

# KING STREET PORTFOLIO – TROPHY PROPERTIES

153 King, 263 King, 279 King  
Charleston, SC 29401



## Our Team

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## Confidentiality and Restricted Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for 153 King St, 263 King St and 279 King St in Charleston, SC 29401.

This Offering Memorandum has been prepared by Charleston Commercial (“Broker”) and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.





Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third-party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.

# EXECUTIVE SUMMARY

<b>ADDRESS</b>	153 King Street 263 King Street 279 King Street
Offer Price*	\$20,175,000
Net Operating Income	\$927,232
Cap Rate	Inquire
Occupancy	100%
Properties	3
Tenants	5
Unit Mix	Retail: 3 units
	Office: 2 units (263 King)
Gross Leasable Area	17,140 SF
Assumable Debt	Yes - Inquire
Available Individually	Inquire
153 King Street TMS	457-08-04-188
263 King Street TMS	457-08-01-049
279 King Street TMS	457-04-04-110



			
King Street Charleston, SC	Trophy Assets	+/- \$927K Year 1 NOI	NNN Lease Structure

# INVESTMENT OVERVIEW



Charleston Commercial, on behalf of ownership, is pleased to exclusively offer the King Street Retail portfolio to qualified Buyers. The offering includes three separate properties / parcels, referred to as 153 King Street, 263 King Street, and 279 King Street. The properties sit within the heart of the retail corridor of King Street, one of the most desirable urban corridors in the Southeast. The offering boasts high credit retail tenants including [Lululemon](#), [Buck Mason](#), and [Lake Weekend](#).

All of the retail tenants feature triple net leases with annual increases. 153 King Street and 279 King Street are STNL offerings. 263 King Street features ground floor retail and includes two office tenants, which are also on long term leases.

All tenants have either recently signed new leases or exercised lease extensions providing investors with substantial base term.

Located along the heart of King Street, amongst luxury retail, hotels, and world class restaurants, the portfolio features credit retailers co-existing in one-of-a-kind historic properties. This highly sought after corridor creates high barriers to entry, and near impossible to replicate.



## LAKE

Founded in Savannah, Georgia, in 2014, by longtime friends Cassandra Cannon and Anne Read Lattimore that wanted to fill a void; classic pajamas that were both stylish and comfortable. LAKE believes that the most comfortable part of your day should be celebrated, which are made with 100% Peruvian Pima Cotton.

LAKE has broadened its footprint from e-commerce to brick-and-mortar by opening stores in Atlanta and Charleston. LAKE's continued evolution garners regular coverage from esteemed publications like Forbes, Town & Country, Vogue, and The Wall Street Journal.

Now, LAKE offers pajamas for women, men, and children with collections in premium fabrics that extend to casual wear beyond the bed.

<https://lakepajamas.com/pages/about>

[153 Virtual Tour](#)

## BUCK MASON

Founded in 2013 in Venice, California, by Sasha Koehn and Erik Allen Ford, Buck Mason started out of a 350-square-foot garage with locally-made jeans and tees and a simple goal to make clothing that will stand the test of time. Today, Buck Mason has 27 brick and mortar retail locations in the US, along with a heavy e-commerce presence.

Buck Mason produces t-shirts, denim jeans, chino pants and button-ups along with a handful of branded menswear products with a commitment to quality craftsmanship, combining old-school manufacturing techniques with modern technology. The brand received initial nationwide publicity via GQ when the magazine photographed NFL player Tom Brady wearing a Buck Mason tee for its 2016 Man of the Year feature.

<https://www.buckmason.com/pages/our-story>

## Lululemon

Lululemon is a Canadian multinational athletic apparel retailer that was founded in 1998 by Chip Wilson in Vancouver, that specializes in athletic wear, lifestyle apparel, accessories, yoga wear and personal care products. Today the company has over 670 stores world-wide with over 34k employees and was ranked 24th best places to work by Glassdoor in the US in 2023.

Lululemon boasts a (TTM) revenue of \$8.84B and gross profit of \$4.49B. The company's initial public offering was in July 2007, raising \$327.6M by selling 18.2 million shares. Current Market cap is approximately \$50B.

In 2013, the company made its third consecutive appearance on Fortune's Fastest-Growing Companies list.

<https://corporate.lululemon.com/about-us>

[279 Virtual Tour](#)

## EAST || WEST

### GEM COMPANY

East West Gem Co. was born from the idea of making meticulously custom and beautiful rings attainable through moissanite, which is a naturally occurring mineral called silicon carbide.

