



# EAGLE PLAZA RETAIL CENTER

937 W Yelm Ave | Yelm, WA 98597

Asking Price: \$5,375,000 | Cap Rate: 5.58%

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## INVESTMENT HIGHLIGHTS

- ◇ Brand new construction, 2025 build.
- ◇ 100% leased to national tenants, including a drive-thru Starbucks.
- ◇ Each tenant is operating on a brand-new 10-year NNN lease with contractual rent increases, providing income growth and a strong WALT of 9.9 years (not including options).
- ◇ Frontage on Yelm Ave, a primary thoroughfare that sees over 17,000 vehicles per day.
- ◇ Outparcel to Yelm Medical Plaza, a 34,000 square foot class A medical office and primary medical center in Yelm. Tenants include Providence, ATI Physical Therapy, & Lab Corp.
- ◇ Approximately 300 parking spaces within the greater center, available to all Owners within the center on a first-come, first-served basis.
- ◇ Strong average household income of \$111,000 within a five-mile radius.
- ◇ The population within a three-mile radius has grown approximately 45% since 2010.
- ◇ Yelm has an extremely low submarket retail vacancy rate of 1.1%.



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