

CLASSIC COLLISION RENTON

3205 NE 4th Street | Renton, Washington 98056

14 YEAR LEASE TERM WITH 2.5% ANNUAL INCREASES



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SALE OFFERING MEMORANDUM

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DOWNTOWN SEATTLE : 14 MILES

DOWNTOWN BELLEVUE : 11 MILES

BOEING

HYATT REGENCY

INTERSTATE
405

PACCAR

KENWORTH

RTC RENTON
TECHNICAL
COLLEGE®
±8,000 Students/Yr

CC CLASSIC
COLLISION®

DISCOUNT
TIRE

Jefferson Ave NE

U-HAUL

NE 4th St (~31,700 VPD)

Chevron
with
TECHRON

McDonald's

Monroe Ave NE

LINC
PROPERTIES

CLASSIC COLLISION | 3205 NE 4TH RENTON, WA. | 2

OFFERING SUMMARY

Linc Properties is pleased to present the opportunity to acquire a passive single-tenant net-leased investment property with a new 14-year base lease to one of the nation's largest collision repair companies, Classic Collision. The property is centrally located in Renton, Washington one of Seattle's desirable and growing "Eastside" submarkets.

The investment is secured by a new 14-year corporate lease with Classic Collision following its acquisition of the long-established Renton Collision center that has been in continuous successful operation at this location for over 32 years. The new acquisition included a newly structured long-term lease with 2.5% annual increases and a passive operating expense structure offering excellent inflation-resistant and predictable returns.

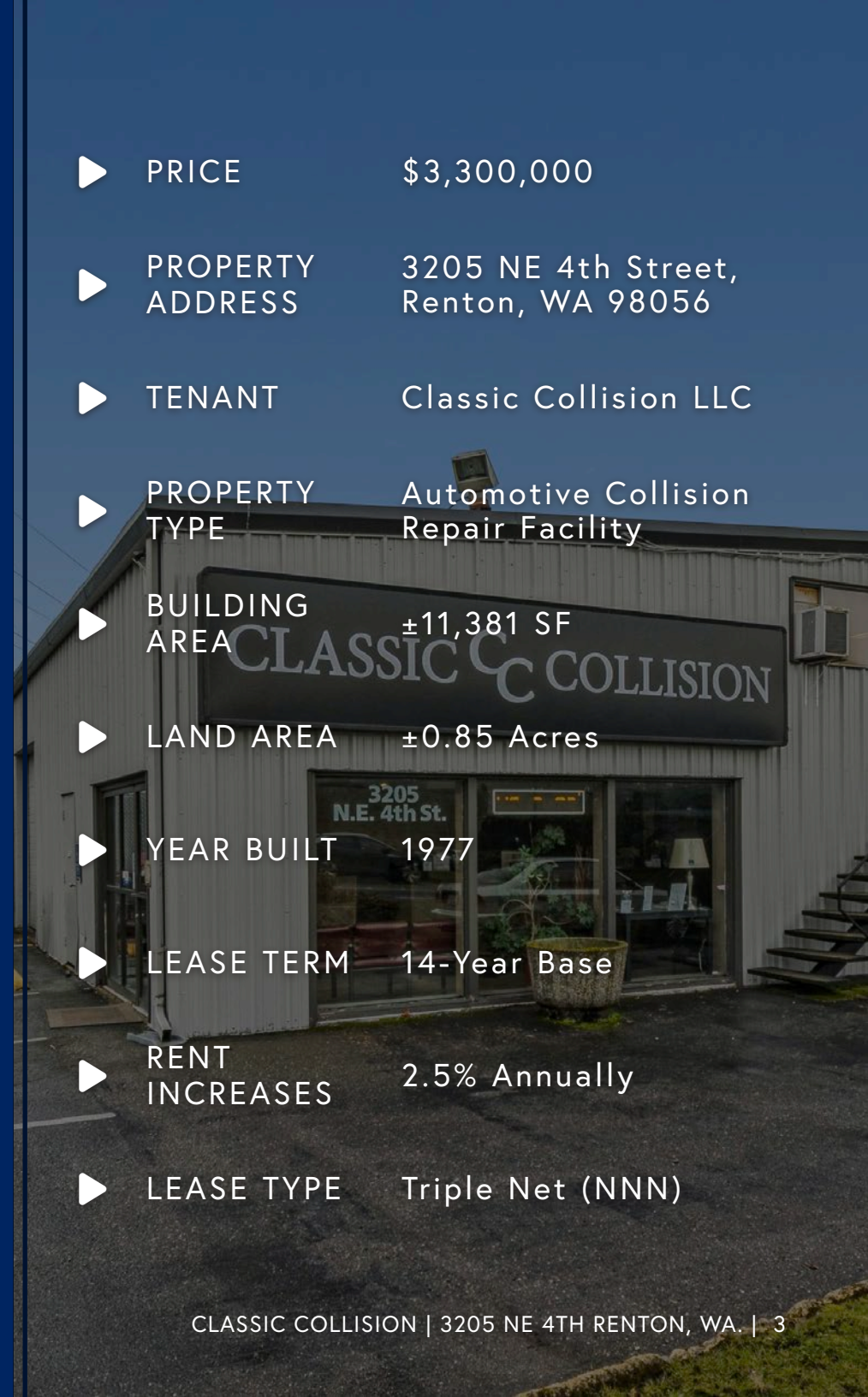
Classic Collision is one of the largest collision repair operators in the United States, operating more than 330 locations across over 20 states. The company continues to expand through the acquisition of established operators and is supported by institutional ownership through TPG, a leading global private investment firm with over \$200 billion in assets under management.

