CONFIDENTIAL OFFERING MEMORANDUM

Granite Ridge Commercial

MULTI-FACETED INVESTMENT OPPORTUNITY WITH 100% LEASED RETAIL CENTER & ADJACENT DEVELOPMENT SITE WITH VERSATILE ZONING

20401 Mountain Hwy E, Spanaway, Washington

Northmarq

Northmarq

OFFERED EXCLUSIVELY BY

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CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

SECTION ONE

Executive Overview

Investment Overview

Granite Ridge Commercial presents a compelling opportunity to acquire a fully leased, 4,465 SF neighborhood retail asset plus 64,401 SF of land parcels situated on a 2.11-acre site at 20401 Mountain Hwy E in Spanaway, Washington. The property offers a dual-value proposition: immediate, stable cash flow from a national tenant base and long-term upside through significant land capacity in a high-growth residential corridor.

Quick Deal Stats	
Total Price:	**$3,390,000**
Cap Rate on Retail:	6.40%
NOI:	$180,791
Building Size:	4,465 SF
Occupancy:	100%
Tenant Mix:	Starbucks, AT&T, Super Vape'z & Smoke
Total Land Area:	2.11 Acres
Development Parcels:	64,401 SF


POPULATION
107,959
5-Mile Radius
SPANAWAY
$98,251
Median HH Income
Walmart
Supercenter
SUBJECT PROPERTY
1
5
6
7
204th St E (4,923 VPD)
Mountain Hwy E (27,158 VPD)
Jack in the box
NAP
Arby's
NAP
TACO BELL
NAP

Investment Highlights

FULLY LEASED NNN INCOME

The 4,465 SF asset is 100% occupied by three tenants on NNN lease structures, generating $180,791 of in-place NOI. The structure minimizes landlord responsibility while providing a stable, predictable yield.

NATIONAL-BRAND CREDIT ANCHORS

Starbucks and AT&T occupy approximately 77% of the rent roll, grounding the property in institutional-grade credit and daily-use traffic. This tenant lineup ensures long-term tenant stability and demand resilience.

LONG-DATED LEASE PROFILE

With a weighted average remaining lease term of approximately 5.5 years and Starbucks' commitment through February 2035, the asset effectively mitigates near-term rollover risk and provides reliable cash flow visibility.

Investment Highlights

EMBEDDED INCOME GROWTH

The rent roll is structured for growth, with AT&T and Super Vape'z & Smoke featuring contractual 3.0% and 4.0% annual rent escalations. This provides an internal hedge against inflation without relying on market leasing assumptions.

STRATEGIC DEVELOPMENT & COVERED-LAND OPTIONALITY

The building sits on a significant 2.11-acre site featuring 64,401 SF of developable land. This unique "covered land" positioning allows investors to collect stable retail income today while holding a rare, prime development parcel perfectly suited to address the escalating residential demand in the South Sound corridor.

MARKET-ANCHORED STABILITY

The property is bolstered by the resilient Spanaway submarket, characterized by a median household income of $98,251. This strong consumer base supports consistent performance for both existing retail tenants and potential future residential occupants.

SECTION TWO

Property Summary

Property Overview

Property Name	Granite Ridge Commercial
Property Street Address	20401 Mountain Hwy E, Spanaway, WA 98387
Parcel Numbers	500438-001-0; 500493-005-0; 500493-006-0; 500493-007-0
Year Built / Renovated	2014
Gross Building SF	4,465 SF total rentable area
Land Area	91,979 SF (2.11 Acres)
Zoning	TCtr (Towne Center)
Building Occupancy	100%
Lease Type	NNN
Total Parking Stalls	52
Notable Lease Dates	Starbucks 2/28/35; Super Vape'z & Smoke 4/30/28; AT&T 12/31/29

Tenant Overview

STARBUCKS

CORPORATE | PUBLIC

OCCUPIED SF: 2,056 SF (46% of RBA)
LEASE EXPIRATION: February 28, 2035

Representative Photo

Starbucks is the largest tenant at Granite Ridge Commercial, occupying 2,056 SF, or 46.0% of the property's GLA. The brand is one of the strongest daily-needs traffic drivers in retail, supporting consistent customer visits and reinforcing the center's convenience-oriented tenant mix. With a lease expiration of February 28, 2035, Starbucks provides long-term income visibility and serves as the property's clear anchor tenant.

