



AUBURN, WASHINGTON

76 Gas Station

76 GAS STATION

INVESTMENT HIGHLIGHTS

- **10 YEAR LEASE WITH A 500+ UNIT OPERATOR**
- **ABSOLUTE NNN LEASE WITH NO LANDLORD RESPONSIBILITIES.**
- **ADJACENT TO HIGHWAY 18, THE MAIN FREEWAY CONNECTING TACOMA AND GREATER EASTERN WASHINGTON.**
- **LOCATED IN PROXIMITY TO THE OUTLET COLLECTION SEATTLE, THE LARGEST OUTLET MALL IN THE PACIFIC NORTHWEST.**
- **STRONG LOCAL DEMOGRAPHIC WITH AN AVERAGE HOUSEHOLD INCOME OF OVER \$99,000.**
- **ADJACENT LAND AVAILABLE FOR PURCHASE FOR FUTURE DEVELOPMENT OR SITE EXPANSION.**





\$3,572,000

PRICE

6.00%

CAP

LEASEABLE SF

1,338 SF

LAND AREA

35,420 SF

LEASE TYPE

Absolute NNN

TERM

10 Years

YEAR BUILT

1994

ADDRESS

**613 Auburn Way S
Auburn, WA 98002**





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+

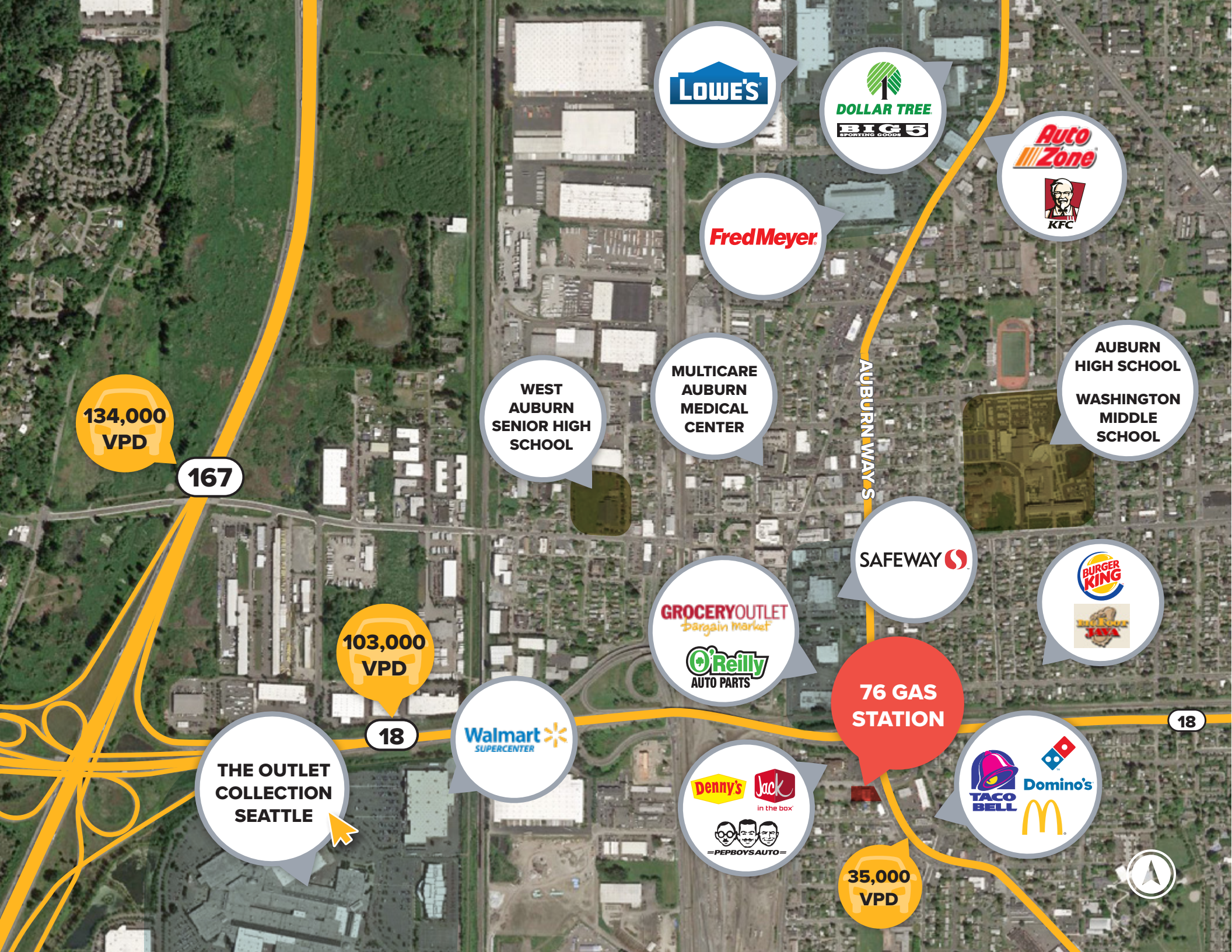
WESTERN U.S.
LOCATIONS

60

YEARS OF
EXPERIENCE

5

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



134,000
VPD

167

103,000
VPD

18

THE OUTLET
COLLECTION
SEATTLE

Walmart
SUPERCENTER

WEST
AUBURN
SENIOR HIGH
SCHOOL

LOWE'S

Fred Meyer

MULTICARE
AUBURN
MEDICAL
CENTER

GROCERY OUTLET
bargain market
O'Reilly
AUTO PARTS

penny's Jack
in the box
PEPBOYS AUTO

DOLLAR TREE
BIG 5
SPORTING GOODS

Auto
Zone
KFC

AUBURN
HIGH SCHOOL
WASHINGTON
MIDDLE
SCHOOL

AUBURN WAY S

SAFEWAY

76 GAS
STATION

BURGER
KING
Taco Foot
JAVA

TACO
BELL
Domino's
McDonald's

35,000
VPD

18



Within 5 Miles

192,802

2020
POPULATION

207,042

2025
PROJECTED
POPULATION

\$99,633

AVERAGE
HOUSEHOLD
INCOME

\$76,429

MEDIAN
HOUSEHOLD
INCOME

6,100

TOTAL
BUSINESSES

83,986

TOTAL
EMPLOYEES

76 GAS STATION

LOCATION OVERVIEW