The property has a very well-established operating history and is proven well suited for continued success benefiting from its central regional location, easy access to Interstate 405 and excellent visibility to over 31,000 vehicles driving each day.

This offering provides the passive investor with the opportunity to acquire a stable investment property with a new long term secure lease with established rental growth and inflation-resistant protection guaranteed by a large national operator all in a proven core Seattle/Bellevue area submarket.



- ▶ PRICE \$3,300,000
- ▶ PROPERTY ADDRESS 3205 NE 4th Street, Renton, WA 98056
- ▶ TENANT Classic Collision LLC
- ▶ PROPERTY TYPE Automotive Collision Repair Facility
- ▶ BUILDING AREA ±11,381 SF
- ▶ LAND AREA ±0.85 Acres
- ▶ YEAR BUILT 1977
- ▶ LEASE TERM 14-Year Base
- ▶ RENT INCREASES 2.5% Annually
- ▶ LEASE TYPE Triple Net (NNN)





SEA Seattle-Tacoma International Airport



KAISER PERMANENTE

THE LANDING

FIVE GUYS (BURGERS and FRIES) | **TORERO'S** | **crumbl** COOKIES | **NIBBANA** (JAPANESE RESTAURANT)

TRENCHERS (Cuban & Tex) | **RED ROBIN** | **VINO** (WINE BAR) | **EXIT 5** | **PANDA EXPRESS**

menchie's | **Sharetea** | **WINGS** | **TARGET**

Tanaka | **papaya** | **MORI** (SUSHI & ROLL BAR) | **JJ**

SNOWY VILLAGE (DESSERT CAFE) | **POTBELLY** (BAKERY) | **BIG** | **LOWE'S**

TOPGOLF | **BOEING** | **HYATT REGENCY** | **PACCAR**

RTC RENTON TECHNICAL COLLEGE®
±8,000 Students/Yr

King County

Monroe Ave NE

DISCOUNT TIRE | **U-HAUL** | **CLASSIC COLLISION®**

NE 4th St (~31,700 VPD)



LINC PROPERTIES

INVESTMENT HIGHLIGHTS



NEW 14-YEAR CORPORATE LEASE

Recently executed 14-year base lease with Classic Collision, providing long-term contractual income and tenant commitment to the location.



ANNUAL 2.5% RENTAL INCREASES

Built-in 2.5% annual rent escalations provide consistent income growth and meaningful inflation-resistant protection throughout the lease term.