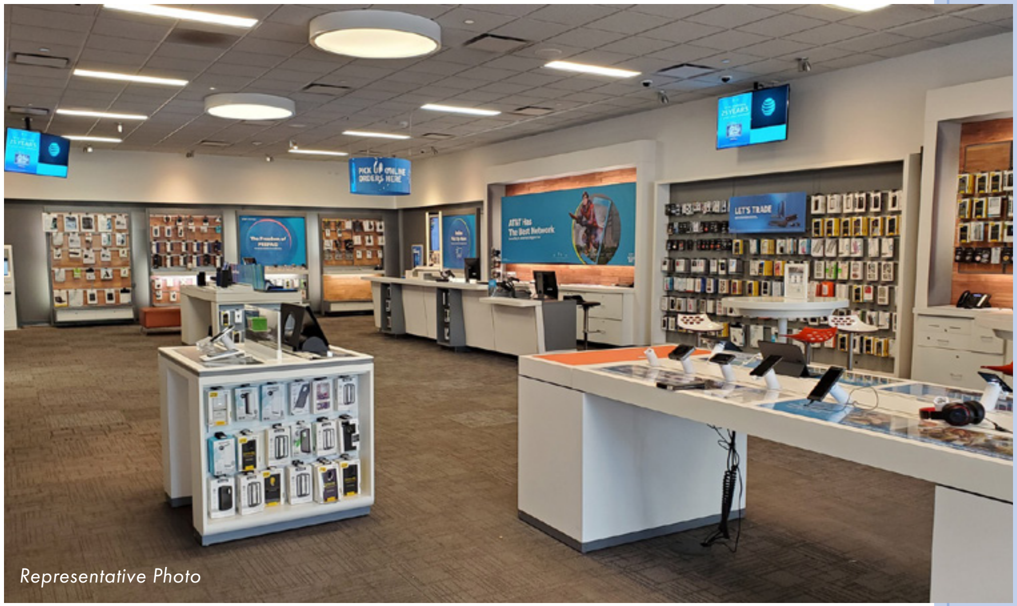
1971	Seattle, WA	$37.2B	400,000+	SBUX
Year Founded	Headquarters	Estimated Revenue (FY2025)	Employee Count	Stock Ticker/Credit

Tenant Overview

AT&T

CORPORATE | PUBLIC

OCCUPIED SF: 1,395 SF (31.2% of RBA)
LEASE EXPIRATION: December 31, 2029



Representative Photo

AT&T occupies 1,395 SF, or 31.2% of GLA, giving the center a nationally recognized service tenant with strong brand familiarity. The company's long operating history and scale support tenant resilience, while the lease expiration of December 31, 2029 helps extend stabilized cash flow in the near term. As a telecom and wireless service provider, AT&T also broadens the center's use mix beyond pure convenience retail.

1876	**Dallas, TX**	**$123.4B**	**~140,990**	**T**
Year Founded	Headquarters	Estimated Revenue (FY2025)	Employee Count	Stock Ticker/Credit

SECTION THREE

Financial Summary

Rent Roll

AS OF **SEPTEMBER 2026**

Tenant Name	Square Feet	Lease Comm.	Lease Exp.	Annual Rent/SF	Total Rent/Mo.	Total Rent/Yr.	Pro Forma Rent/Yr	Rent Increase	Lease Type
AT&T	1,395	4/23/14	12/31/29	$42.57	$4,948	$59,382	$62,386	3.00%	NNN
Super Vape'z & Smoke	1,014	5/1/23	4/30/28	$33.18	$2,804	$33,648	$34,994	4.00%	NNN
Starbucks	2,056	10/1/13	2/28/35	$44.75	$7,667	$92,000	$92,000	-	NNN
Total	**4,465**			**$41.44**	**$15,419**	**$185,030**	**$189,380**		

Operating Statement

FOR THE PERIOD 9/1/2026 - 8/31/2027

Income	Year 1		Per SF	Year 2		Per SF
Scheduled Base Rental Income	$186,666		$41.81	$189,380		$42.41
CAM	$22,994		$5.15	$23,685		$5.30
Insurance	$11,432		$2.56	$11,775		$2.64
Real Estate Taxes	$15,860		$3.55	$16,336		$3.66
Management Fees	$5,600		$1.25	$5,681		$1.27
Total Reimbursement Income	$55,886	98.0%	$12.52	$57,477	98.0%	$12.87
Potential Gross Revenue	$242,552		$54.32	$246,857		$55.29
General Vacancy	($4,851)	2.0%	($1.09)	($4,937)	2.0%	($1.11)
Effective Gross Revenue	**$237,701**		**$53.24**	**$241,920**		**$54.18**

