

Marcus & Millichap

BROWN RETAIL GROUP

SEATTLE | PORTLAND | BOISE

# KENNEWICK VILLAGE

*101 Vista Way, Kennewick, WA 99336*

**RARE VALUE-ADD SHOPPING CENTER FEATURING BELOW MARKET RENTS, SHORT TERM LEASES AND ATTRACTIVE SELLER FINANCING LOCATED DIRECTLY ON HWY 395 IN RAPIDLY GROWING TRI-CITIES MSA, WA**



**ATTRACTIVE SELLER  
FINANCING AVAILABLE!**

11.86% Cash-on-cash return achievable with seller financing at a 4.00% interest rate and 70% loan to value

ACTUAL PROPERTY PHOTO



# THE OFFERING

*101 - 135 Vista Way, Kennewick, WA 99336*  
*34 – 112, 118 – 132 Vista Way, Kennewick, WA 99336*  
*2630 W Bruneau Pl, Kennewick, WA 99336*

Marcus & Millichap's Brown Retail Group has been selected to exclusively market for sale Kennewick Village, a value-add retail shopping center located in rapidly growing Kennewick, WA. The property is 99% occupied and is spread across 11 tax parcels. Over 47% of the GLA operates on month-to-month Modified Gross leases, with the majority of remaining tenants on short-term leases with no options. The average base rent at the property is \$12.49/SF MG, with market rents achievable in the \$13-\$15/SF NNN range, providing an investor the opportunity to increase their cap rate to above an 11% cap rate through rent increases and converting lease types to NNN. Attractive seller financing is available at a 4.00% interest rate, 70% loan-to-value, and a 5-year term, providing a cash-on-cash return of 11.86% in Year 1. The separate tax parcels enable a parcelization strategy for enhanced returns, while a cost segregation study projects nearly \$2.1 million in first-year bonus depreciation benefits. Over 56% of the GLA is leased by tenants that have been at the property for over 5 years. The property is grocery anchored and is located across the street from Highlands Center (top 7% nationally, 1.5M annual visitors, per Placer.ai) and Kennewick Plaza (top 4% nationally, 2.0M annual visitors, per Placer.ai). The tenants are a mix of grocery, restaurant, service and daily needs retailers, providing diversification. The Property is located on Hwy 395 (35,700+ VPD) and near both W Clearwater Ave (22,000+ VPD) and SR 240 (44,000+ VPD), providing easy access to the property and excellent visibility. Within a 5-mile radius, the population has increased nearly 6% since 2020 and houses roughly 175,000 residents, with the population projected to grow another 4% in the next five years. Washington State offers the added benefit of being an income tax free state, enhancing investor returns and providing a tax efficient investment environment.

## SITE DESCRIPTION

NOI	<b>\$681,124</b>	Lot Size	<b>5.19 Acres</b>
Price/SF	<b>\$109</b>	Year Built	<b>1950-1959</b>
GLA	<b>82,864 SF</b>	Number of Suites	<b>36 Suites</b>
# of Parcels	<b>11 Parcels</b>	Occupancy	<b>99%</b>

**PRICE: \$9,000,000**  
**CAP RATE: 7.57%**  
**CASH-ON-CASH RETURN: 11.86%\***  
*\*11.86% Cash-on-cash return achievable with seller financing at a 4.00% interest rate and 70% loan to value*