PASSIVE NET-LEASE INVESTMENT STRUCTURE

The lease structure provides passive ownership with minimal landlord responsibilities, delivering predictable and stable long-term income.



ESSENTIAL SERVICE INDUSTRY

Collision repair is a non-discretionary service sector supported primarily by insurance-funded repairs, providing consistent demand regardless of economic cycles.



STRATEGIC EASTSIDE LOCATION

Located in Renton, Washington, within the desirable Seattle/Bellevue Eastside submarket, one of the region's strongest employment and commercial corridors.



INSTITUTIONALLY BACKED NATIONAL TENANT

Classic Collision operates 330+ locations across more than 20 states and is supported by TPG, a global investment firm with \$200+ billion in assets under management.



PROVEN OPERATING LOCATION – 32 YEARS

Collision repair operations have successfully operated at this location since 1992, representing more than three decades of continuous business activity.



TENANT ACQUISITION OF ESTABLISHED BUSINESS

Classic Collision's acquisition of the Renton Collision center demonstrates strong confidence in the site's performance and long-term operating viability.



HIGH VISIBILITY COMMERCIAL LOCATION

The property benefits from excellent exposure to more than 31,000 vehicles per day, providing strong visibility and accessibility.



STABLE LONG-TERM PORTFOLIO INVESTMENT

The combination of a new long-term lease, passive income structure, annual rental growth, and a nationally recognized operator creates a durable investment well suited for long-term portfolio ownership.



NE 4th St (~31,700 VPD)

DISCOUNT
TIRE

U-HAUL

CC CLASSIC COLLISION®

Chevron
with
TECHRON

McDonald's

Monroe Ave NE

LINC
PROPERTIES

Image Landsat / Copernicus

CLASSIC COLLISION | 3205 NE 4TH RENTON, WA. | 7

47°00'17.32" N 122°10'23.13" W

FINANCIAL/LEASE SUMMARY

\$ PRICE \$3,300,000

% CAP RATE 5.6%

PRICE / BLDG. SF \$290

NET OPERATING INCOME \$184,500

PRICE / LAND SF \$89

LEASE TYPE Triple Net (NNN)

RENT ROLL

Tenant	Building Area	Annual Rent	Annual Rent / Bldg SF	Base Lease Start	Base Lease Expiration	Rental Increases	Option Terms
Classic Collision	11,381 SF	\$184,500 (\$15,375 / Mth.)	\$16.21 NNN	4/4/2025	4/30/2040	2.5% Annual	2 Five Year at FMR (2.5% Min. / 10% Max.)

SEATAC INTERNATIONAL AIRPORT : 8.7 MILES

SEA Seattle-Tacoma International Airport

DOWNTOWN RENTON



King County



Jefferson Ave NE

CC CLASSIC COLLISION®



DISCOUNT TIRE

RTC RENTON TECHNICAL COLLEGE®
±8,000 Students/Yr

U-HAUL



Monroe Ave NE

NE 4th St (~31,700 VPD)

