

FOR  
SALE



## DCL NORTH BEND WAY

301 W. North Bend Way | North Bend, WA 98045

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**V P G**  
VISTA PACIFIC GROUP  
LEASING AND ACQUISITIONS



# MIXED USE FOR SALE

## INVESTMENT OPPORTUNITY

Offering Price: Inquire

Size: 13,278 SF

### PROPERTY DETAILS:

- Parcel #: 857190-0195
- 13 Commercial Units
- 5 Residential Units
- Land Area: 0.23 Acres (10,019 SF)
- Year Built: 1930
- Year Renovated: 1999, 2021
- 100% Occupancy
- NOI: \$301,017



# HIGHLIGHTS

## NORTH BEND:

- Population has surged 20% since 2020
- \$175K Median household income
- Less than 30 minutes from Amazon, Microsoft & Costco
- Rare Mixed-Use opportunity with high barriers to entry
- Gateway to the Cascades

## BUILDING:

- Completely renovated, with local Landmark appeal
- Historically 100% Leased
- High-End interior finishes
- Benefit from neighboring Redevelopment
- Unobstructed views of Mount Si
- Maximum foot traffic being located on North Bend's main drag



# 301 W North Bend Way

## Financial Analysis

OPERATING INCOME	AS IS (May 1, 2026)
Rent	\$333,825
Annual Reimbursements	\$79,404
<b>Total:</b>	<b>\$413,229</b>

  

OPERATING EXPENSES	
Property Management (4%)	\$13,353
Lot & Signage Maintenance	\$1,500
Repair & Maintenance	\$14,500
Property Insurance	\$6,218
Property Taxes	\$25,179
Utilities Electric/Gas	\$18,000
Garbage Removal	\$5,000
Water/Sewer	\$13,000
Elevator Contract	\$3,501
Fire Alarm Contract	\$416
Janitorial Contract	\$7,310
HVAC Contract	\$3,271
Supplies	\$964
<b>Total:</b>	<b>\$112,212</b>

  

NET OPERATING INCOME	\$301,017
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# 301 W North Bend Way

## Floor Plans: Floor 1



Floor Summary	SQ. FT.
Total Rentable Area	8,570
Total Occupant Area	6,901
Load Factor	1,2419
Floor Service Area	1,421
Building Service Area	291
Total Vertical	197

Suite #	Occupant Area	Rentable Area
Suite 100A	644	800
Suite 100B	341	423
Suite 100C	446	554
Suite 103	486	604
Storage 103	107	133
Suite 104	475	590
Storage 104	58	72
Suite 105	862	1,071
Suite 106	482	599
Suite 107	582	723
Suite 108	603	749
Suite 109	603	749
Suite 110	588	730
Suite 111	597	741
Storage A	27	34

North Bend Way



# 301 W North Bend Way

## Floor Plans: Floor 2