ACTUAL PROPERTY PHOTO



## KENNEWICK VILLAGE SUMMARY AS OF JULY 2026

TENANT NAME	SUITE	SF	% BLDG SHARE	LEASE FROM	LEASE TO	RENT/SF	RENT/MONTH	RENT/YEAR	LEASE TYPE	EXP REIMB.
David Alvarez	34 Vista Way	1,241	1.5%	7/20	MTM	\$0.07	\$89	\$1,028	Crash	-
Artistic Repairs and Home Repairs	300 Vista Way	1,340	1.6%	8/20	MTM	\$1.05	\$1,260	\$15,120	Crash	-
Highland Organic Market	307 Vista Way	1,500	1.8%	8/19	12/20	\$1.00	\$1,500	\$18,000	Crash	-
The Danish Connection	314 Vista Way	1,500	1.8%	8/19	MTM	\$4.36	\$6,540	\$78,480	Crash	-
El Republic, LLC	317 Vista Way	2,300	2.8%	8/24	12/27	\$6.08	\$13,980	\$167,760	Crash	-
Liam K. Simon	324 Vista Way	800	1.0%	7/25	12/27	\$1.80	\$1,440	\$17,280	Crash	-
A Divine Touch of Africa, LLC	329 Vista Way	476	0.6%	7/25	12/27	\$1.88	\$896	\$10,752	Crash	-
The Mad Place, LLC 2						\$1.75	\$1,300	\$15,600	Crash	-
Thomas Collins						\$1.80	\$1,440	\$17,280	Crash	-
Amelia Cole						\$1.80	\$1,440	\$17,280	Crash	-
Yang Sun 2						\$1.20	\$936	\$11,232	Crash	\$500
Bevies Studio - Carve Studio	334 Vista Way	800	1.0%	8/25	8/27	\$1.80	\$1,440	\$17,280	Crash	-
Henry Jones, Mendon Long 2	338 Vista Way	800	1.0%	8/19	MTM	\$1.80	\$1,440	\$17,280	Crash	\$200
Boston Furniture	337 Vista Way	6,475	8.0%	7/19	MTM	\$1.88	\$12,180	\$146,160	Crash	-
Joe Kelly 2	334 Vista Way	800	1.0%	7/25	MTM	\$1.80	\$1,440	\$17,280	Crash	-
Shugr The Therapeutic Massage 2	348 Vista Way	800	1.0%	8/24	12/26	\$1.80	\$1,440	\$17,280	Crash	\$200
Shugr African Mediterranean Hair Market	358 Vista Way	1,075	1.3%	12/24	12/26	\$1.80	\$1,935	\$23,220	Crash	-
CLT Architects, PLLC	338 Vista Way	2,300	2.8%	7/19	MTM	\$1.88	\$4,320	\$51,840	Crash	-
Pat the Love of Bread 2	351 Vista Way	1,000	1.2%	8/20	MTM	\$1.80	\$1,800	\$21,600	Crash	\$200
Crab Crab Restaurant	351-A, 351 Vista Way	4,800	5.9%	8/19	MTM	\$1.52	\$7,200	\$86,400	Crash	-

CLICK FOR FULL FINANCIAL INFORMATION

## KENNEWICK VILLAGE SUMMARY AS OF JULY 2026

TENANT NAME	SUITE	SF	% BLDG SHARE	LEASE FROM	LEASE TO	RENT/SF	RENT/MONTH	RENT/YEAR	LEASE TYPE	EXP REIMB.
High Caliber Tattoo	352A, 352B Vista Way	2,800	3.5%	12/19	MTM	\$1.80	\$5,040	\$60,480	Crash	-
Richard's Hallow Hair Salon 2	351 Vista Way	1,500	1.8%	8/20	12/26	\$1.30	\$1,950	\$23,400	Crash	\$200
Superman, LLC	351-C, 351-A, 351-F Vista Way	8,076	10.0%	7/22	8/26	\$1.27	\$10,356	\$124,272	Crash	-
Village Tavern	355-A N. Dennis	1,800	2.2%	8/24	8/26	\$1.75	\$3,150	\$37,800	Crash	-
Redology, LLC	355-C&D N. Dennis	1,800	2.2%	8/24	12/27	\$1.48	\$2,664	\$31,968	Crash	-
Bonus Computers Games	355-E, 355-F N. Dennis	1,200	1.5%	8/22	8/26	\$1.88	\$2,256	\$27,072	Crash	-
Redology, LLC	355-G&H Dennis	1,800	2.2%	8/24	12/27	\$1.80	\$3,240	\$38,880	Crash	-
Hop and Family						\$1.80	\$1,440	\$17,280	Crash	-
Paloma Olive						\$1.75	\$1,395	\$16,740	Crash	-
West Coast Screen Printing & Embroidery 2	357 Vista Way	2,700	3.4%	7/20	MTM	\$1.80	\$4,770	\$57,240	Crash	\$1,000
Vicini	362 N. Dennis	800	1.0%			\$1.80	\$1,440	\$17,280	Crash	-
Dark Store - Jennifer Lopez	358 Vista Way	2,000	2.5%	8/20	MTM	\$1.80	\$3,600	\$43,200	Crash	-
Bonnie Woodford & Anne Smith 2	358-B Vista Way	1,000	1.2%	8/20	8/26	\$1.34	\$1,340	\$16,080	Crash	\$200
Tax Center Plus	357 Vista Way	1,500	1.8%	8/20	MTM	\$1.80	\$2,700	\$32,400	Crash	-
Joshua Butler	353 Vista Way	1,000	1.2%	8/19	MTM	\$1.80	\$1,800	\$21,600	Crash	-
Southwest Photography 2	352 Vista Way	1,500	1.8%	7/25	MTM	\$1.80	\$2,700	\$32,400	Crash	-
<b>Total</b>		<b>65,800</b>				<b>\$1.80</b>	<b>\$11,700</b>	<b>\$140,400</b>		<b>\$4,200</b>