In an industry surprisingly dominated by men, East West is the place where the normally excluded become the top 1%.

Utilizing our expertise and first hand knowledge as women, our pieces are both beautifully designed and functional. In a world of mass production, we go further to the individual level for every client.

Today, East West Gem Co has four locations in Charleston, New York City, Miami, and Irvine, CA. With a production team rooted in Southern California, our skilled artisans hand make every piece right in Orange Country.

<https://eastwestgemco.com/about>

[263 Virtual Tour  
\(2nd & 3rd\)](#)

## CHUCKTOWN NUTRITION

ChuckTown Nutrition is a health & wellness retailer that specializes in healthy meal replacement protein shakes and herbal energy vitamin teas using Herbalife products.

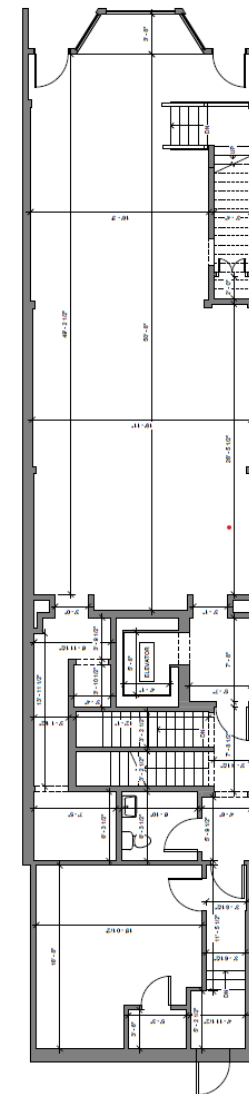
The family run business has successful locations in North Carolina (known as Elevate Nutrition) and plan to open ChuckTown Nutrition in early 2024.

# 153 KING ST

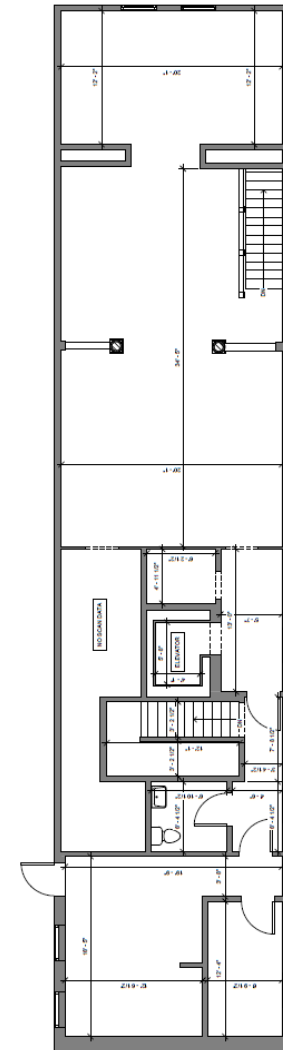
Lake Weekend Wear – Photos & Floor Plan



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



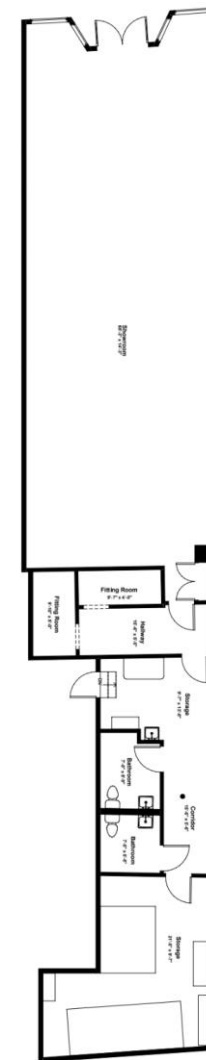
  
[153 Virtual Tour](#)

# 263 KING ST

Buck Mason, East West Gem, ChuckTown Nutrition



Buck Mason Store in DC & Atlanta  
(for illustrative purposes only)



Former Scotch & Soda store  
Buck Mason renovating Fall 2023,  
opening Winter 2024



