



Lakewood Colonial Center East

LAKWOOD, WA



CAPITAL PACIFIC





**PROMINENTLY LOCATED RETAIL
CENTER IDEALLY SITUATED OFF I-5
BETWEEN TACOMA AND OLYMPIA**

Overview

Lakewood Colonial Center East

9522 - 9528 BRIDGEPORT WAY SW, LAKEWOOD, WA 98499 



Investment Summary

LEASEABLE SF
34,465 SF

LAND AREA
146,797 SF

OCCUPANCY
94%

PRICE PER SF
\$254

YEAR BUILT / REMODELED
1955/1988/2018

PARKING
**192 Spaces;
5.6/1,000 SF**

\$8,770,000

PRICE

7.25%

CAP

LAKWOOD COLONIAL CENTER EAST is a 94% occupied retail center located in a strong retail and medical submarket, of which 60% of the GLA is leased to Franciscan Health, Olympic Sports & Spine, and the Cohen Veterans Network, all strong healthcare systems. The Property has undergone a significant remodel with façade and mechanical system upgrades that have helped drive strong leasing momentum. The Property is ideally situated at one of the highest-trafficked intersections and benefits from close access to I-5 and daily draw to the trade area by Joint Base Lewis-McChord, the largest joint base on the West Coast.

Overview

Investment Highlights

DIVERSIFIED TENANT LINEUP 94% LEASED TO CHI FRANCISCAN HEALTH, OLYMPIC SPORTS AND SPINE, COHEN VETERANS NETWORK, AUTOZONE, AND CUTTERS POINT COFFEE.

AUTOZONE IS AN INVESTMENT-GRADE CREDIT TENANT, AND FRANCISCAN HEALTH AND OLYMPIC SPORTS & SPINE (A MULTICARE AFFILIATE) ARE THE TWO LARGEST PRIVATE EMPLOYERS.*

DAILY-NEEDS CENTER WITHIN MEDICAL SUBMARKET; 60% OF THE GLA OCCUPIED BY MEDICAL USE.

HIGHLY-TRAFFICKED INTERSECTION EXPOSED TO COMBINED TRAFFIC COUNTS OF 45,000 VPD.

IDEALLY SITUATED AT THE CONFLUENCE OF THREE MAJOR ARTERIALS WITH NINE POINTS OF INGRESS AND EGRESS.

CONVENIENTLY LOCATED NEAR INTERSTATE-5 JUST A COUPLE MILES DIRECTLY EAST.

CLOSE PROXIMITY TO JOINT BASE LEWIS-MCCHORD – THE LARGEST INSTALLATION ON THE WEST COAST.

**CHI Franciscan Health and MultiCare are the two largest private employers in the greater Tacoma-Lakewood-WA Metropolitan Division*



LESS THAN A MILE FROM LAKEWOOD TOWNE CENTER, A 1M SQUARE FOOT REGIONAL SHOPPING CENTER WITH ZERO IN-LINE VACANCY.

NEARLY \$1.7M INVESTED BY SELLER IN CAPITAL IMPROVEMENTS, INCLUDING PARKING, ROOF WORK, HVAC AND NEW FACADES.

SUBSTANTIAL LEASING MOMENTUM FOLLOWING REMODEL.

LOCATED IN INCOME TAX FREE STATE.

Investment Highlights

About the Tenants

CHI FRANCISCAN HEALTH AND OLYMPIC SPORTS & SPINE (A MULTICARE AFFILIATE) ARE THE CITY'S TWO LARGEST PRIVATE EMPLOYERS.



THREE LARGEST TENANTS



CHI Franciscan Health

Franciscan Health is a part of the Catholic Health Initiatives, one of the nation's largest not-for-profit health care systems and the largest private employer in the MSA. Franciscan Health is comprised of nearly 13,000 employees 900 doctors, with 10 hospitals and 200-plus locations throughout Puget Sound.

- **SUITE:** C105
- **SQUARE FEET:** 7,979
- **OCCUPANCY:** 23.15%



Autozone

AutoZone is the leading auto parts retailer and leading distributor of automotive replacement parts with 6,000+ locations throughout the U.S., Brazil, and Mexico. AutoZone is an investment-grade credit tenant (S&P: BBB).

