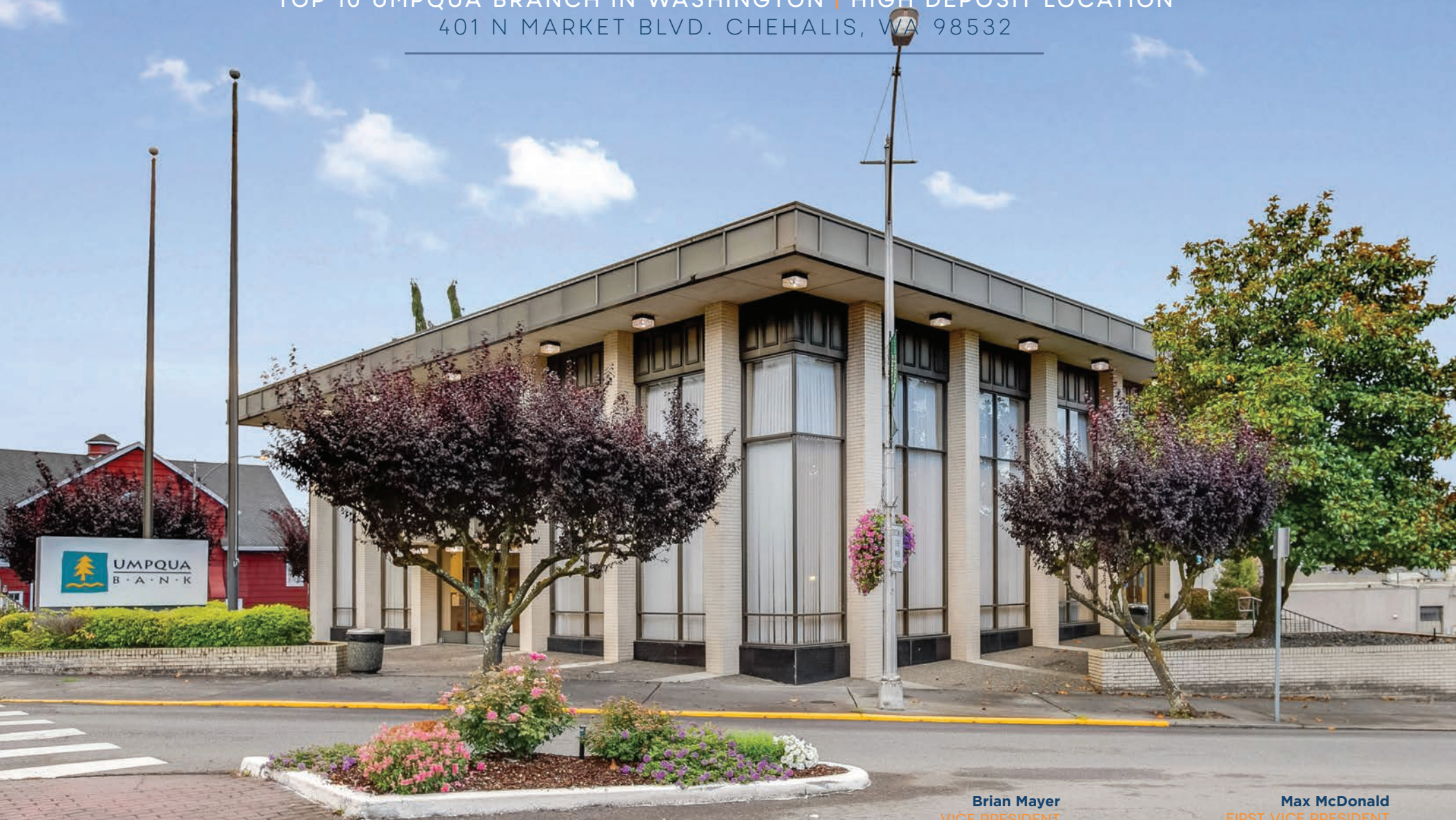


# UMPQUA BANK

TOP 10 UMPQUA BRANCH IN WASHINGTON | HIGH DEPOSIT LOCATION  
401 N MARKET BLVD. CHEHALIS, WA 98532



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## TERMS OF OFFERING

Address	401 N MARKET BLVD CHEHALIS, WA 98532	Lot Size	0.47 AC
Price	\$2,945,000	Cap Rate	5.5%
Price/SF	\$229.14	Net Operating Income	\$162,000
GLA	12,852 SF (Including the main floor, basement, and mezzanine)	Year Built	1971

# INVESTMENT HIGHLIGHTS

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## TOP 10 PERFORMING BRANCH IN WASHINGTON

This Umpqua branch ranks #8 in Washington State by total bank deposits among all Umpqua locations.