CLICK FOR FULL FINANCIAL INFORMATION

# KENNEWICK VILLAGE OPERATING STATEMENT

Income	Year 1	Per SF	Notes
Scheduled Base Rental Income	\$70,000	\$1.00	
Expense Reimbursement Income			
Utility Reimbursement	\$1,200	\$0.02	
Total Reimbursement Income	\$1,200	\$0.02	
Storage Income	\$10	\$0.00	
Effective Gross Revenue	\$71,210	\$0.99	
Operating Expenses			
Common Area Maintenance			
Water & Sewer			
Garbage			
Electric			
Repairs & Maintenance			
Cleaning Maintenance			
Insurance	\$1,000	\$0.01	
Real Estate Taxes	\$1,500	\$0.02	
Management Fee	\$1,700	\$0.02	
Total Expenses	\$4,200	\$0.06	
Expenses as % of EGR	5.9%		
<b>Net Operating Income</b>	<b>\$67,010</b>	<b>\$0.93</b>	

Notes	Amount
Terminals pay a flat monthly amount for utility reimbursement.	\$1,200
Terminals receive commonly known 50% off. Available discounts terminate limited to operational hours on month basis at same retail rate as the landlord & in the process of discussing renewal.	\$1,000
Income of \$1,000 collected for storage of free for Spring Street Terminal & neighboring parcel, 94 West May Street.	\$10
For 12 mos 2024 - July 2025 Profit & Loss Statement.	\$1,500
For 12 mos 2024 - July 2025 Profit & Loss Statement, normalized to Spring starting expense.	\$1,700
2025 Property Taxes per Benton County Assessor.	\$1,500
Management Fee set at 3% of Effective Gross Revenue.	\$1,700
Lease Term	5
Amortization Period	30
Debt Payment	\$1,000,000
Capex %	1.0%
Operating Costs	16.33%

[CLICK FOR FULL FINANCIAL INFORMATION](#)



# THE HIGHLIGHTS

## VALUE-ADD OPPORTUNITY – PRO FORMA 11.06% CAP RATE (BELOW MARKET RENTS)

Kennewick Village is a 99% occupied retail center property spread across 11 tax parcels. Over 47% of the GLA of the property is operating on month-to-month Modified Gross (MG) leases with the remaining tenants operating on leases with between one and five years of lease term remaining. Only one tenant has an option to extend its lease. The average base rent at the property is currently \$12.49/SF MG, with market rents achievable in the \$13-\$15/SF NNN range. An investor has numerous opportunities to increase value over the length of their ownership including through filling the one vacancy, increasing tenants' rents to market, and converting Modified Gross leases to NNN. If an investor were to convert all tenants to NNN market rents upon lease expirations, they have the opportunity to increase their cap rate to above an 11% cap rate.

## ATTRACTIVE SELLER FINANCING AVAILABLE (11.86% CASH-ON-CASH RETURN IN YEAR 1)

The Seller is willing to provide seller financing at a 4.00% interest rate, a rate that is aggressively more favorable than conventional rates in the current market. The seller financing offered features a 4% interest rate, 70% loan-to-value, and a 5-year term. This financing option provides a cash-on-cash return of 11.86% in Year 1.