CREDIT RATING: BBB Investment -Grade

- **SUITE:** C1111
- **SQUARE FEET:** 10,500
- **OCCUPANCY:** 30.47%



Cohen Veterans Network

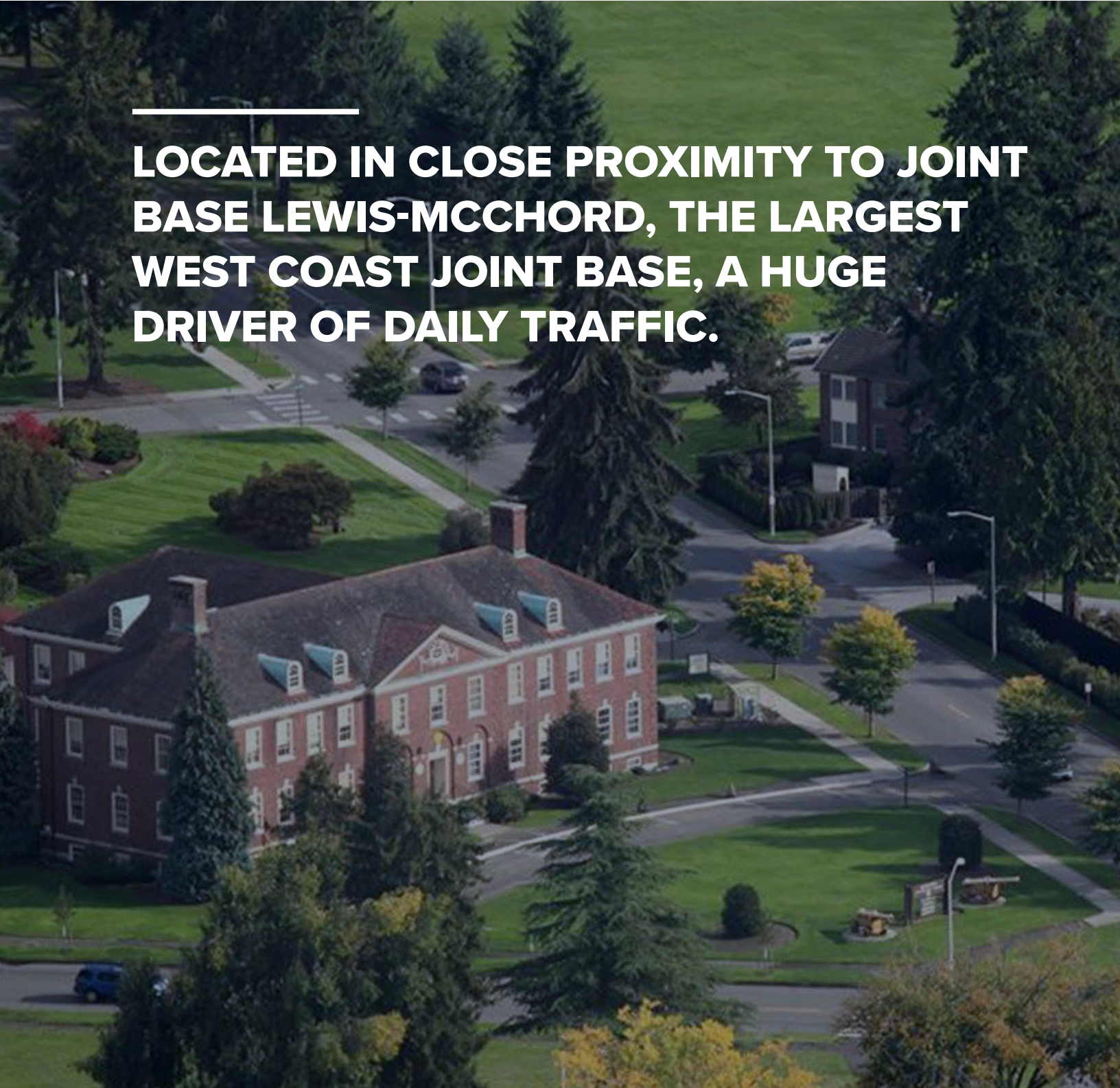
Cohen Veterans Network (CVN) is a not for profit network of mental health clinics serving veterans and military families, with a focus on post-traumatic stress and post 9/11 victims. CVN provides out-patient therapy, counseling, and therapeutic mental health services out of only a handful of locations throughout the U.S. This is the only PNW location.