LINC
PROPERTIES

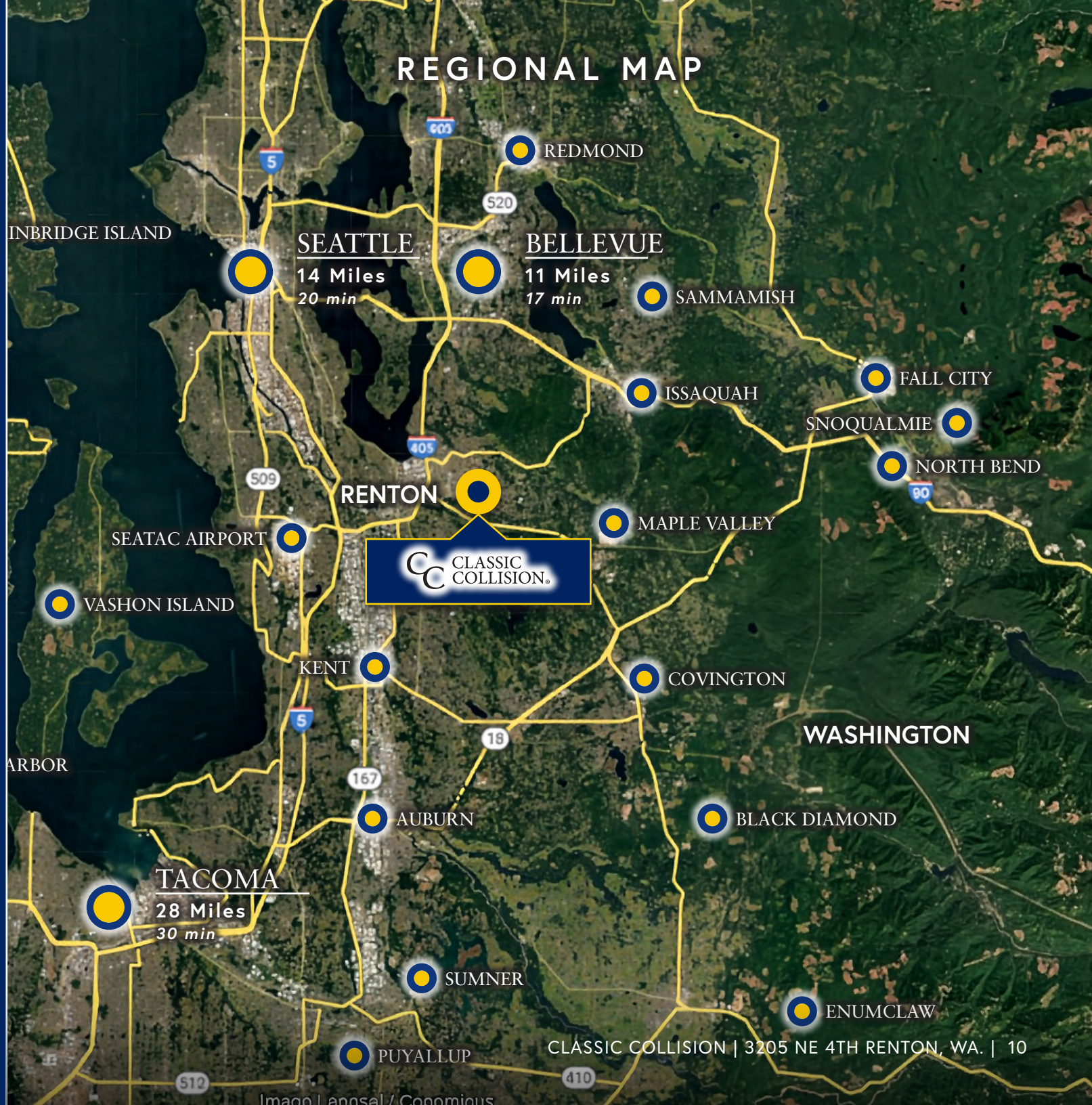
TRANSPORTATION & INFRASTRUCTURE

Renton's central location between Seattle and Bellevue provides excellent connectivity throughout the Puget Sound region.

Key transportation infrastructure includes:

- Interstate 405 – major Eastside corridor connecting Bellevue and Renton
- Interstate 5 – primary regional north/south transportation corridor
- State Route 167 – regional freight and logistics route
- Seattle–Tacoma International Airport – approximately 15 minutes from Renton

This transportation network supports Renton's role as a regional hub for employment, commerce, manufacturing, and logistics.





HAZEN HIGH SCHOOL

- Firestone
- CHASE
- petco
- SAFeway
- Starbucks
- TacoTime

WE valley

RTC
RENTON
TECHNICAL
COLLEGE®
±8,000 Students/Yr

CEDAR PARK
APARTMENTS

URBAN
SELF STORAGE

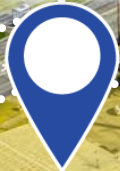
REFUEL
CAFE

AUTO PRO

CLASSIC COLLISION®

Chevron
with
TECHRON

McDonald's



U-HAUL

DISCOUNT
TIRE

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Monroe Ave NE

LINC
PROPERTIES



AREA MAP



THE LANDING



DOWNTOWN RENTON



Firestone

NE 4th St (~31,700-VPD)



Classic Collision is one of the largest collision repair operators in the United States, operating a national platform of automotive repair facilities across more than 20 states. Founded in 1983 and headquartered in Atlanta, Georgia, the company has grown into one of the leading multi-shop operators (MSOs) in the collision repair industry.