— PARCEL LINE



FINANCIAL SUMMARY

PRICE	\$3,572,000
CAPITALIZATION RATE	6.00%

CASH FLOW SUMMARY

SCHEDULED INCOME

Base Rent for the Period of:	8/1/2021 - 7/31/2022	\$214,296
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Total Effective Gross Income (EGI)	\$214,296
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OPERATING EXPENSES

CAMS	NNN
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Property Taxes	NNN
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Insurance	NNN
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Total Operating Expenses	-
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NET OPERATING INCOME	\$214,296
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RENT ROLL**76 GAS STATION - AUBURN**

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

Size (SF): 1,338

RENT SUMMARY

DATE	MONTHLY BASE RENT	% INCREASE	ANNUAL RENT	PSF	CAP RATE
4/1/2021	\$17,858		\$214,296	\$160.16	6.00%
4/1/2026	\$19,197	7.5%	\$230,368	\$172.17	6.45%
OPTIONS					
4/1/2031	\$20,637	7.5%	\$247,646	\$185.09	6.93%
4/1/2036	\$22,185	7.5%	\$266,219	\$198.97	7.45%
4/1/2041	\$23,849	7.5%	\$286,186	\$213.89	8.01%
CURRENT	\$17,858		\$214,296	\$160.16	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, to be paid 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.

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 PROPERTY HAVE ANY KNOWN ENVIRONMENTAL ISSUES?

A: No, a recent inspection of the service equipment reported no known issues.

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: 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.



CAPITAL PACIFIC

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