- **SUITE:** C102-C104
- **SQUARE FEET:** 8,475
- **OCCUPANCY:** 24.59%

Site

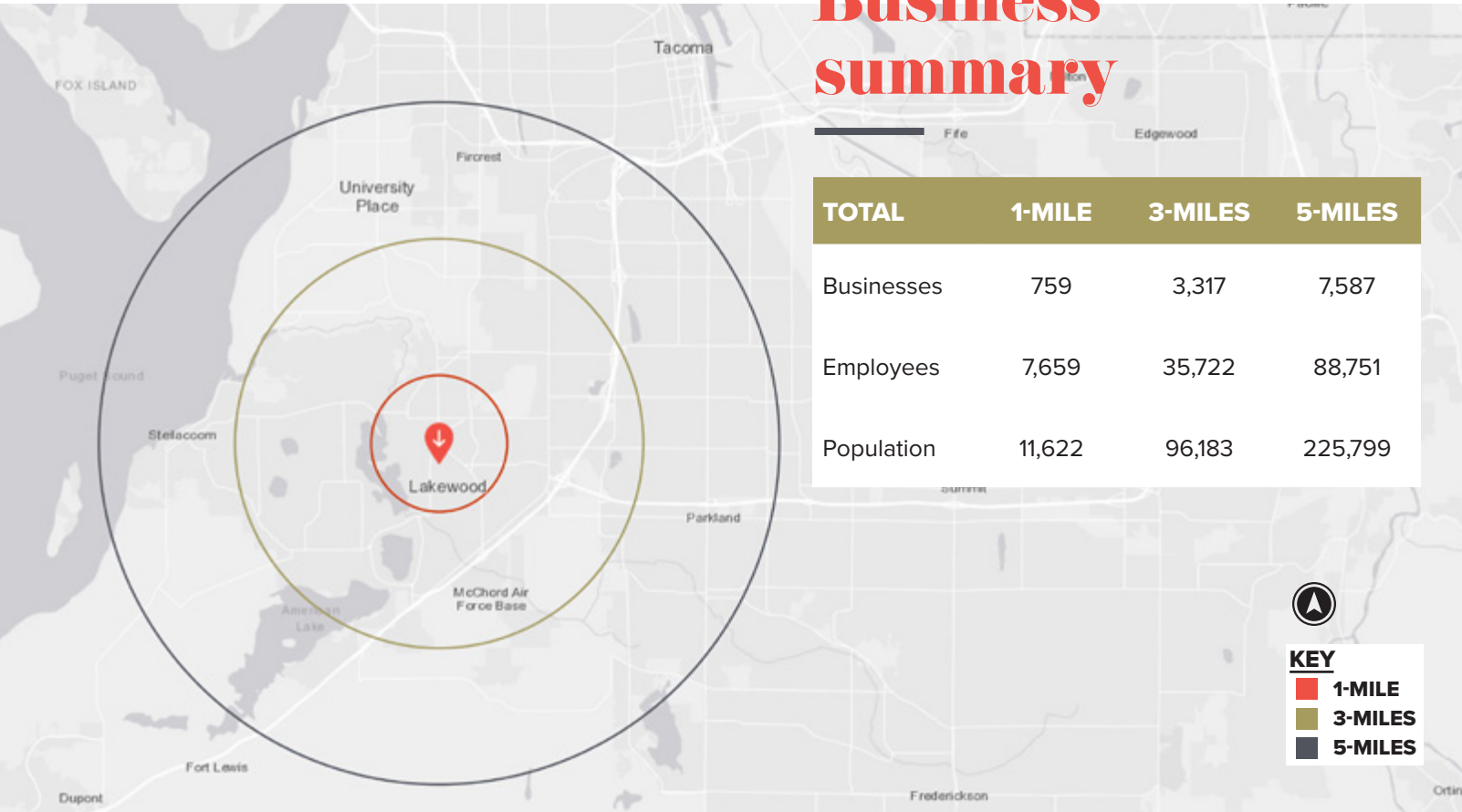


**LOCATED IN CLOSE PROXIMITY TO JOINT
BASE LEWIS-MCCHORD, THE LARGEST
WEST COAST JOINT BASE, A HUGE
DRIVER OF DAILY TRAFFIC.**