Operating Expenses	Year 1		Per SF	Year 2		Per SF
CAM	$22,995		$5.15	$23,685		$5.30
Insurance	$11,432		$2.56	$11,775		$2.64
Real Estate Taxes	$15,860		$3.55	$16,336		$3.66
Management Fee	$5,600	3.0%	$1.25	$5,681	3.0%	$1.27
Other Expenses - Non Reimbursable	$1,150		$0.26	$1,184		$0.27
Total Expenses	$57,036		$12.77	$58,660		$13.14
Expenses as % of EGR	24.0%			24.2%		
Net Operating Income	**$180,665**		**$40.46**	**$183,260**		**$41.04**

Pricing Details
(MUST BE PURCHASED TOGETHER)

Price Breakdown	**Retail**	**Land**	**Total**
Price	**$2,825,000**	**$565,000**	**$3,390,000**
Year 1 Cap Rate	6.40%	-	
Rentable Building Area	4,465	-	
Land Area	29,578	64,401	93,979
Price Per SF	$632.70	$8.77	$36.07
Suites	3	-	
Occupancy	100%	-	
WALT	5.75	-	

Loan Quote*	**Option 1**	**Option 2**
Guaranty Type	Full Recourse	Full Recourse
Loan Amount	$1,875,000 (Max 75% LTV)	$1,950,000 (Max 75% LTV)
Interest Rate	5.95%	6.25%
Loan Term	5 Years	5 Years
Amortization	25 Years	30 Years
Prepayment Penalty	Step Down (No PPP if sold)	Step Down