Today, Classic Collision operates more than 330 locations nationwide, providing collision repair, refinishing, and related services through a network of professionally managed repair centers. The company's growth strategy focuses on the acquisition of established local collision repair businesses and integration into its national operating platform, allowing the company to expand while maintaining experienced local management and long-standing customer relationships.

Classic Collision is supported by institutional ownership through TPG, a leading global private investment firm with over \$200 billion in assets under management. TPG's investment provides substantial financial resources and long-term capital support for the continued expansion of the company's national operating platform.

The company's acquisition of the Renton Collision business, which successfully operated at the subject property since 1992, reflects this strategy of integrating proven local operators into



STRATEGIC GROWTH MODEL

Classic Collision's growth strategy is centered on acquiring successful independent repair operators with established local customer bases and strong operating histories.

The company's acquisition of the Renton Collision business, which operated successfully at the subject property for over 32 years, reflects this disciplined approach to expansion by integrating proven local businesses into the company's national operating platform. This strategy allows Classic Collision to combine local market experience with the resources and operational support of a national operator, strengthening its position within the rapidly consolidating collision repair industry.

INDUSTRY CONSOLIDATION

The collision repair industry continues to undergo significant consolidation, as larger national operators acquire established independent repair shops and integrate them into scaled operating platforms.

The five largest collision repair operators collectively operate more than 3,700 locations nationwide and generate over \$15 billion in annual revenue, representing approximately 30% of the total U.S. collision repair market.

Major national operators include:

OPERATOR	APPROX. LOCATIONS
Caliber Collision	~1,700+
Gerber Collision & Glass (Boyd Group)	~800+
Crash Champions	~650+
Classic Collision	~330+
Joe Hudson's Collision	~230+

As consolidation continues, larger operators benefit from:

- National insurance carrier relationships
- Access to institutional capital for acquisitions and expansion
- Manufacturer certifications for advanced vehicle repair
- Operational efficiencies through scale

These factors have positioned larger operators such as Classic Collision to continue expanding their national footprint while gaining market share within the industry.

COLLISION REPAIR INDUSTRY

The U.S. automotive collision repair industry represents a large and stable segment of the automotive services sector, generating more than \$70 billion in annual revenue and serving a national vehicle fleet of approximately 280 million registered vehicles.

The industry includes roughly 40,000 primary repair facilities nationwide, though the sector is increasingly consolidating around larger multi-shop operators (MSOs) that operate regional and national networks of repair facilities.

Several structural factors support long-term demand for collision repair services:

- Mandatory automobile insurance coverage, which funds accident-related repairs
- A national vehicle fleet exceeding 280 million vehicles
- Increasing vehicle complexity, including advanced safety systems and sensors that require specialized repair capabilities
- Rising vehicle values, making repair economically preferable to replacement in many cases

Because accident-related repairs are typically covered by insurance and vehicles must be repaired regardless of economic conditions, collision repair services represent a non-discretionary segment of the automotive services industry.



RENTON, WASHINGTON

Economic & Employment Overview

Renton, Washington is a major employment and commercial center located within King County, strategically positioned between Seattle and Bellevue along the southeastern shore of Lake Washington. Located approximately 11 miles southeast of downtown Seattle and 8 miles south of Bellevue, Renton sits at the center of the Seattle–Tacoma–Bellevue Metropolitan Statistical Area, providing convenient access to the region's largest employment centers and transportation corridors.

This central location makes Renton an attractive place to live and work within the Puget Sound region, offering efficient connectivity to the technology and corporate employment centers of Seattle and Bellevue, as well as the broader Eastside business community. Its accessibility and transportation infrastructure allow residents and businesses to easily connect to the region's economic hubs while benefiting from the amenities and commercial services located throughout the city.