Surrounding Retail & Medical

Business summary



MAJOR RETAIL

Big 5 Sporting Goods
 Big Lots
 Carl's Jr
 Goodwill

Hobby Lobby
 Lowe's
 McDonald's
 Petco
 Red Robin

Rite Aid
 Starbucks
 Taco Bell
 Walgreens

LAKWOOD TOWNE CENTER

*Zero in-line space vacancy**

24 Hour Fitness
 AMC Theatres
 Applebee's
 Barnes & noble
 Bed Bath & Beyond

Burlington
 Crunch Fitness
 CVS
 Famous Footwear
 Five Guys
 Marshalls
 Michaels
 Office Depot

Old Navy
 PetSmart
 Pier 1 Imports
 Ross Dress for Less
 Safeway
 Subway
 Target
 Wingstop

MEDICAL OFFICES

Community Health Care
 Lakewood Family Clinic

Cornerstone Family Physicians
 Gravelly Lake Dentistry
 Multicare Express Clinic

Multicare Lakewood Clinic
 TRA Medical Imaging

*Lakewood Towne Center has two anchor spaces available.

CVS
pharmacy
UNDER
CONSTRUCTION

24,189
VPD



LAKWOOD
COLONIAL
CENTER
EAST

18,755
VPD



18,276
VPD



TRA
MEDICAL
IMAGING



100TH ST SW

GRAVELLY LAKE DR SW



MULTICARE
LAKWOOD
CLINIC

GRAVELLY
LAKE
DENTISTRY

CORNERSTONE
FAMILY
PHYSICIANS

LAKWOOD
TOWNE
CENTER

MULTICARE
EXPRESS
CLINIC



COMMUNITY
HEALTH
CARE
LAKWOOD
FAMILY
MEDICAL CLINIC



Surrounding Retail & Medical

Site Plan



34,465
LEASEABLE SF



3.37
ACRES



192 SPACES;
5.6/1,000 SF



SITE PLAN NOT TO SCALE

SITE PLAN KEY

SUITE	TENANT
C111	AutoZone
C110-C109	Olympic Sport & Spine
C108	Available
C107	State Farm
C106	Available
C105	CHI Franciscan Health
C102-C104	Cohen Veterans Network
B101	Cutters Point Coffee

Traffic Improvements

Immediate Trade Area

2017 UPDATES

The City of Lakewood invested \$1.84M+ with a focus on pedestrian safety by reconfiguring the 8 front-facing parking stalls at the Property from angle-in to a parallel space, and implementing a right-turn signal for traffic turning right onto Gravelly Lake Dr. from Mt. Tacoma Dr.

2018 UPDATES

Beginning November 5th with an estimated Spring 2019 completion, bike lines will be added onto either side of Gravelly Lake Dr. between Bridgeport Way and Steilacoom Blvd., with the addition of a two-way turn lane, and reducing the number of lanes from two in each direction to one.

INTERSTATE-5 EXPANSION PROJECT

Beginning October 2018, Interstate-5 will increase from three to four lanes in each direction between the Joint Base Lewis-McChord to Thorne Lane, with auxiliary lanes to be added between northbound I-5 between Berkeley St. and Gravelly Lake Dr., as well as southbound I-5 between Gravelly Lake Dr. to Thorne. The expansion will improve traffic congestion along I-5.

FOR MORE INFO [CLICK HERE](#) 

BRIDGEPORT WAY SW

2018
Addition of two way turn lane

STEILACOOM BLVD

PACIFIC HWY SW

LAKWOOD COLONIAL CENTER EAST

2017
Right turn signal onto Gravelley Lake Dr. from Mt. Tacoma Dr.

I-5 INTERCHANGE A 10-MINUTE DRIVE EAST

GRAVELLY LAKE DR SW

112TH ST SW

BRIDGEPORT WAY SW



I-5 EXPANSION
Increase by one lane southbound & northbound



Traffic Improvements

Financial Summary

PRICE	\$8,770,000
CAPITALIZATION RATE	7.25%
PRICE PER FOOT	\$254

CASH FLOW SUMMARY

SCHEDULED INCOME

		PER SF	
Base Rent for the Period of:	3/1/2019 - 2/29/2020	\$19.49	\$671,672
Rent Increases Over Base Rent		\$0.10	\$3,544
Operating Expense Reimbursement		\$4.44	\$152,969
Equals: Scheduled Gross Income		\$24.03	\$828,185
Current Vacancy	6%		
Total Effective Gross Income (EGI)		\$24.03	\$828,185