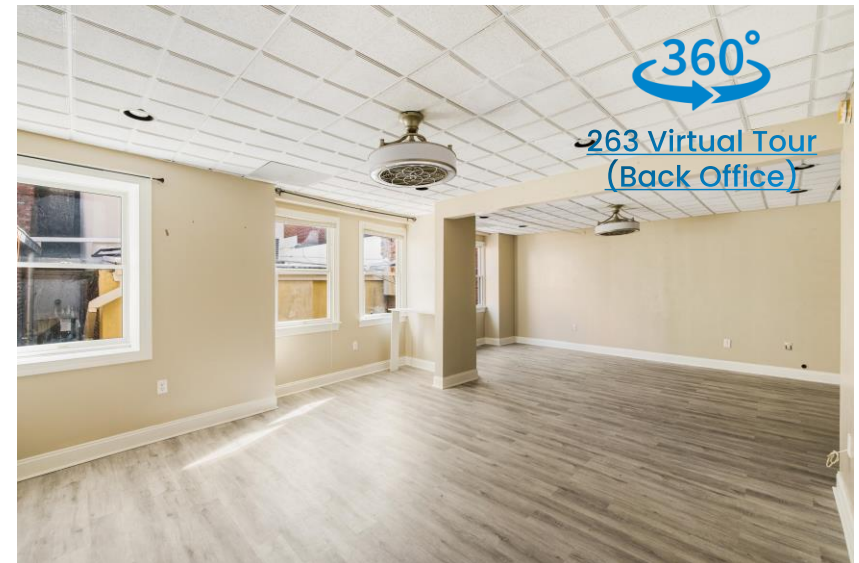
# 263 KING ST *cont.*

Buck Mason, East West Gem, ChuckTown Nutrition

**East West Gem Co.**  
2nd & 3rd floor office / showroom

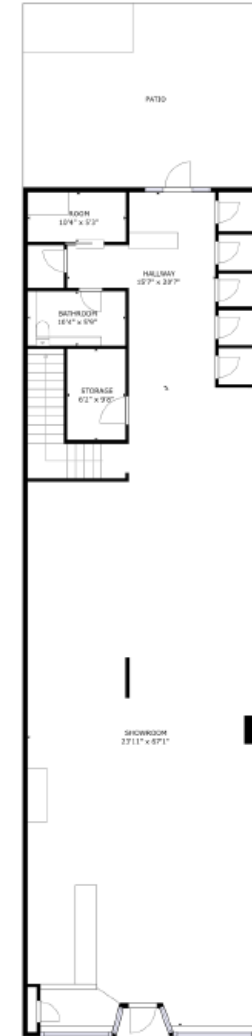