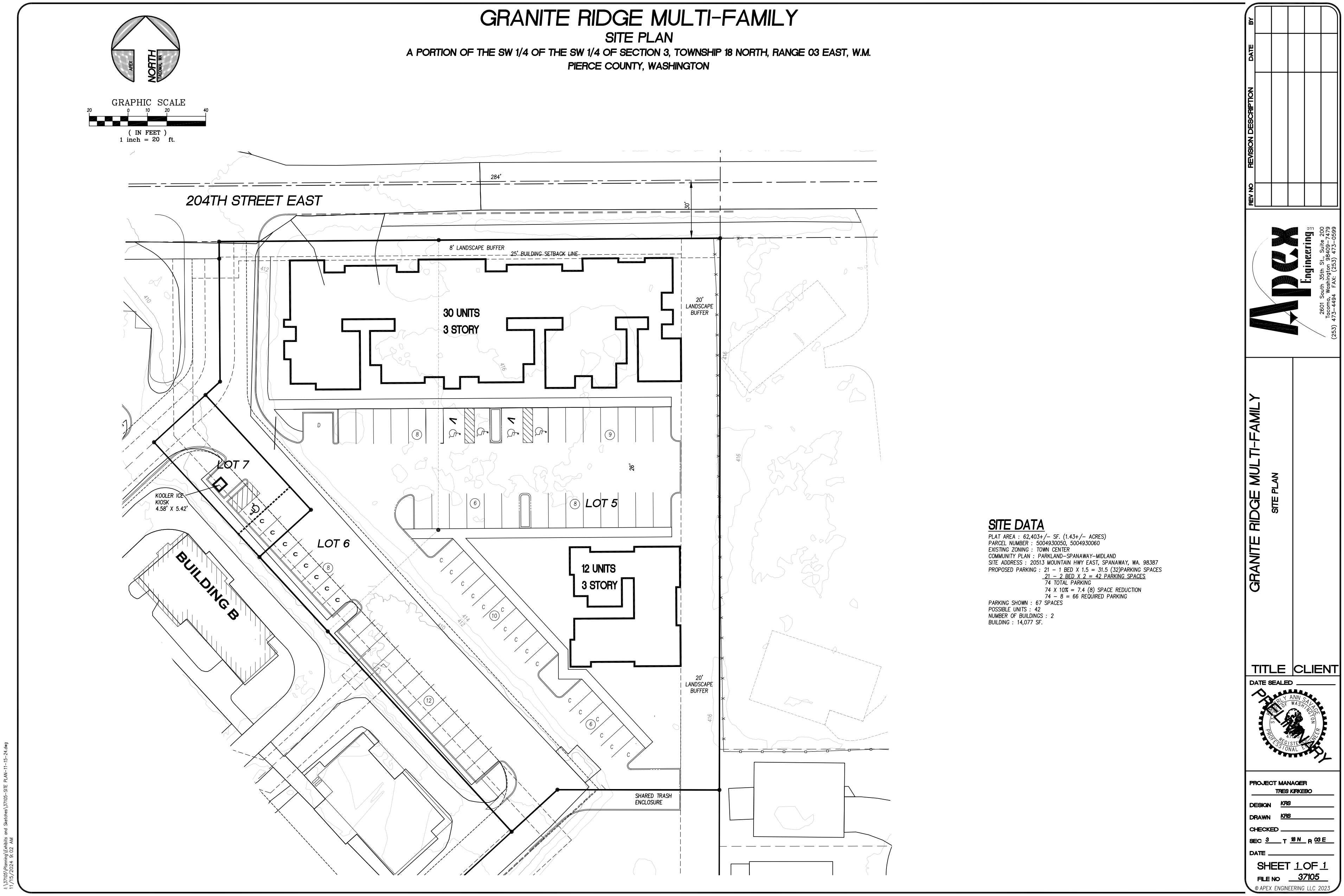
*JACOB WILSON
CRUX COMMERCIAL PARTNERS

SECTION FOUR

Development Overview

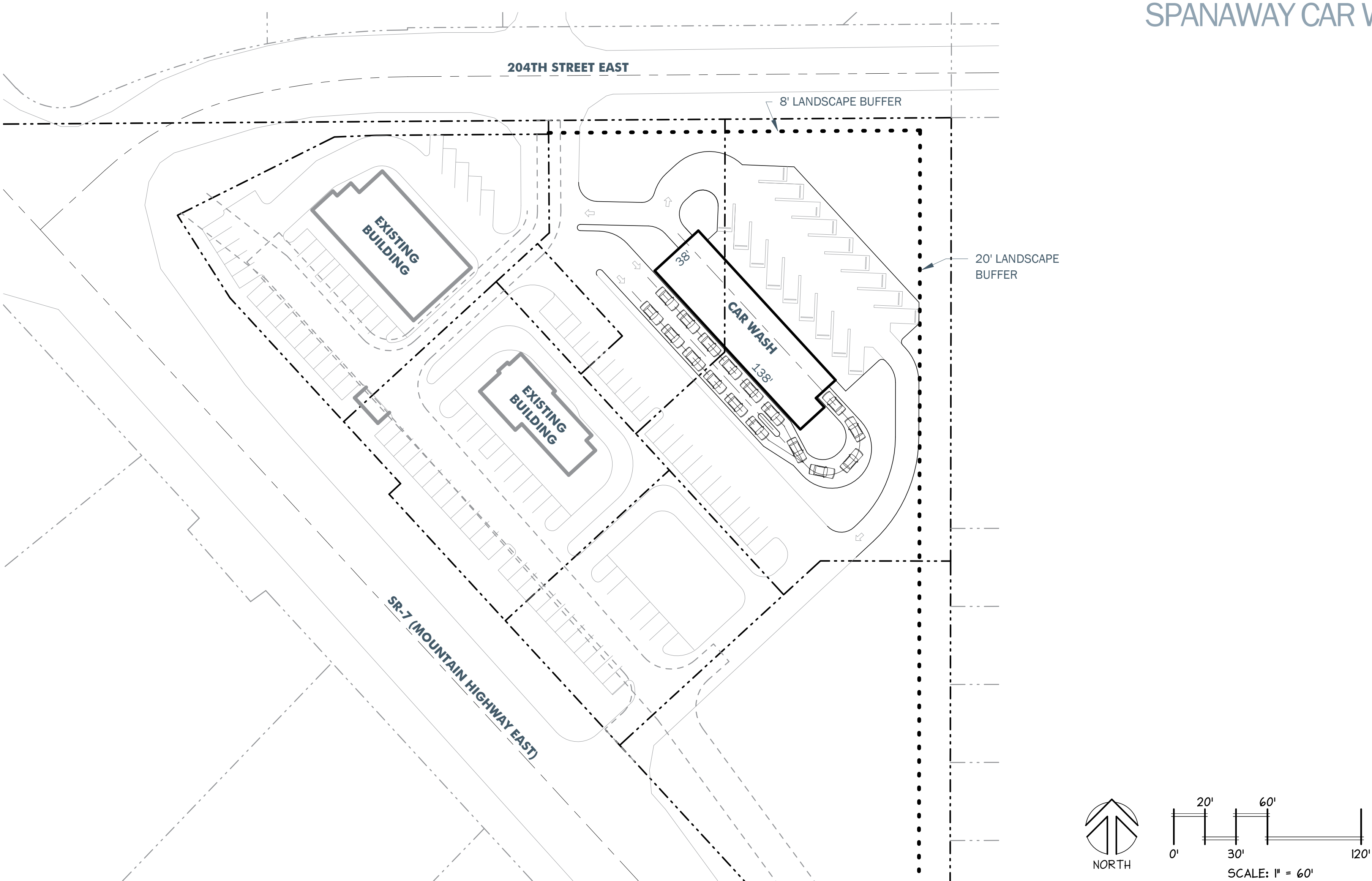
Option A - 42 Unit Multifamily

(OTHER DESIGNS AVAILABLE)