OPERATING EXPENSES

		Per SF	
CAMS		\$2.58	\$88,777
Property Taxes		\$1.96	\$67,435
Insurance		\$0.14	\$4,668
Management Fee	3.5% of EGI	\$0.82	\$28,354
Reserves		\$0.10	\$3,447
Total Operating Expenses		\$5.59	\$192,680

NET OPERATING INCOME	\$18.44	\$635,504
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Loan Summary


The Following loan summary is for analysis purposes only and not a guaranty of loan terms. Loan dollars, rate, and amortization period are dependent on the investor and subject to fluctuation.

PROPOSED TERMS

LOAN VALUE:	65%
TERM:	10 YEARS
AMORTIZATION:	25-30 YEARS
INTEREST RATE:	5.00%-5.50%
LENDER LOAN FEE:	0.25%-0.50%

Loan Quote provided by:
Darryl M. Horowitz
National Investment Finance Corporation
P: 360.750.1031
E: darryl@nifcorp.com

Rent Roll

TO ACCESS THE FULL FINANCIAL SUMMARY INCLUDING RENT ROLL, PLEASE EXECUTE THIS FORM. 

Featured Photography





Featured Photography

Questions & Answers

Q: DO ANY TENANTS HAVE TERMINATION RIGHTS?

A: Yes, State Farm and Franciscan Health have low-likelihood termination rights. State Farm is operated by a husband-wife duo and either individual may terminate if the other becomes disabled or dies, with notice provided within 30 days of such event, and the lease to terminate 120 days thereafter alongside a termination fee based on the brokerage commission. Franciscan Health includes a termination right if any provision of the lease jeopardizes the Tenant receiving reimbursement from Medicare, Medicaid, Blue Cross, to be terminated immediately or within 90 days.



Q & A

Q: HAS THERE BEEN ANY ENVIRONMENTAL TESTING AT THE PROPERTY?

A: Yes, National Geologic conducted a clean Phase I ESA in November 2012, with no further investigation required.

Q: DO ANY TENANTS HAVE EXCLUSIVE USE CLAUSES?

A: Yes, AutoZone, Franciscan Health, Cutters Coffee, and State Farm all have exclusive use clauses.