## CORPORATE GUARANTEE

Lease provides a corporate guarantee from Umpqua Bank, which has over 260 locations and \$29.2 billion in assets (2020).



## HIGH DEPOSIT BANK BRANCH

Bank deposits as of June 2021 were \$157.7 million, which represents a growth rate of over 110% since 2017.



## LONGSTANDING BANKING LOCATION

Site has operated as a bank branch for over 15 years.



## NEW 5-YEAR LEASE EXTENSION

Umpqua Bank recently exercised a new 5-year lease extension showing its commitment to the location.



## DOWNTOWN CORNER LOCATION ON MAIN ARTERIAL

Situated at the intersection of NW Park St and N Market Blvd in Downtown Chehalis.



## ABSOLUTE NNN LEASE

Passive lease structure with no Landlord responsibilities.



## INCOME TAX FREE STATE

Washington is a non-income tax state.





SECURITY  
STATE BANK

Totally  
Pawsome

WELLS  
FARGO

MARKET STREET  
PUB & GRILL

Market Street  
Bakery & Cafe

Timberland Regional  
LIBRARY



NW PARK ST

N MARKET BLVD

NE CASCADE AVE



TRAVEL TIMES

**1 HOUR 30 MINUTES**  
TO SEATTLE

**1 HOUR 10 MINUTES**  
TO VANCOUVER

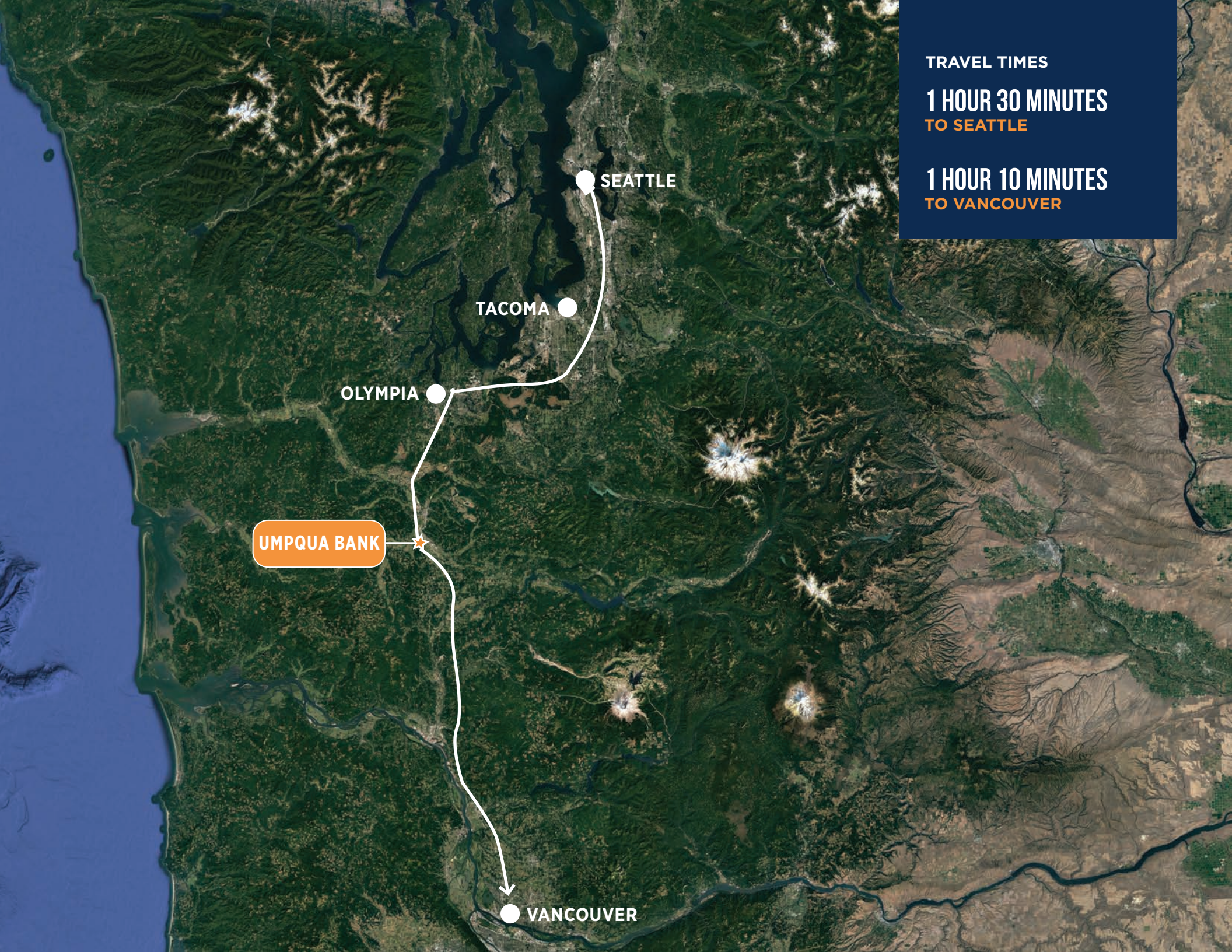
UMPQUA BANK

OLYMPIA

TACOMA

SEATTLE

VANCOUVER





TWIN CITY TOWN CENTER

Walmart  
Save money. Live better.

WALGREENS

DOLLAR TREE

GROCERY OUTLET  
Bringing Market

GameStop  
POWER TO THE PLAYERS

O'Reilly  
AUTO PARTS

HARBOR FREIGHT  
QUALITY TOOLS • LOWEST PRICES

Michael's  
MAKE CREATIVITY HAPPEN

Riverside Golf Club

Chehalis-Centralia  
Airport-CLS

THE HOME DEPOT

STAPLES

SONIC

Applebee's

Dutch Bros

BURGER KING

TSC TRACTOR  
SUPPLY CO.

SHELL

LCHM  
LEWIS COUNTY  
HISTORICAL MUSEUM

Market Street  
Bakery & Cafe

MARKET STREET  
PUB & GRILL  
CHEHALIS, WA

FLOOD VALLEY  
SALES

UMPQUA BANK

Columbia  
Bank

UNITED STATES  
POSTAL SERVICE

DARIGOLD

RITE  
AID

thorbeckes  
WELLNESS CENTER

CHASE

ACE  
The helpful place.