Option B - Car Wash Retail

SPANAWAY CAR WASH



SITE PLAN 2017-01

HELIX DESIGN GROUP, INC.

Option C- Your Choice

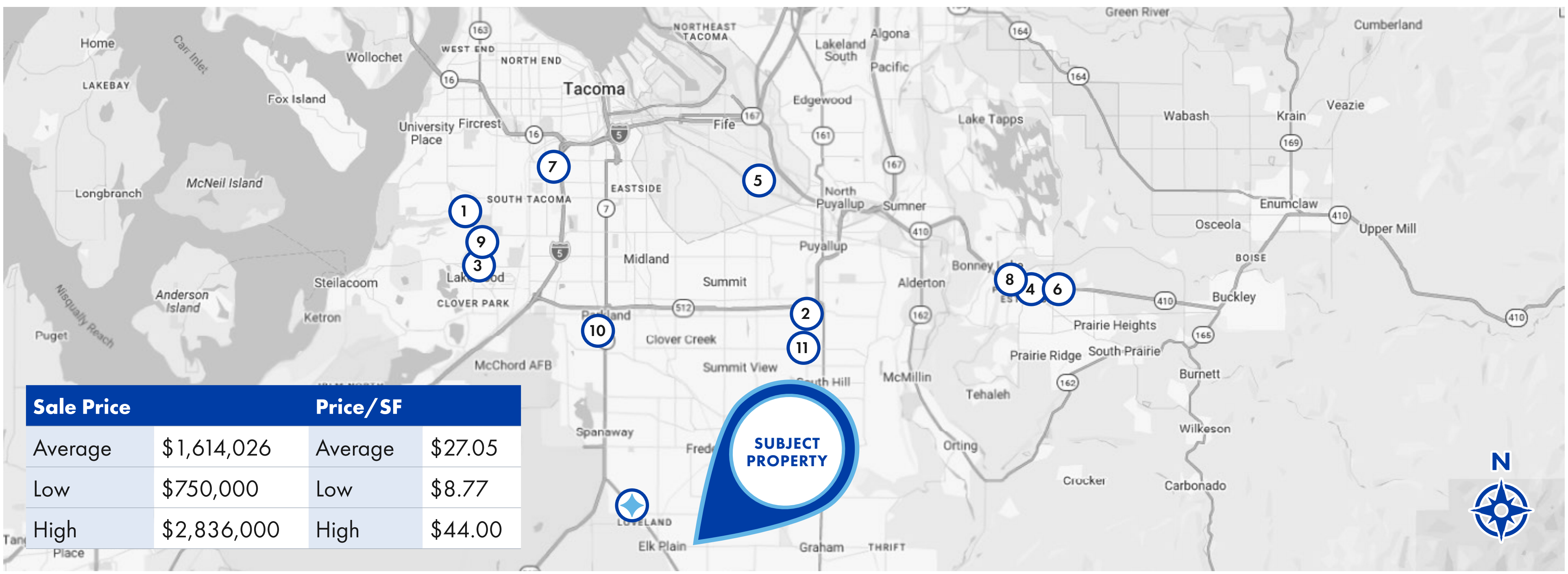
View Table Website

Use Categories and Use Types	COMPACT URBAN Urban Zone Classifications (Table 18A.16.010)
Residential Use Category	**Towne Center (TCTR)**
Multi-Family Housing	P
Residential Care Facilities	P
Senior Housing	P
Civic Use Category	**Towne Center (TCTR)**
Administrative Government Services	P
Community and Cultural Services	P1-5,7,8
Day-Care Centers	P
Education	P1-3;A4,5
Health Services	P1,2
Postal Services	P1
Public Park Facilities	P1,2,4
Public Safety Services	P1
Religious Assembly	P1,2
Transportation	P1,2
Utilities Use Category	**Towne Center (TCTR)**
Electrical Facilities	P
Natural Gas Facilities	P1,2,5;C3
Pipelines	P
Sewage Collection Facilities	P
Sewage Treatment Facilities	C
Surface Water Management Activities	P
Telecommunication Towers or Wireless Facilities	P1;C2
Utility or Public Maintenance Facilities	P1;C2
Waste Transfer Facilities	P1;C2
Water Supply Facilities	P1;A2;C3