Connectivity

Joint Base Lewis-McChord

415,000

LARGEST MILITARY
INSTALLATION ON THE
WEST COAST

2nd

LARGEST EMPLOYER
IN WASHINGTON

\$6B

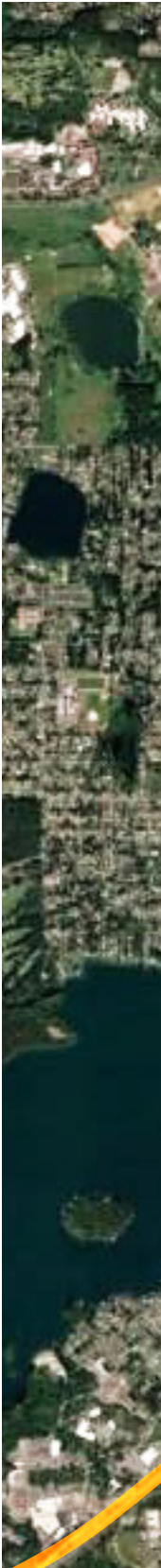
TOTAL MILITARY
PAYROLL

60,100

MILITARY/CONTRACT
PERSONNEL

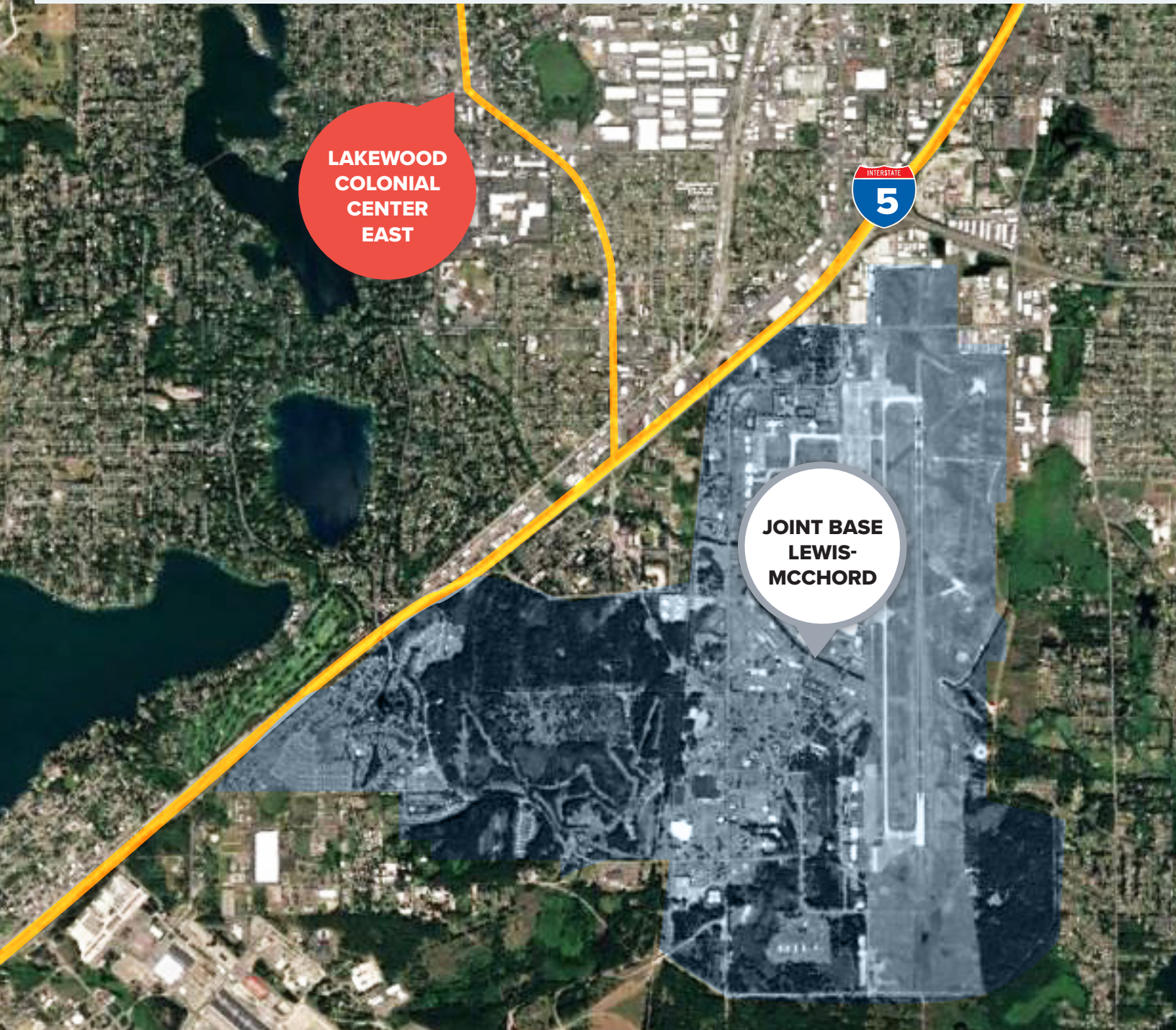
145,000

MILITARY CONNECTED
POPULATION



2 MILES FROM INTERSTATE 5

Lakewood Colonial Center East is less than 2 miles from Interstate 5, the major north-south interstate connecting the Property to Tacoma and Seattle in the north and Olympia in the south.



Location

Lakewood, Washington



LAKWOOD is the second largest city in Pierce County and the 17th largest in the state of Washington. It is located midway between Tacoma and the state's capital, Olympia, strategically located next to the Interstate-5 corridor and near the SeaTac International Airport.