The surrounding Seattle–Tacoma–Bellevue metropolitan economy ranks among the largest in the United States, generating approximately \$566.7 billion in gross metropolitan product and supporting more than 2.1 million jobs across non-farm sectors. Washington State's economy continues to expand, with real GDP exceeding \$700 billion, reflecting the strength of the region's technology, aerospace, healthcare, and advanced manufacturing sectors.

Renton's economy is supported by a diverse base of industries including aerospace manufacturing, healthcare, advanced manufacturing, technology, and logistics, helping position the city as an important employment hub within the Puget Sound region.

KEY INDUSTRY SECTORS



AEROSPACE MANUFACTURING

Renton has served as a cornerstone of the Pacific Northwest aerospace industry for decades. Washington's aerospace sector supports approximately 77,000 workers statewide, generating billions of dollars in wages and economic output annually.



ADVANCED MANUFACTURING

Companies such as PACCAR, a global manufacturer of heavy-duty trucks under the Kenworth brand, operate major manufacturing facilities in the city and contribute to the region's strong industrial base.



HEALTHCARE & LIFE SCIENCES

Major healthcare systems including Valley Medical Center, Kaiser Permanente, and Providence Health maintain significant clinical and administrative operations in Renton, supporting a large regional healthcare workforce.



TECHNOLOGY & DIGITAL MEDIA

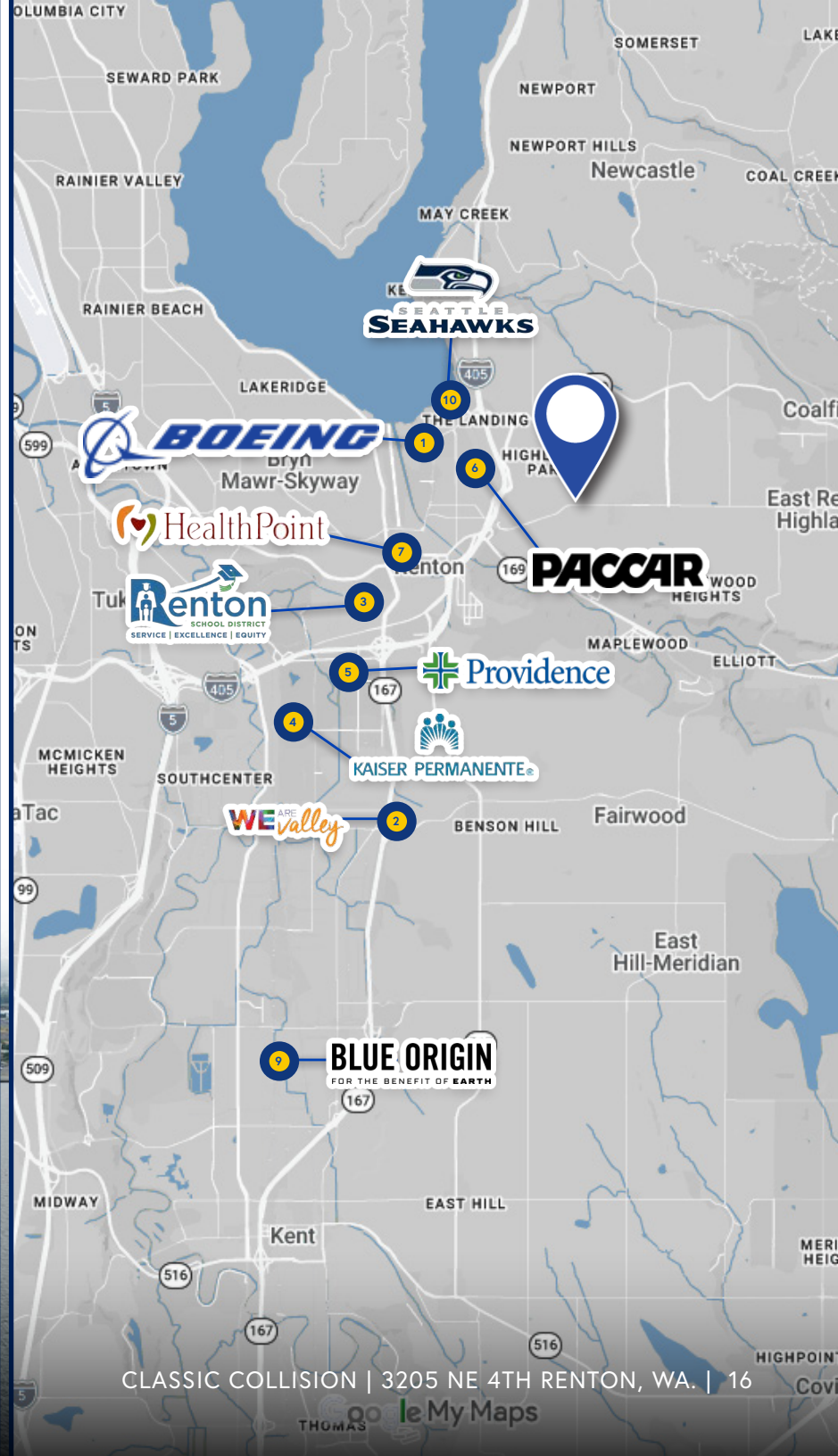
Renton's proximity to the Seattle, Bellevue and Redmond tech hubs provides direct access to one of the nation's leading AI and cloud computing ecosystems, supporting the expansion of AI-driven businesses and digital gaming anchored by local employers such as Wizards of the Coast.