Use Categories and Use Types	Towne Center (TCTR)
Essential Public Facilities Use Category (Reserved)	**Towne Center (TCTR)**
Office/Business Use Category	**Towne Center (TCTR)**
Administrative and Professional Offices	P
Commercial Use Category	**Towne Center (TCTR)**
Amusement and Recreation	P1-4
Building Materials and Garden Supplies	P1-4
Business Services	P1
Commercial Centers	P
Eating and Drinking Establishments	P
Lodging	P2
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service	P1
Rental and Repair Services	P1
Sales of Merchandise and Services	P1-3;C4,5
Wholesale Trade	P1
Industrial Use Category	**Towne Center (TCTR)**
Food and Related Products	P1

Land Comparables

#	Property Address	City, State	Date Sold	Land SF	Land (AC)	Sale Price	Price/SF	Zoning Type
✦	Granite Ridge	Spanaway, WA		64,401	1.48	$565,000	$8.77	Commercial & Residential
1	6304 67th Ave West	University Place, WA	8/8/2025	52,272	1.20	$2,300,000	$44.00	Commercial
2	821 39th Ave SW	Puyallup, WA	12/1/2025	63,162	1.45	$2,575,000	$40.77	Commercial
3	Bridgeport Way Southwest	Tacoma, WA	7/25/2025	40,946	0.94	$1,400,000	$34.19	Commercial
4	9801 204th Ave East	Bonney Lake, WA	11/24/2024	55,757	1.28	$1,850,000	$33.18	Commercial
5	4621 70th Ave East	Fife, WA	5/29/2025	91,476	2.10	$2,836,000	$31.00	Commercial
6	9902 205th Ave East	Bonney Lake, WA	10/17/2024	40,337	0.93	$1,162,815	$28.83	Commercial
7	2505 S 41st Street	Tacoma, WA	6/3/2026	31,799	0.73	$750,000	$23.59	Commercial
8	19402 Washington 410	Bonney Lake, WA	10/2/2025	87,556	2.01	$2,000,000	$22.84	Commercial
9	59th Ave West	Lakewood, WA	5/8/2026	43,996	1.01	$1,000,000	$22.73	Commercial
10	601 121st St South	Tacoma, WA	7/11/2025	87,120	2.00	$1,622,000	$18.62	Residential
11	9209 128th St East	Puyallup	12/2/2025	81,500	1.87	$1,307,500	$16.04	Residential



Sale Price		Price/SF	
Average	$1,614,026	Average	$27.05
Low	$750,000	Low	$8.77
High	$2,836,000	High	$44.00

Local Demographics

In a 5-Mile Radius

Population

2026 Total Population	107,959
2031 Projected Population	111,122

Age

15 - 24	12.3%
25 - 34	14.6%
35 - 44	15.4%
45 - 54	11.8%
55 - 64	11.1%
65 - 74	9.0%
75+	5.6%

Households

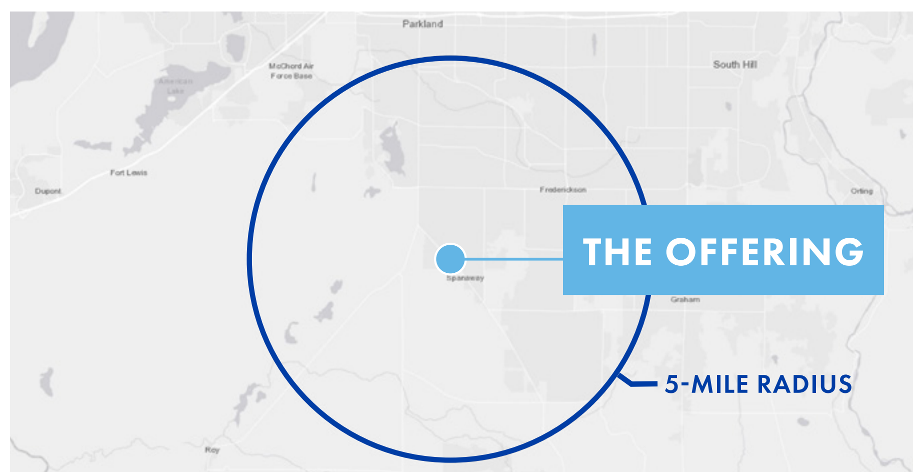
2026 Estimate	36,544
2031 Projected	37,671