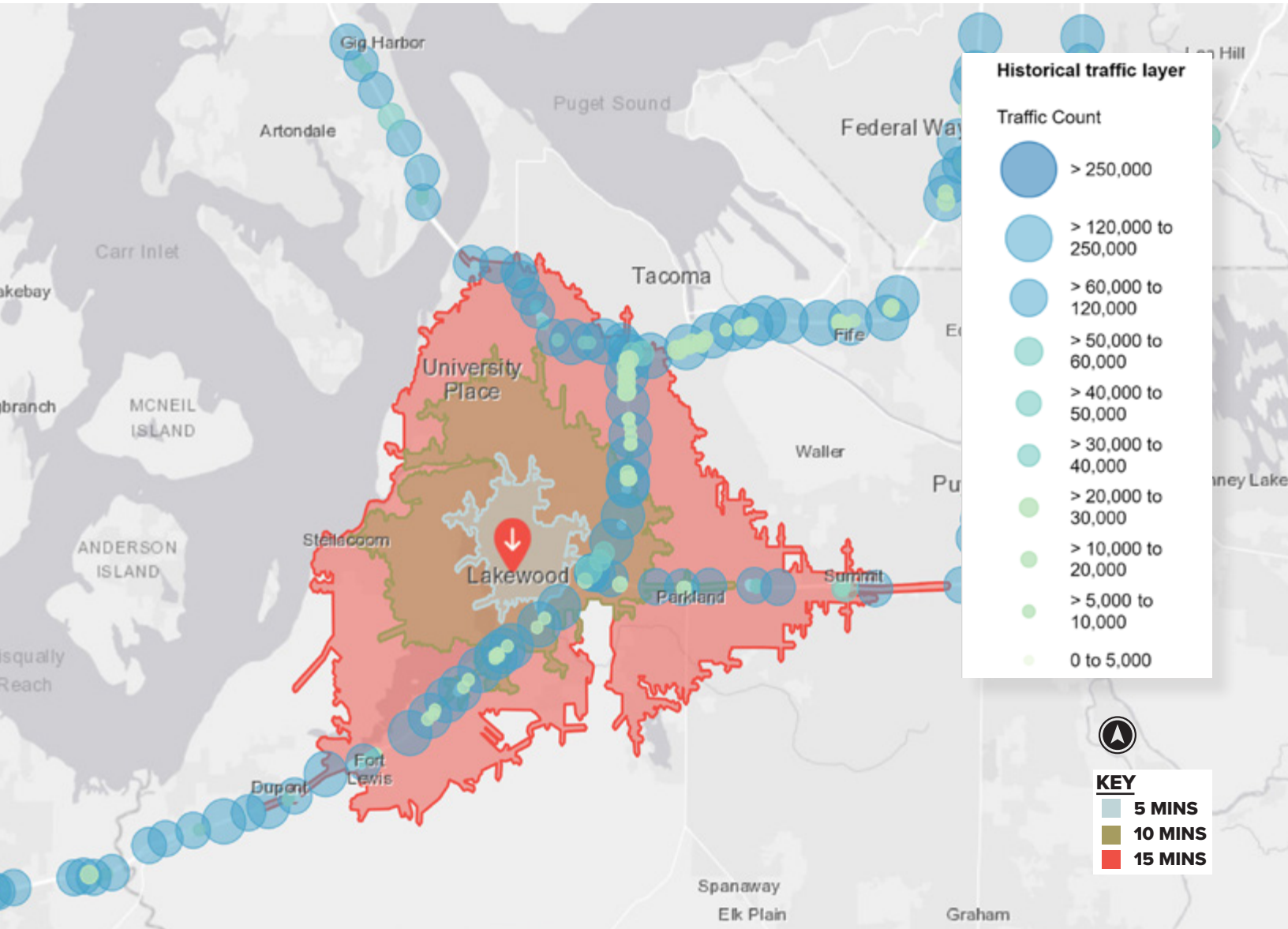
Military Bases

LAKESWOOD ALSO IS THE HOST COMMUNITY TO JOINT BASE LEWIS-MCCHORD AND CAMP MURRAY, two major military installations. Joint Base Lewis-McChord is the largest military installation on the West Coast occupying more than 415,000 acres. See page 12 for more information on the Joint Base Lewis-McChord.