## PARCELIZATION STRATEGY AVAILABLE W/ ELEVEN SEPARATE TAX PARCELS

The Property features eleven separate tax parcels in four different sections, with parcels along Hwy 395, Vista Way, and W Bruneau Pl, providing an investor with an opportunity to sell separate tax parcels on an individual basis or in groups to increase returns.

## \$2.1 MILLION IN TAX SAVINGS YEAR ONE WITH BONUS DEPRECIATION

The Property offers an exceptional tax advantage through a professional engineering-based cost segregation study, projecting nearly \$2.1 million in first-year bonus depreciation in 2026, assuming a 20% land allocation. This provides an investor with a highly attractive tax benefit to maximize after-tax returns. See page 13 for further details.

## 99% OCCUPIED RETAIL CENTER WITH STRONG HISTORICAL OCCUPANCY

The property is 99% occupied and over 56% of the GLA is leased by tenants that have been at the property for over 5 years, showing strong commitment to the site.



## SHADOW ANCHORED BY HIGH-TRAFFIC, NATIONALLY TOP 4% AND TOP 7% RANKED RETAIL STRIP CENTERS

The property is located across the street from Highlands Center (anchored by REI, CVS, and Gold's Gym), which receives over 1.5M annual visitors and is ranked in the top 7% of all retail strip/convenience centers nationwide, and is located one block from Kennewick Plaza (anchored by Ross, Dollar Tree, Harbor Freight, Ace Hardware and Pet Supplies Plus), which receives over 2.0M annual visitors and is ranked in the top 4% of all retail strip/convenience centers nationwide, per Placer.ai, providing continuous traffic flow and visibility for Kennewick Village.

## GROCERY ANCHORED WITH DIVERSE, SERVICE AND DAILY NEEDS ORIENTED TENANT MIX

The property features multiple grocers, Highland Organic Market, SM Produce for Less, and East Africa Grocery Halal & Butcher; providing a consistent customer draw; and is occupied with a mix of grocery, restaurant, service and daily needs retailers offering a diversified income stream.

## HIGH-TRAFFIC, HIGH-VISIBILITY LOCATION WITH AMPLE PARKING AND EASY INGRESS/EGRESS

The Property is located on Hwy 395 (35,700+ VPD) the main north-south highway and arterial through Kennewick and near both W Clearwater Ave (22,000+ VPD) and SR 240 (44,000+ VPD), two main east-west arterials through Kennewick providing easy access to the property and excellent visibility. Additionally, the property features ample parking and is accessible from Hwy 395 and Vista Way (W Clearwater Ave becomes Vista Way), providing easy ingress/egress.