Income By Household

$200,000+	15.2%
$150K-$200K	14.4%
$100K-$150K	23.9%
$75K-$100K	14.5%
$50K-$75K	12.8%
$35K-$50K	7.6%

$126,058
AVERAGE HOUSEHOLD INCOME

$105,960
MEDIAN HOUSEHOLD INCOME



SECTION FIVE

Market Overview

Market Stats

Spanaway's Mountain Hwy E corridor functions as the trade area's retail spine, supporting commuter visibility, daily-needs traffic, and stable demand for small-format retail. The subject property's 4,465 SF fully leased NNN rent roll, anchored by Starbucks and supported by AT&T and Super Vape'z & Smoke, offers investors durable in-place income. At the submarket level, the Spanaway Retail Submarket remains fundamentally tight, with 7.1 million SF of inventory, no space under construction, 2.7% vacancy, and 3.7% average annual rent growth over the last 10 years, reinforcing the subject's positioning within a supply-constrained corridor.

Pierce/King retail vacancy was 4.1% in Q1 2026, with 12-month net absorption at -638,060 SF, while Spanaway's tighter 2.7% vacancy and lack of new construction suggest more limited competitive supply within the immediate trade area. Spanaway's population of 35,476 and median household income of $98,251 further support a durable local customer base and everyday retail spending patterns that benefit necessity-oriented tenancy.

7.1M SF

IN INVENTORY

2.7%

VACANCY RATE

3.7%

ANNUAL RENT GROWTH (10-YR AVG)

Major Developments

Granite Ridge Commercial is positioned to benefit from continued residential growth along the Mountain Hwy E corridor, where new apartment and townhome projects are adding meaningful household density near the property and supporting daily-needs retail demand.

Gateway by Vintage

20002 Mountain Highway E, Spanaway, WA (adjacent to the subject along Mountain Hwy; approx. 0.1 miles)

Size / Scope: 216-unit apartment community.
Status: Recently completed / leasing.
Investor relevance: Adds immediate household density next to the property, directly supporting customer traffic and tenant demand for convenience-oriented retail.