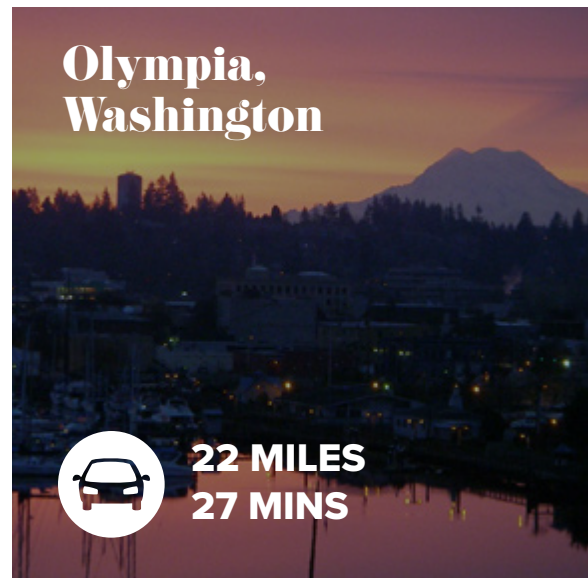
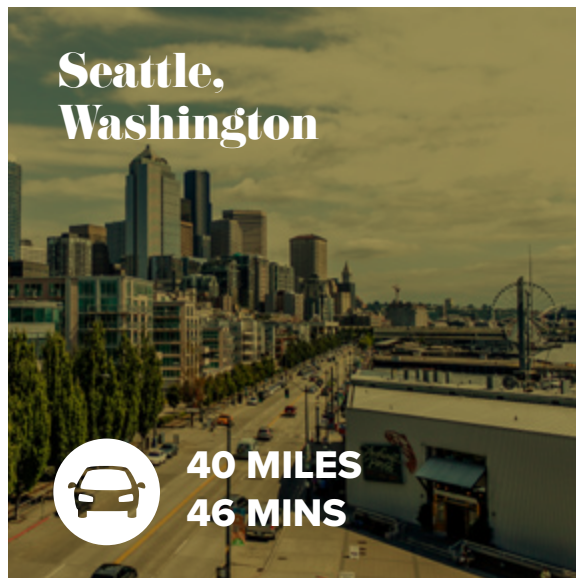
EMPLOYER	# OF EMPLOYEES
Joint Base Lewis-McChord	60,100
Multicare Health System	7,439
Washington State Employees	6,838
CHI Franciscan Health	6,528
Tacoma Public Schools	3,541
Pierce County Government	3,058
Bethel School District	2,465
City of Tacoma	2,251
State Farm Insurance Companies	2,150
Puyallup School District	2,124

Top 10 Employers

Demographics




Distance to






Drive time

POPULATION

	5 MINS	10 MINS	15 MINS
2010	15,564	102,964	230,762
2018	16,729	109,507	247,562
2023	17,678	115,188	260,844

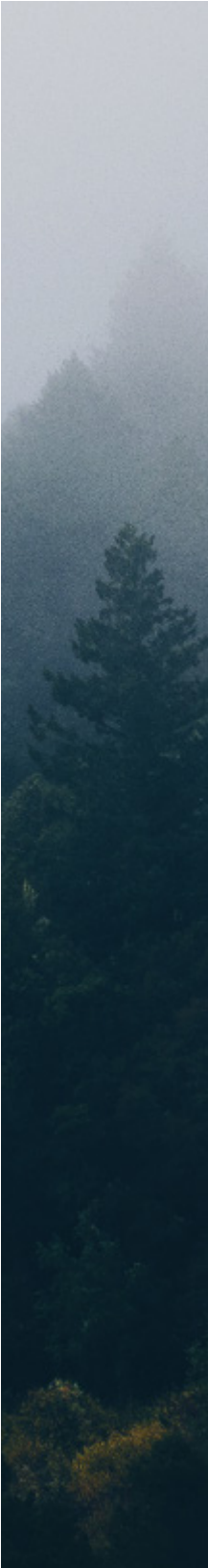
2018 HH INCOME

	5 MINS	10 MINS	15 MINS
Average	\$67,246	\$72,867	\$71,450
Median	\$49,782	\$52,821	\$53,370

876,764



**PIERCE COUNTY
POPULATION**
(ESTIMATED)



Contact Us



We'd love to hear from you.

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