RENTON MAJOR EMPLOYERS

EMPLOYER	INDUSTRY	LOCAL EMPLOYEES
1 BOEING	Aerospace Manufacturing	~12,900
2 VALLEY MEDICAL CENTER (UW MEDICINE)	Healthcare	~4,300
3 RENTON SCHOOL DISTRICT	Education	~2,600
4 KAISER PERMANENTE	Healthcare	~2,550
5 PROVIDENCE HEALTH & SERVICES	Healthcare	~2,050
6 PACCAR / KENWORTH TRUCKS	Advanced Manufacturing	~1,800
7 HEALTHPOINT	Healthcare	~1,200
8 WIZARDS OF THE COAST	Technology / Gaming	~1,000
9 BLUE ORIGIN	Aerospace	~800
10 SEATTLE SEAHAWKS	Professional Sports Operations	~600

Boeing remains the largest employer in Renton, operating the Boeing Renton Factory where the 737 commercial aircraft program is assembled. The Renton facility produces the 737 MAX passenger aircraft and related military derivatives, and more than 14,500 commercial aircraft have been built at the site, representing a significant portion of the worldwide fleet currently in service.

Across Washington State, Boeing employs over 66,000 workers, making aerospace one of the most important economic sectors in the region.



Employment Overview

3205 NE 4th St, Renton, Washington, 98056

Ring: 5 mile radius



INCOME

\$61,649
Per Capita Income

\$117,768
Median Household Income

\$366,690
Median Net Worth

EDUCATION

7.6%
No High School Diploma

15.4%
High School Diploma

25.7%
Some College/Associate's Degree

48.5%
Bachelor's/Grad/Prof Degree

BUSINESS

6,731
Total Businesses

99,496
Total Employees

KEY FACTS

236,688
Population

39.7
Median Age

87,819
Households

\$99,145
Median Disposable Income

COMMUTERS

18.2%
Spend 7+ hours commuting to and from work per week

62.1%
Drive Alone to Work

EMPLOYMENT

66.8%
White Collar

17.2%
Blue Collar

15.9%
Services

4.4%
Unemployment Rate



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-MRI-Simmons (2025), ACS (2019-2023).

CLASSIC COLLISION RENTON

14 Year Corporate Net-Lease Investment with 2.5% Annual Rent Increases



COMMERCIAL INVESTMENT PROPERTY
BROKERAGE & CONSULTING

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