



BOTHELL, WASHINGTON

76 Gas Station

76 GAS STATION

INVESTMENT HIGHLIGHTS

- **7.5% RENTAL INCREASES EVERY 5 YEARS;
NEXT SCHEDULED RENT INCREASE IS ON
4/1/2026.**
- **ABSOLUTE NNN LEASE PROVIDES NO
LANDLORD RESPONSIBILITIES.**
- **LOCATED ON HARD CORNER, PAD TO A
SAFEWAY-ANCHORED SHOPPING
CENTER.**
- **TENANT OPERATES 500+ GAS STATIONS
ACROSS THE COUNTRY.**





\$4,333,000

PRICE

6.00%

CAP

LEASEABLE SF

1,458 SF

LAND AREA

43,560 SF

LEASE TYPE

Absolute NNN

TERM

10 Years

YEAR BUILT

1995

ADDRESS

**20717 Bothell Everett Hwy
Bothell, WA 98012**





76 GAS STATION

THE TENANT

Apro, LLC.

United Pacific is one of the largest independent gasoline companies in the Western United States. Apro, LLC serves as the “Retail” portion of the business, including more than 500 locations throughout Washington, Oregon, Nevada, Colorado, and California.

On top of the “United Oil” brand, Conoco, Phillips 66 (76 Brand), Shell, and Valero make up the other fuel brands offered. The “Wholesale” portion of the company deals with supplying all of the Company’s Southern California locations as well as 100+ dealer and third party commercial accounts.

500+

WESTERN U.S.
LOCATIONS

60

YEARS OF
EXPERIENCE

5

LOCATED IN 5 STATES:
CALIFORNIA, COLORADO,
NEVADA, OREGON, WASHINGTON



O'Reilly
AUTO PARTS
DQ
Grill & Chill

SHERWIN
WILLIAMS
Domino's
DOLLAR TREE
AT&T

76 GAS
STATION

21,400
VPD

PIZZA
PAPA JOHN'S

SAFEWAY
Starbucks

Pizza Hut
Walgreens
T-Mobile

44,000
VPD

7
ELEVEN

DISCOUNT
TIRE

Starbucks
Fred Meyer
CHASE

CHIPOTLE
MEXICAN GRILL
Panera
BREAD
RED
ROBIN
GOURMET BURGERS

CITY OF BOTHELL
PUBLIC WORKS
OPERATIONS
CENTER

BOTHELL EVERETT HWY

MALTBY RD.