## DYNAMIC RETAIL TRADE AREA

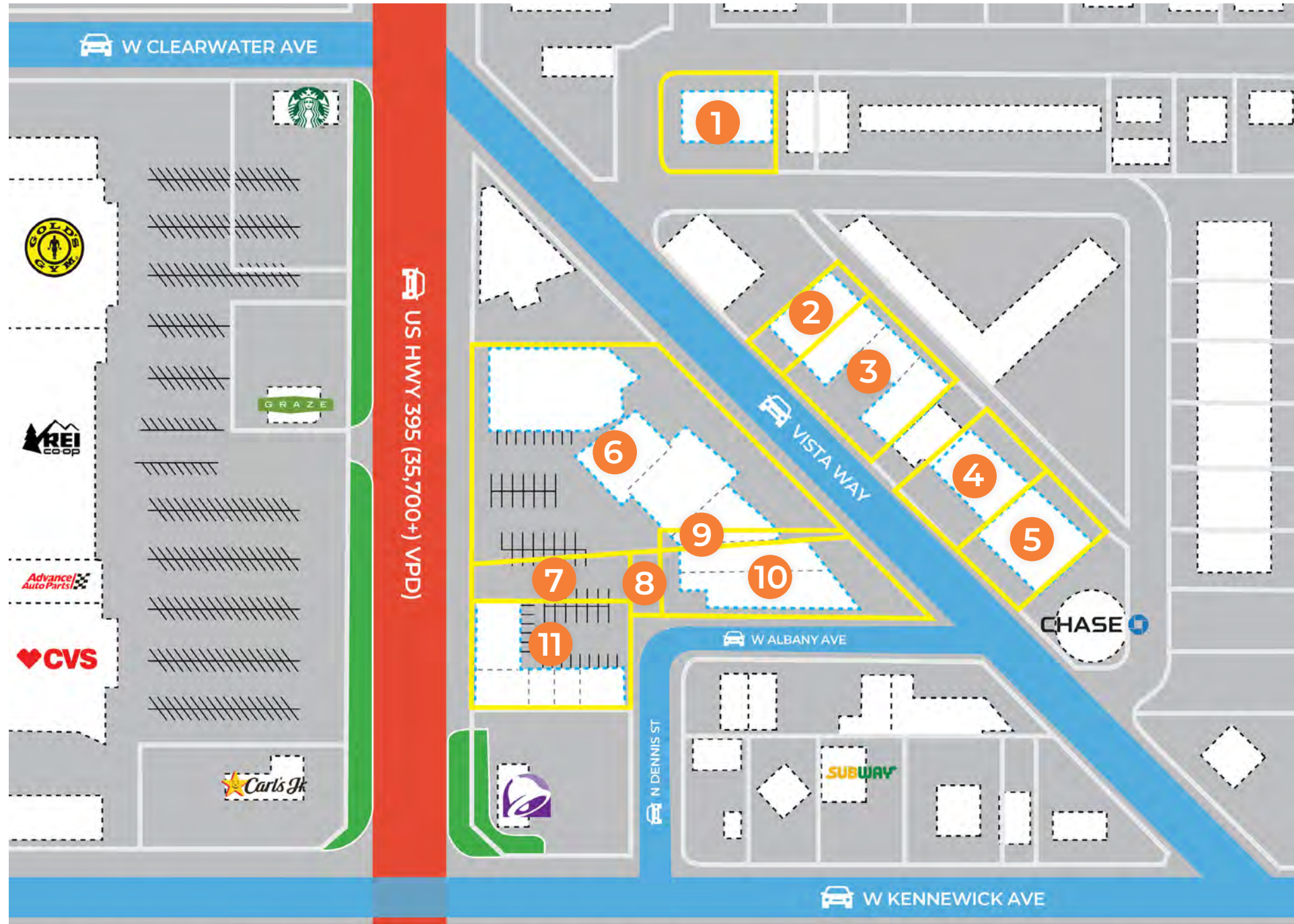
The property is nearby numerous national and regional retailers including REI, Ross, Harbor Freight, Ace Hardware, Gold's Gym, Chase Bank, Starbucks, Carl's Jr, Panda Express, McDonald's, CVS, Taco Bell, and more.

## DENSE, HIGH-POPULATION GROWTH MARKET

Within a 5-mile radius, the population has increased by nearly 6% since 2020 and houses roughly 175,000 residents. The population is projected to grow by an additional 4% over the next five years, fueling future demand and tenant success.

## INCOME TAX FREE STATE

Washington State offers the added benefit of being an income tax free state, enhancing investor returns and providing a tax efficient investment environment.



Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions.

### Address / Parcel Number

- 1** 2630 W Bruneau Pl, Kennewick, WA 99336  
APN: 102892050000001
- 2** 130 - 132 Vista Way, Kennewick, WA 99336  
APN: 102892060000004
- 3** 118 - 122 Vista Way, Kennewick, WA 99336  
APN: 102892060000005
- 4** 108 - 112 Vista Way, Kennewick, WA 99336  
APN: 102892080000017
- 5** 34 - 100 Vista Way, Kennewick, WA 99336  
APN: 102892080000011
- 6** 117 - 135 Vista Way, Kennewick, WA 99336  
APN: 102892040000021
- 7** N/A (Parking Lot)  
APN: 102892080000004
- 8** N/A (Parking Lot)  
APN: 102892080000003
- 9** 107 Vista Way, Kennewick, WA 99336  
APN: 102892040000022
- 10** 101 Vista Way, Kennewick, WA 99336  
APN: 102892080000001
- 11** 203 - 209 N Dennis St, Kennewick, WA 99336  
APN: 102892080000016