**ChuckTown Nutrition**  
Back two story office/ retail building

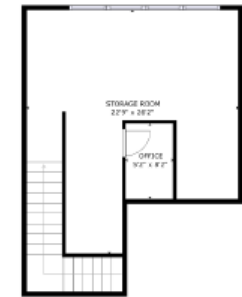


# 279 KING ST

Lululemon



FLOOR 1



FLOOR 2

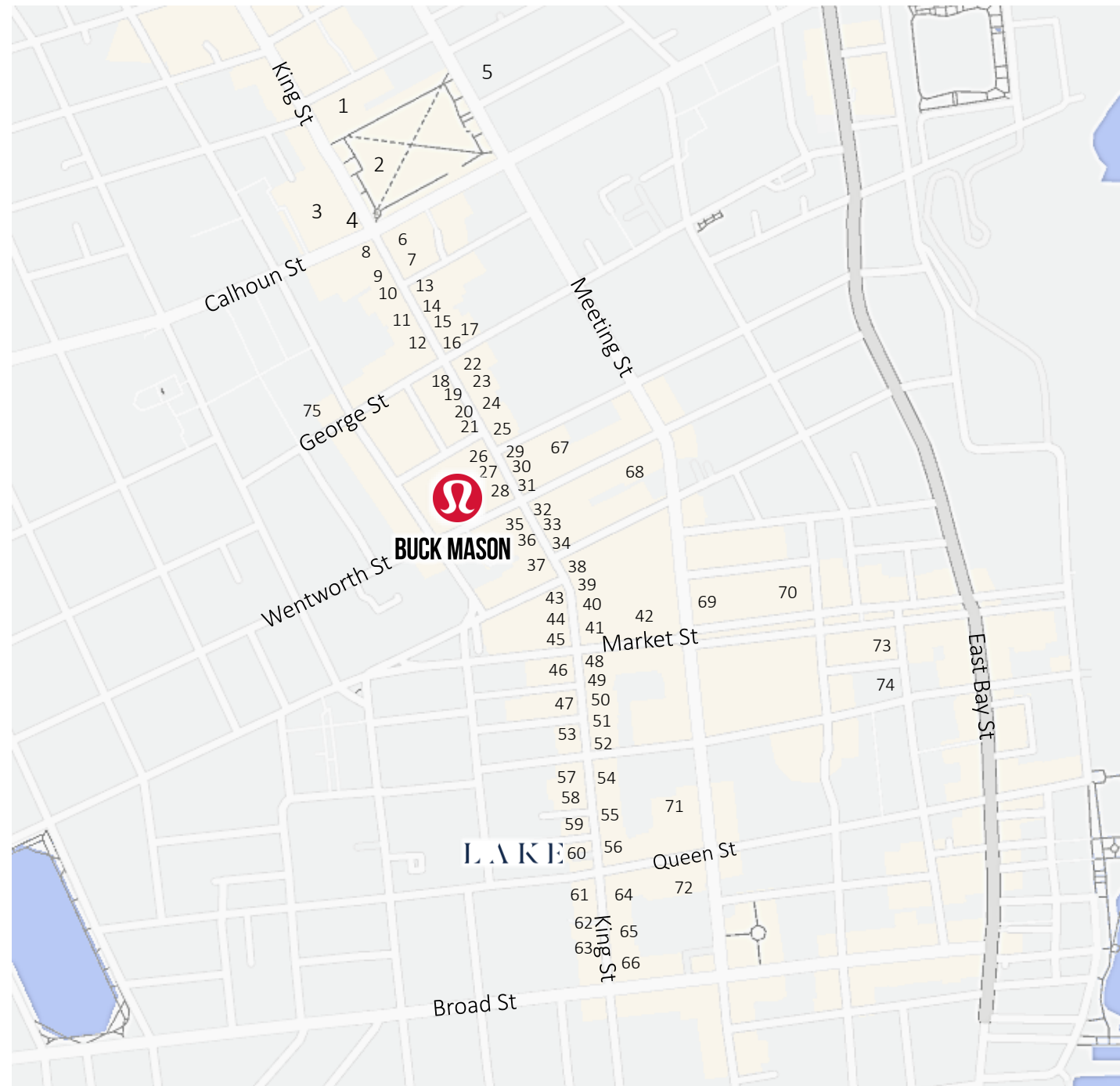
**360°**  
[279 Virtual Tour](#)