SAFEWAY

Green Hill School

WF West  
High School

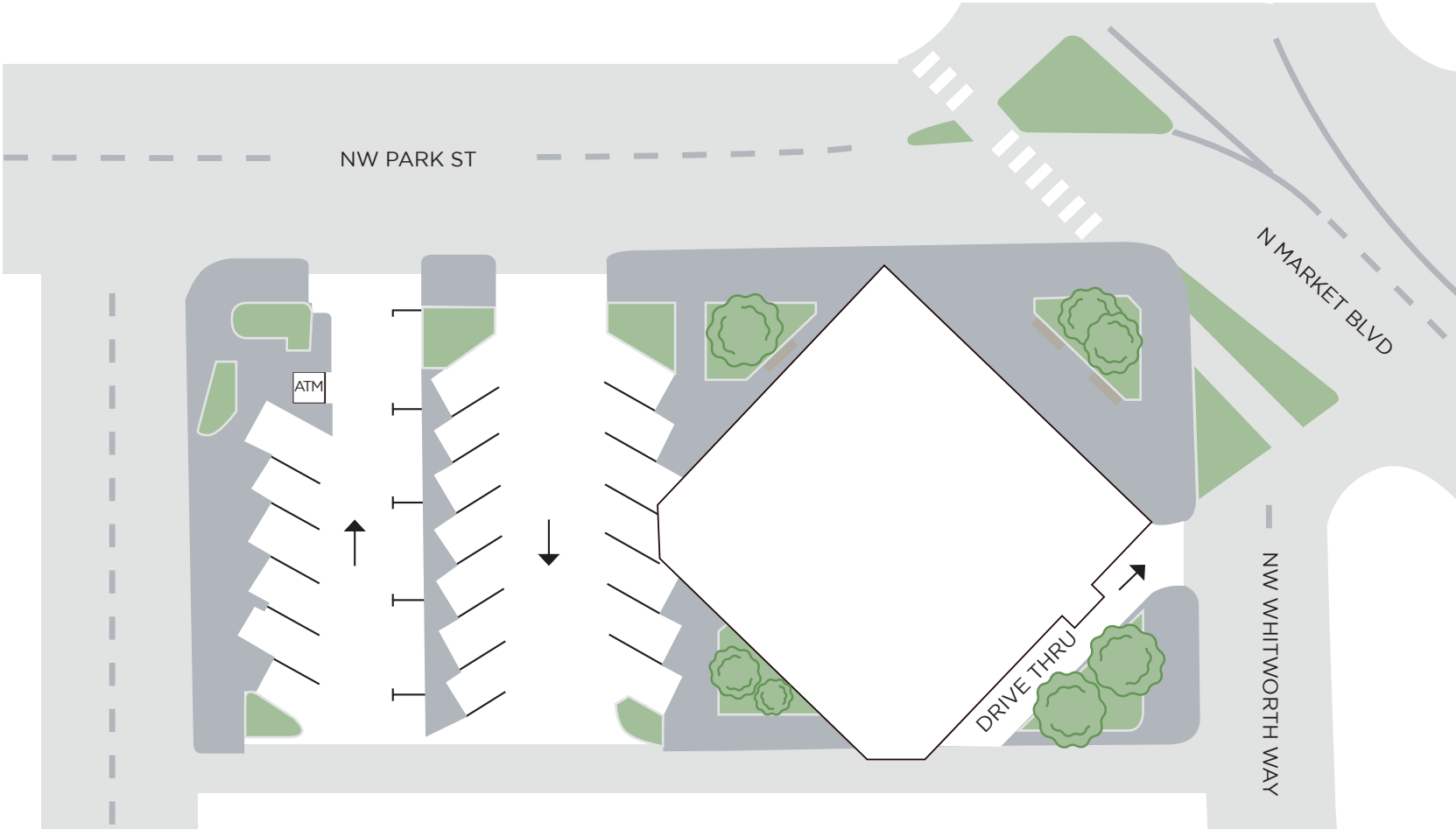
Chehalis  
Middle School

Jack  
in the box

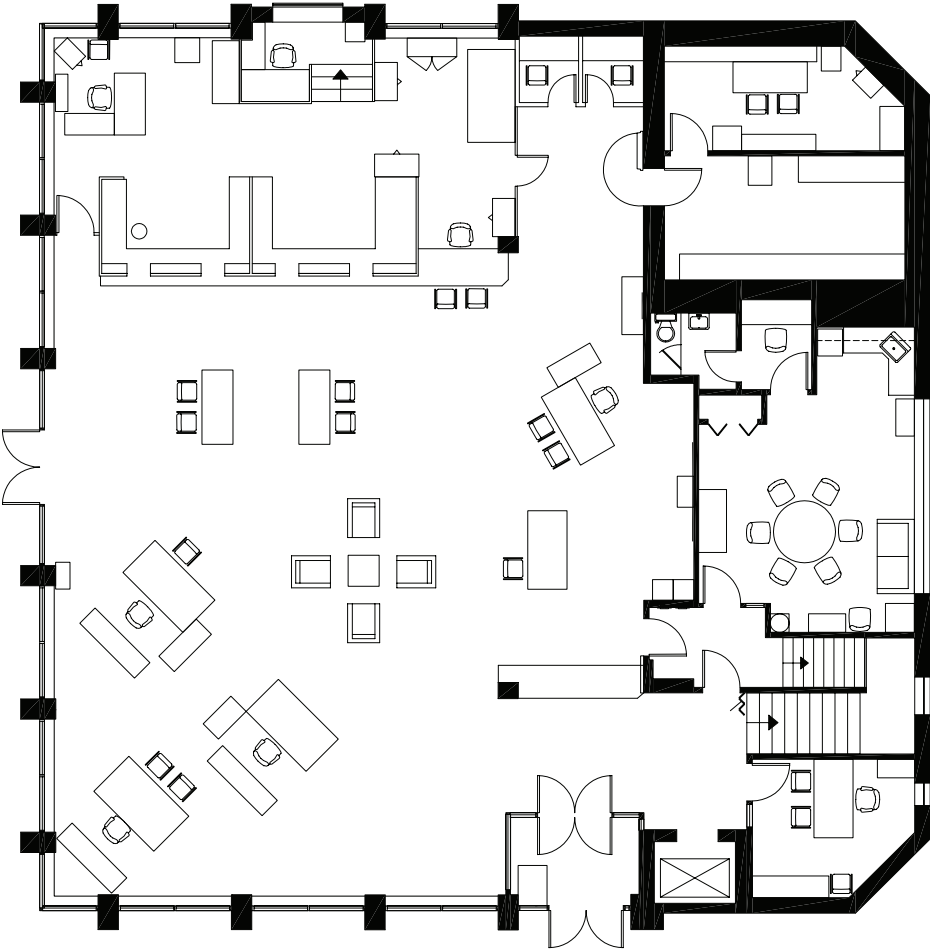
Denny's



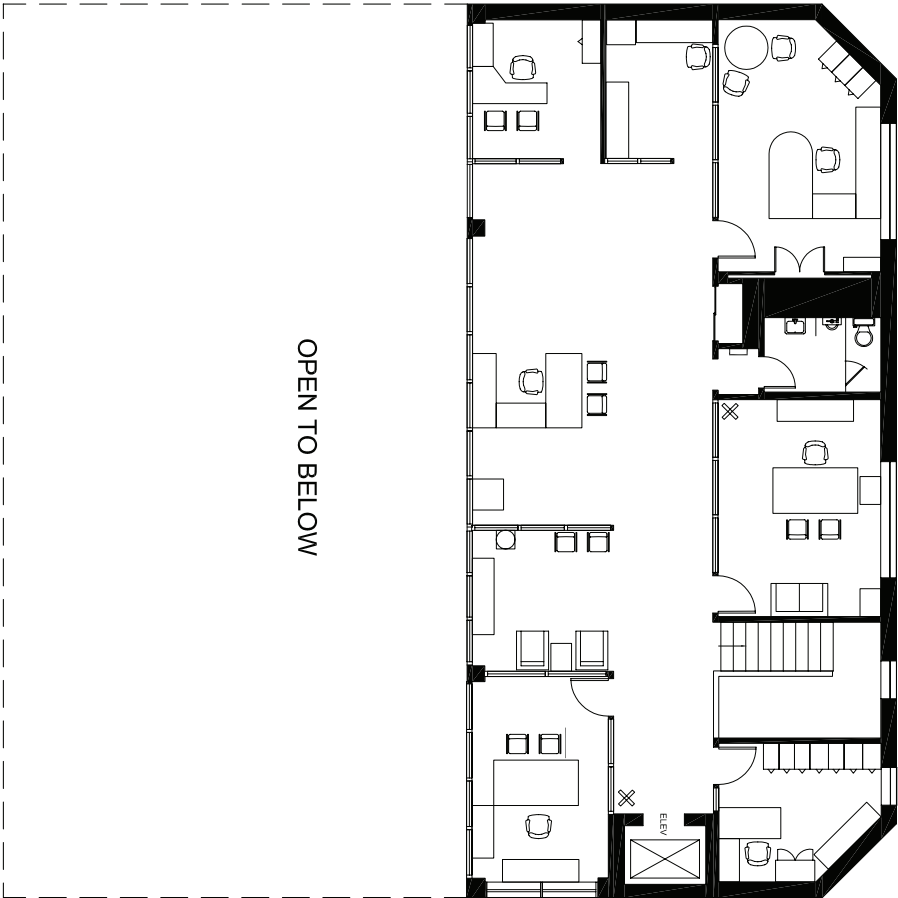
SITE PLAN



# FLOOR PLANS



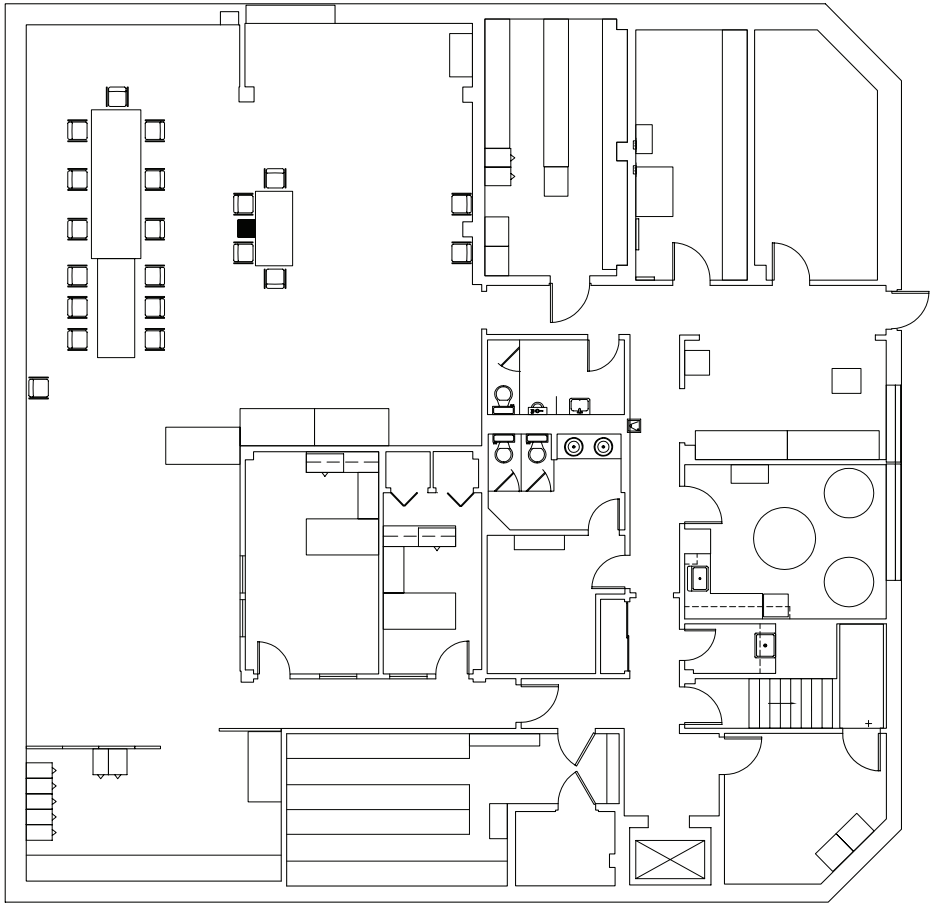
FIRST FLOOR



SECOND FLOOR (MEZZANINE)



# FLOOR PLANS



BASEMENT









N MARKET  
BLVD

NW PARK ST

NW PACIFIC AVE



# TENANT PROFILE



Founded in 1953 and headquartered in Portland, Oregon Umpqua Holdings Corporation provides a broad range of banking, wealth management, mortgage, and other financial services to corporate, institutional, and individual customers. Umpqua Bank has over 260 bank locations throughout Idaho, Washington, Oregon, California and Nevada, and is recognized nationally and internationally for its unique company culture and customer experience strategy. Umpqua Bank's primary objective is to become the leading community-oriented financial services organization throughout the Western United States. Umpqua employs nearly 4,000 employees and generated \$1.29 billion in total revenue and held over \$29.2 billion in assets (YE 2020).