Within 5 Miles

294,095

**2020
POPULATION**

323,339

**2025
PROJECTED
POPULATION**

\$127,946

**AVERAGE
HOUSEHOLD
INCOME**

\$104,033

**MEDIAN
HOUSEHOLD
INCOME**

7,967

**TOTAL
BUSINESSES**

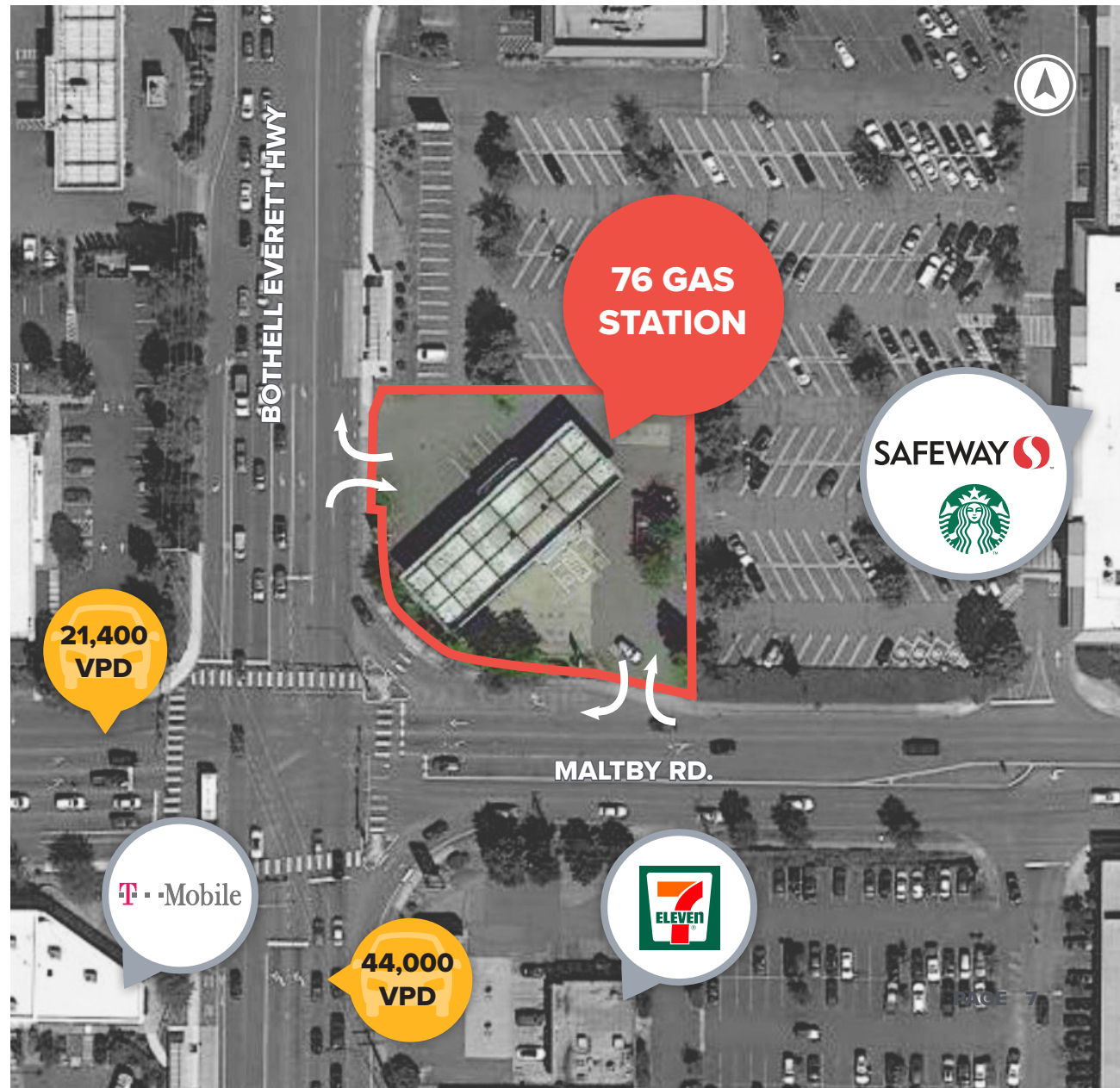
89,870

**TOTAL
EMPLOYEES**

76 GAS STATION

LOCATION OVERVIEW

 **PARCEL LINE**



FINANCIAL SUMMARY

PRICE	\$4,333,000
CAPITALIZATION RATE	6.00%

CASH FLOW SUMMARY

SCHEDULED INCOME

Base Rent for the Period of:	8/1/2021 - 7/31/2022	\$260,004
Total Effective Gross Income (EGI)		\$260,004

OPERATING EXPENSES

CAMS	NNN
Property Taxes	NNN
Insurance	NNN
Total Operating Expenses	-

NET OPERATING INCOME	\$260,004
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RENT ROLL**76 GAS STATION - BOTHELL**

Lease Term: 4/1/2011 - 3/31/2031

Size (SF): 1,458

RENT SUMMARY

DATE	MONTHLY BASE RENT	% INCREASE	ANNUAL RENT	PSF	CAP RATE
4/1/2021	\$21,667		\$260,004	\$178.33	6.00%
4/1/2026	\$23,292	7.5%	\$279,504	\$191.70	6.45%
OPTIONS					
4/1/2031	\$25,039	7.5%	\$300,467	\$206.08	6.93%
4/1/2036	\$26,917	7.5%	\$323,002	\$221.54	7.45%
4/1/2041	\$28,936	7.5%	\$347,227	\$238.15	8.01%
CURRENT	\$21,667		\$260,004	\$178.33	6.00%

76 GAS STATION

LEASE ABSTRACT

Premise & Term

TENANT	Apro, LLC dba United Pacific
LEASE TYPE	Absolute NNN
RENT COMMENCEMENT	4/1/2021
LEASE EXPIRATION	3/31/2031
OPTIONS/REQUIRED NOTICE	3,5-Year Options; 180 Days' Notice

Maintenance & Repair

TENANT'S OBLIGATIONS

Tenant shall make such repairs as necessary to maintain the Premises in as good condition as of the Commencement Date. If new contamination occurs, tenant is responsible for the costs of assessing and remediating the new contamination.

LANDLORD RESPONSIBILITIES

None.

Expenses

TAXES

Tenant is responsible for all real property taxes and general and special assessments levied on the property directly to the assessor.

INSURANCE

Tenant shall maintain general commercial, property, and fire insurance during the term of the lease.

UTILITIES

Tenant responsible for light, heat, water, sewage, garbage, drainage, metro and all other utilities and services to the Premises.

Misc. Lease Provisions

RIGHT OF FIRST REFUSAL

Tenant shall have 60 days upon receipt of notice from Landlord that Landlord has received an offer they would like to accept; Tenant must exercise their right to purchase at the proposed sale terms, or not, within the 60-day period.

REPLACEMENT OF UNDERGROUND STORAGE TANK

Tenant shall pay all costs reasonably incurred by Landlord to redesign or relocate remediation equipment to accommodate installation of the new UST system. Tenant shall also pay all costs to treat and/or remove contaminated soil excavated during installation of the new system.

EXCLUSIVES

Without Tenant's prior written consent, no store selling motor vehicle fuels or grocery items, e.g., items normally stocked by Tenant, having fewer than ten thousand (10,000) SF of floor space shall be permitted within one (1) mile of the Premises.

NON-COMPETE

The Landlord, its officers or board members, shall not develop, own, or operate car washes, gasoline service stations, gasoline dispensing facilities or convenience stores, nor solicit customers, business or patronage within three (3) miles of the Premises for the duration of the lease term, including option periods.



Q: DOES THE SALE INCLUDE THE BUSINESS?

A: No, the sale of the Premises is solely for the ownership of the property and the lease agreement.

Q: ARE THERE ANY ONGOING ENVIRONMENTAL CONDITIONS AT THE PROPERTY?

A: Yes, there is an active insurance policy in place to cover the remaining potential cost of cleanup. Please contact Capital Pacific for more details.

Q: DOES THE TENANT REPORT ANY STORE SALES OR CORPORATE LEVEL FINANCIALS?

A: No, the lease does not require the tenant to report any type of financials.



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