## Cost Segregation

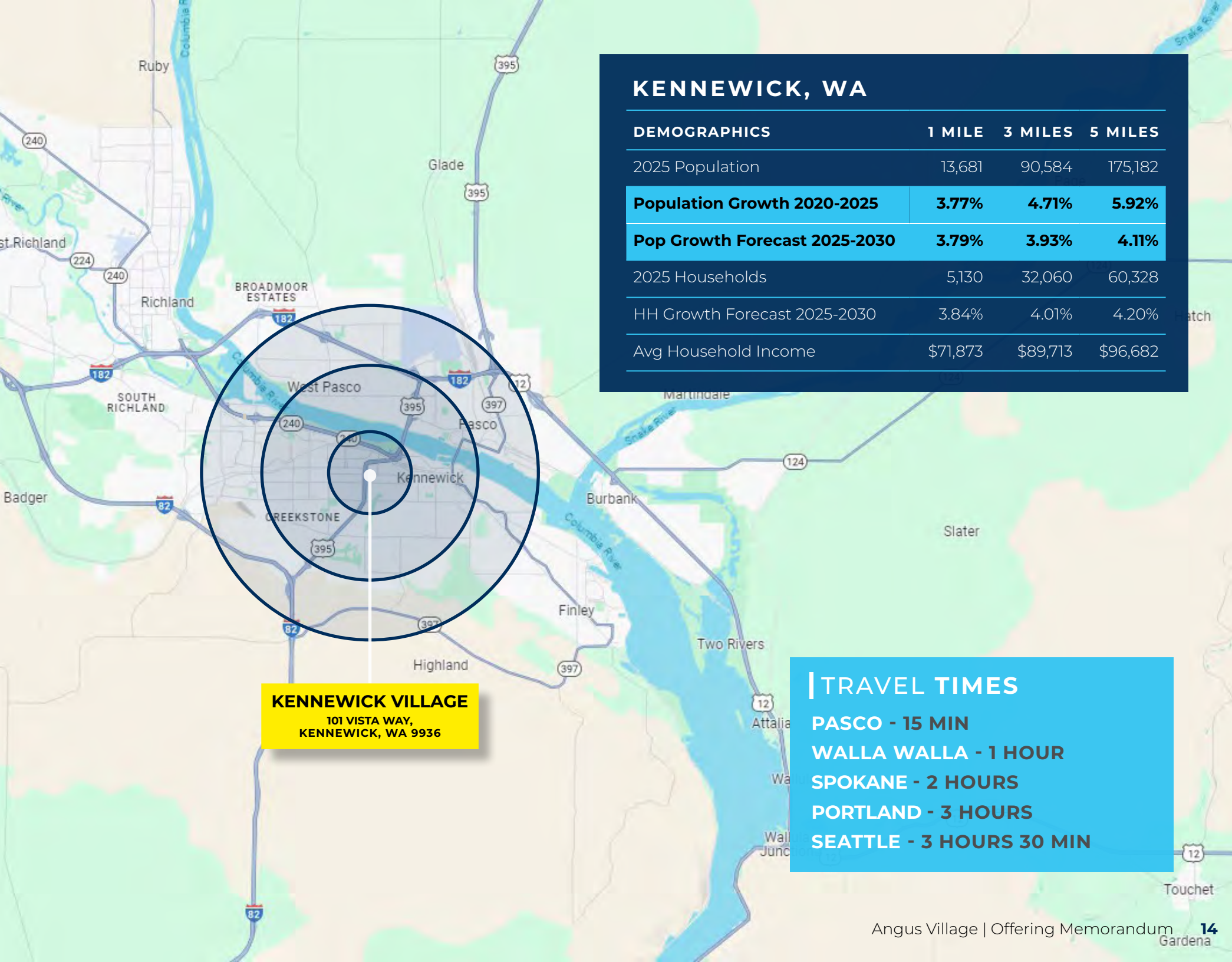
	Benefits of a Cost Segregation Study	Without Cost Segregation
2026	\$ 2,099,077	\$ 115,385
2027	\$ 132,923	\$ 184,615
2028	\$ 132,923	\$ 184,615
2029	\$ 132,923	\$ 184,616
2030	\$ 132,923	\$ 184,615
<b>5 Years with ETS Cost Seg</b>		Without Cost Seg
	<b>\$ 2,630,769</b>	<b>\$ 853,846</b>

\*\*\*This is a high level estimate of depreciation and is for demonstration purposes only.