Company	UMPQUA HOLDINGS CORPORATION
Founded	1953
Locations:	260 (+)
Total Revenue	\$1.29 BILLION
Headquarters	PORTLAND, OR
Website	<a href="http://WWW.UMPQUABANK.COM">WWW.UMPQUABANK.COM</a>





# EXECUTIVE SUMMARY

## FINANCIAL SUMMARY

PRICE	\$2,945,000
Cap Rate	5.50%
Building Size	12,852 SF*
Net Operating Income	\$162,000
Year Built	1971
Lot Size	0.47 AC

\*Including the main floor, basement, and mezzanine

## LEASE SUMMARY

Lease Type	Absolute NNN
Tenant	Umpqua Bank
Guarantor	Corporate Guarantee
Roof & Structure	Tenant Responsible
Lease Commencement Date	6/1/2006
Lease Expiration Date	5/31/2026
Approx. Lease Term Remaining	4.4 Years
Rental Increases	None in current term, 2% per year in options
Renewal Options	3 x 5 Years

## RENT SCHEDULE

OPTION YEARS	ANNUAL RENT	CAP RATE
6/1/21 - 5/31/26	\$162,000	5.5%
6/1/26 - 5/31/31 (Option)	2% Annual rent increases per year	
6/1/31 - 5/31/36 (Option)	2% Annual rent increases per year	
6/1/36 - 5/31/41 (Option)	2% Annual rent increases per year	



# LOCATION OVERVIEW

The city of Chehalis is the county seat of Lewis County in southwest Washington. Chehalis lies along the I-5 corridor at the mid-point between Seattle, WA and Portland, OR. This strategic location consistently attracts leisure and business travelers to the area. Daily traffic counts on I-5 in the Chehalis area were 65,000 in 2020.

Chehalis and the nearby city of Centralia are known as the “Twin Cities”. With a combined population of approximately 30,000, the Twin Cities are the cultural and economic center of Lewis County.



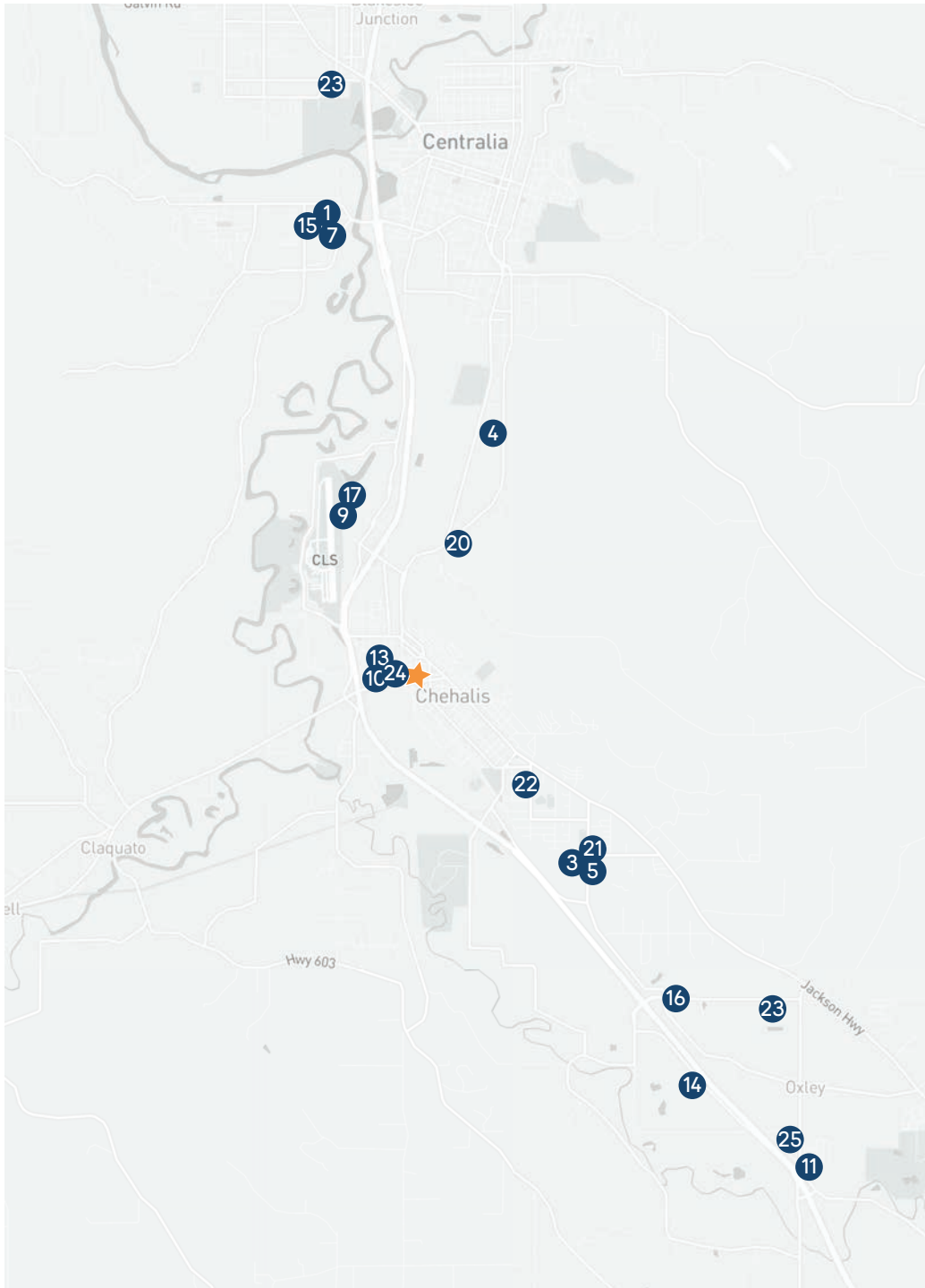
## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2026 Projection	5,062	12,078	32,353
2021 Estimate	4,980	11,829	31,690
2010 Census	4,690	11,053	29,716
2000 Census	4,567	10,607	27,467