# TRADE MAP

The Center of it All

## RETAILERS & LANDMARKS

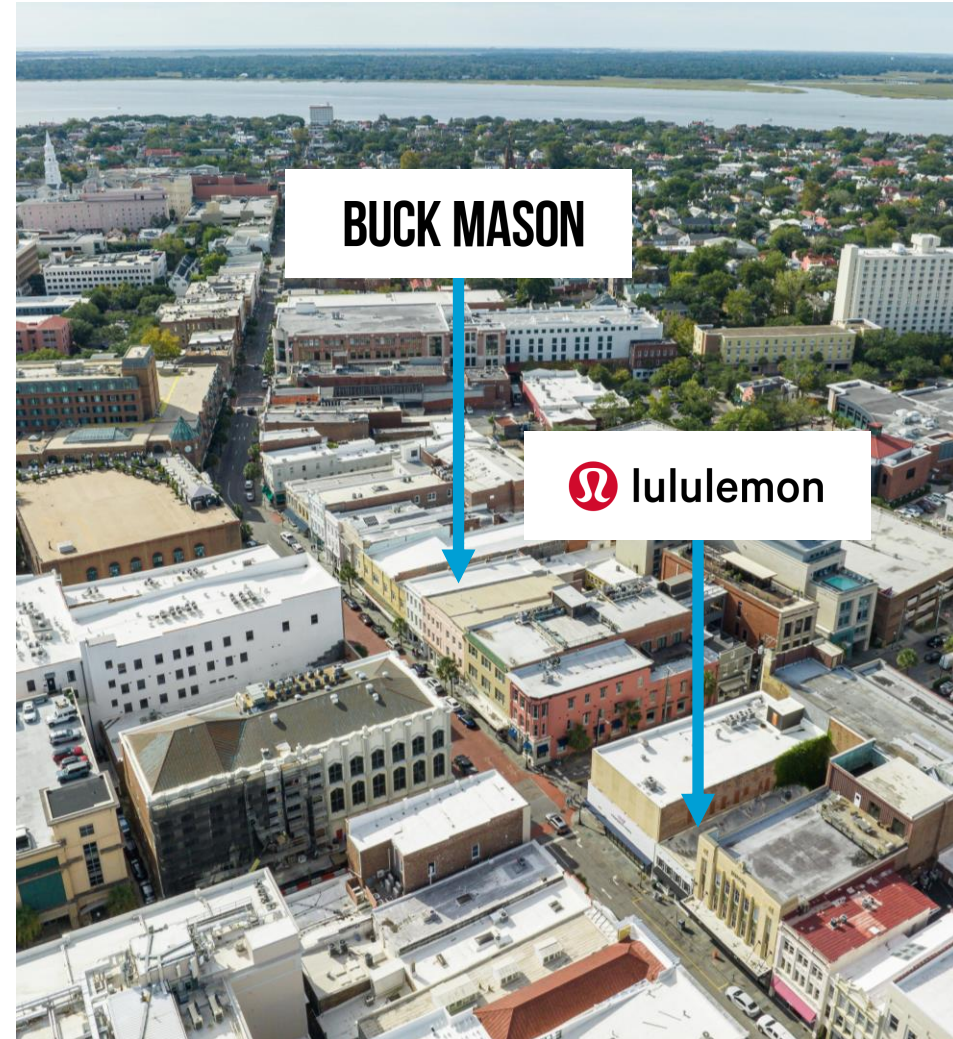
1 Hotel Bennett	26 SEPHORA	51 Shirtini
2 Marion Square	27 H&M	52 Under The Almond Trees
3 Francis Marion Hotel	28 <b>Lululemon</b>	53 167 Raw
4 Starbucks	29 Marine Layer	54 RTW
5 Dewberry Hotel	30 UNTUCKit	55 Madison-Mathews
6 Walgreens	31 Madewell	56 Billy Reid
7 Chipotle	32 Kendra Scott	57 Clorinda Anrinoei
8 Refuel Market	33 Anthropologie	58 The Impeccable Pig
9 Urban Outfitters	34 Golden Goose	59 Charleston Shoe Co
10 Williams-Sonoma	35 Aerie	60 <b>Lake Weekend</b>
11 Kenny Flowers	36 <b>Buck Mason</b>	61 Yves Delorme
12 Chubbies	37 Faherty	62 Lovely Bride
13 YETI	38 Gucci	63 Grit & Grace
14 Freebird	39 Kate Spade	64 Queen St Garage
15 Clayton & Crume	40 Louis Vuitton	65 Millers All Day
16 Veronica Beard	41 Tommy Bahama	66 Berlin's
17 The Pinch Hotel	42 Charleston Place Hotel	67 The Renaissance Hotel
18 Pottery Barn	43 Rangoni	68 Grand Bohemian Hotel
19 Vans	44 Spartina 449	69 Planters Inn
20 Apple	45 The Riviera Theater	70 Hotel Emeline
21 Quicksilver	46 Target	71 Future Four Seasons
22 Brandy Melville	47 Brooks Brothers	72 Mills House
23 Hampden	48 LoveShack Fancy	73 The Spectator
24 Bar Taco	49 J.McLaughlin	74 The Loutrel
25 M Dumas & Sons	50 Kings Courtyard Inn	75 College of Charleston



# AERIAL VIEW



Looking North down King



Looking South down King

# ACCOLADES

Charleston, SC - King St



Located along the epicenter of the “No. 1 City in the U.S.”, the Portfolio’s central location is in walking distance of everything downtown, including shopping, restaurants, hotels, schools, attractions, parks and employers.

King Street is home to over 200 businesses along a 2-mile stretch. Additionally, the property is situated a few blocks from Marion Square, a beautiful 10-acre park that plays host to frequent events. Tens of thousands of visitors are regularly drawn by these events which include, Charleston Farmer’s Market, Piccolo Spoleto Arts Festival, Charleston Wine & Food Festival, Charleston Fashion Week, Southeastern Wildlife Festival, Cooper River Bridge Run, and Second Sunday, among others.

## “No. 1 City in the U.S.”

Travel and Leisure - July, 2023  
11<sup>th</sup> consecutive year

## “#1 Small City in the U.S.”

Conde Nast Traveler - October, 2022  
10<sup>th</sup> consecutive year

## “#1 U.S. City for Economic Opportunity”

Yelp - February, 2018

## “Top 10 Best Shopping Streets in the USA”

Attractions of America - December, 2017



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