Purchase: \$9,000,000.00 | Basis: \$7,200,000.00 | Land: \$1,800,000.00 | Bonus: 100%  
PIS Date: 5/1/2026 | Asset Life: 39 Year | Bldg Type: Retail



**Michael D'Onofrio**  
Managing Director  
mdonofrio@engineeredtaxservices.com  
561-762-0044



### KENNEWICK, WA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population	13,681	90,584	175,182
<b>Population Growth 2020-2025</b>	<b>3.77%</b>	<b>4.71%</b>	<b>5.92%</b>
<b>Pop Growth Forecast 2025-2030</b>	<b>3.79%</b>	<b>3.93%</b>	<b>4.11%</b>
2025 Households	5,130	32,060	60,328
HH Growth Forecast 2025-2030	3.84%	4.01%	4.20%
Avg Household Income	\$71,873	\$89,713	\$96,682

### TRAVEL TIMES

PASCO - 15 MIN
WALLA WALLA - 1 HOUR
SPOKANE - 2 HOURS
PORTLAND - 3 HOURS
SEATTLE - 3 HOURS 30 MIN

## TRI-CITIES, WA

### TRI-CITIES, WASHINGTON

Located in the southwestern portion of Washington state, the Tri-Cities of Kennewick, Pasco and Richland are within 225 miles of Seattle and Portland via Interstate 82. The metro is composed of Benton and Franklin counties. Favorable demographics including a median household income above the U.S. average and expected population growth of more than 31,400 people over the next five years aid commercial real estate in the region. The Columbia, Yakima and Snake rivers provide an array of recreational activities amid the area's pleasant climate, adding to the quality of life as well.

### METRO HIGHLIGHTS

- The Department of Energy is a main employer in the area due to the vast Hanford Site, Pacific Northwest National Laboratory and many other affiliated programs that attract highly skilled and educated engineers, scientists and researchers.
- Thanks to the importance of skilled and educated workers the Tri-Cities is home to many institutions of higher learning. Washington State University Tri-Cities, Columbia Basin College, Tri-Tech Skills Center and Charter College help provide an educated workforce.
- The area is also home to a large agricultural sector. Crops including wheat, potatoes, apples, cherries and grapes thrive in the conducive weather. Major employers include Lam Weston, Tyson Foods, and Broetje Orchards.



## MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

### CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

### NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

### ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY

Please consult your Marcus & Millichap agent for more details.

### SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

### COOPERATIVE BROKERAGE COMMISSION

Marcus & Millichap is offering a cooperative brokerage commission by Seller to brokers who represent purchasers that were not directly contacted via phone or e-mail by the listing brokers and who successfully close on the property at terms acceptable to Seller.

### LISTING AGENTS

#### CLAYTON J. BROWN

Senior Managing Director Investments  
206.826.5787 D  
253.569.4338 C  
clayton.brown@marcusmillichap.com

#### DYLAN WOLF

Director Investments  
206.826.5728 D  
253.334.3761 C  
dylan.wolf@marcusmillichap.com

#### TREVOR LANE

Brokerage Coordinator  
206.826.5756 D  
425.233.9522 C  
trevor.lane@marcusmillichap.com

#### LUKE HOLSINGER

Associate Investments  
206.826.5821 D  
253.732.5067 C  
luke.holsinger@marcusmillichap.com

#### LUKE PALLIS

Associate Investments  
206.826.5817 D  
206.550.9500 C  
luke.pallis@marcusmillichap.com

#### MATTHEW HUMMEL

Associate Investments  
208.330.3794  
208.536.0978 C  
matt.hummel@marcusmillichap.com

#### RUTHANNE LOAR

Business Operations Manager  
206.493.2622 D  
916.206.4027 C  
ruthanne.loar@marcusmillichap.com

#### ANDREW HANSON

Associate Investments  
541.690.4315 D  
206.661.4297 C  
andrew.hanson@marcusmillichap.com

### Marcus & Millichap

#### BROWN RETAIL GROUP

SEATTLE | PORTLAND | BOISE



ACTUAL PROPERTY PHOTO