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
Average	\$67,915	\$75,128	\$73,421
Median	\$53,837	\$61,113	\$58,448
Per Capita	\$28,756	\$30,319	\$29,607

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2026 Projection	2,081	4,827	12,997
2021 Estimate	2,013	4,666	12,615
2010 Census	1,864	4,305	11,753
2000 Census	1,718	4,014	10,680





## MAJOR EMPLOYERS

COMPANY/CORPORATION		EMPLOYEES
1	Providence Hospital	700
2	Fred Meyer Retail Services INC	500
3	Trident Seafoods Corporation	261
4	Veterans Affairs US Dept	260
5	National Frozen Foods Corp	250
6	Sterling Medical Corporation	226
7	Providence Health Services	218
8	Providence Health Services	218
9	Walmart INC	200
10	Department of Corrections	191
11	Department of Corrections	191
12	Cascade Community Healthcare	185
13	National Frozen Foods Corp	172
14	United Parcel Services INC - UPS	158
15	Liberty Country Place	150
16	Hardel Mutual Plywood Corp	150
17	Home Depot USA	150
18	Kroger Co-Kroger Logistics	150
19	County of Lewis - Department Community Services	150
20	Rnsl Inc-R and FL	143
21	Cascade Hardwoods LLC	130
22	Chehalis School District	130
23	Centralia School District	125
24	Lewis County Sheriffs Office	124
25	Braun NW INC	120



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HOUSING	1 MILE	3 MILES	5 MILES
Median Home Value	\$226,692	\$237,294	\$224,857

EMPLOYMENT	1 MILE	3 MILES	5 MILES
2021 Daytime Population	5,570	15,465	34,294
2021 Unemployment	10.46%	9.70%	8.78%
Average Time Traveled (Minutes)	23	24	24

EDUCATIONAL ATTAINMENT	1 MILE	3 MILES	5 MILES
High School Graduate (12)	20.40%	21.82%	25.01%
Some College (13-15)	32.68%	29.78%	28.19%
Associate Degree Only	12.68%	11.82%	12.16%
Bachelor's Degree Only	13.58%	14.80%	13.59%
Graduate Degree	8.01%	10.21%	8.61%





# UMPQUA BANK

401 N MARKET BLVD. CHEHALIS, WA 98532

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