord agrees it will repair, maintain and replace the foundation, roof, roofing, exterior walls, storefronts, structural portions of the store, sprinkler systems, gutters and utilities that aren't the responsibility of the tenant. Landlord shall be responsible for HVAC replacement if repair is no longer feasible. Landlord to maintain all common areas and building exteriors consistent with a first class shopping center.

Demographics



Distance to

Tacoma, Washington

33 MILES
40 MINS


Seattle, Washington

64 MILES
1 HR 7 MINS




Drive Time

POPULATION

	5 MINS	10 MINS	15 MINS
2010	12,892	84,985	163,049
2018	14,061	93,147	183,486
2023	14,953	99,095	197,678

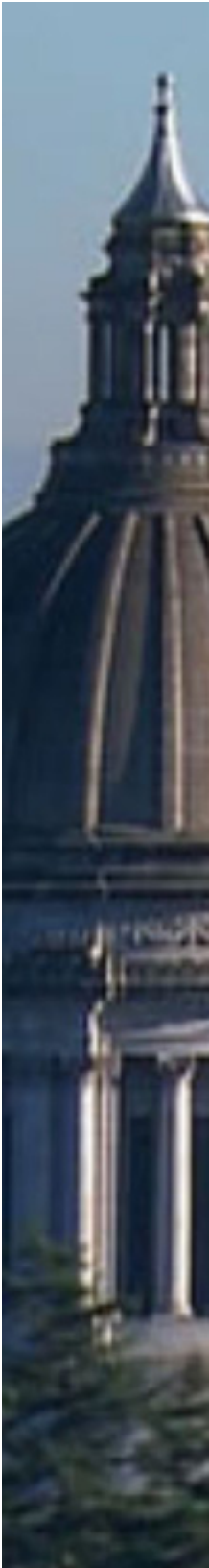
2017 HH INCOME

	5 MINS	10 MINS	15 MINS
Average	\$69,821	\$86,014	\$90,054
Median	\$51,153	\$66,134	\$71,171

269,536



THURSTON COUNTY
POPULATION
(ESTIMATED)



Contact Us



**We'd love to hear
from you.**

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