Copper Way Apartments

19422 Mountain Hwy E, Spanaway, WA (approximately 1 mile north of the subject along Mountain Hwy E)

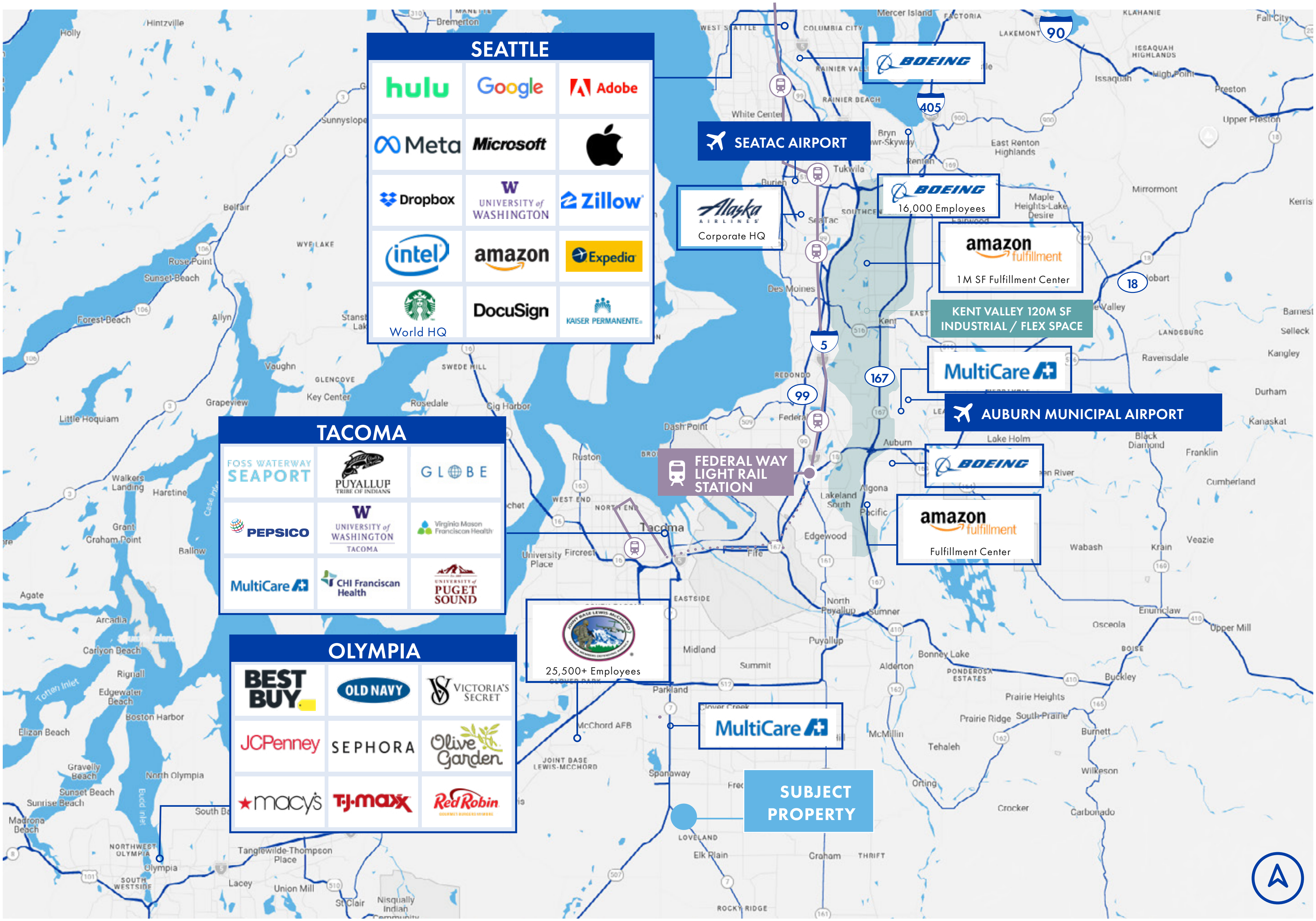
Size / Scope: Approximately 256 apartment units.
Status: Opened in summer 2024.
Investor relevance: Introduces a large block of new renters directly on the corridor, expanding the nearby customer base for neighborhood-serving retail and reinforcing Mountain Hwy E as a growing residential-commercial node.

Mountain Highway Townhomes

21813 Mountain Highway E, Spanaway, WA (approximately 1.7 miles south of the subject along Mountain Hwy E)

Size / Scope: 84 zero-lot-line residential lots on 5.72 acres in two phases.
Status: Proposed / in entitlement review, with environmental review materials issued by Pierce County.
Investor relevance: Expands for-sale housing inventory along the SR-7 corridor, adding future rooftops and reinforcing long-term consumer demand for convenience retail and services near the property.

Economic Drivers Elevating the Regional Landscape



Core MSA Overview:

The South Sound Residential Corridor

Spanaway and the broader South Pierce County submarket have evolved into a critical residential expansion zone within the Puget Sound region. As the Seattle-Tacoma metro area faces continued housing supply constraints, this corridor has become a primary relief valve, absorbing significant population growth from a diverse workforce. The Granite Ridge Commercial site is uniquely positioned at the nexus of this growth, offering both a stable, necessity-driven retail footprint and 64,401 SF of land primed for development to meet the surging demand for multi-family housing. The local Spanaway community commands a median household income of $98,251, establishing a strong, credit-worthy demographic that supports both current retail tenants and future residential occupants.

Regional Highlights

POPULATION GROWTH & HOUSING DEMAND

Pierce County's 921,000+ residents continue to fuel strong housing demand, creating an opportunity for residential development that capitalizes on the property's live-work location within an established retail corridor.

MILITARY & WORKFORCE STABILITY

Joint Base Lewis-McChord supports 25,500 regional jobs and generates over $12.1 billion in annual economic impact, providing stable demand for workforce housing and necessity-based retail.

ECONOMIC THROUGHPUT & CONSUMER BASE

A logistics-driven economy anchored by the Northwest Seaport Alliance supports a large blue-collar workforce, driving consistent retail traffic and a deep renter pool for future residential development.

MEDIAN HH INCOME
$98,251
High-Quality Renter/ Consumer Profile

TOTAL LAND SIZE
64,401 SF
Available for Development

REGIONAL JOBS (JBLM)
25,500+
Ensuring Stable, Long-Term Housing Demand

PIERCE COUNTY POPULATION
921,130
Residents Providing Deep Market Depth


STARBUCKS COFFEE
SUPER VAPE'Z
at&t
SUPER VAPE'Z

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