



10 YEAR NET LEASE INVESTMENT

MOSES LAKE WASHINGTON
OFFERING MEMORANDUM



ACTUAL PROPERTY

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**CUSHMAN &
WAKEFIELD**

Private Capital Group



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MOSES LAKE WASHINGTON OFFERING MEMORANDUM

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01

OFFERING

INVESTMENT HIGHLIGHTS
EXECUTIVE SUMMARY

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INVESTMENT HIGHLIGHTS

TENANT:	Cellular Sales of Washington, LLC dba Verizon Wireless
GUARANTY:	Cellular Sales of Knoxville, Inc (±850 locations)
LOCATION:	1028 N Stratford Rd, Moses Lake, WA 98837
LEASE TYPE:	NN
BUILDING SIZE:	±3,000 SF
LAND SIZE:	±0.45 AC (±19,532 SF)
YEAR BUILT:	2026 (New Construction)
RENT COMMENCEMENT:	May 27, 2026
LEASE EXPIRATION:	May 31, 2036
INITIAL LEASE TERM:	±10 years
OPTIONS:	Two (2) five (5) year options
RENT ADJUSTMENT:	10% every 5 years
APN:	110240
LANDLORD RESPONSIBILITIES:	Structure, foundation, roof, exterior and repairs *15 year transferable roof warranty in place

CURRENT NOI	PRICE	CAP
\$203,093	\$3,124,508	6.50%

RENT SCHEDULE:

TERM	YEARS	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Primary	1-5	\$16,924.42	\$203,093.04	N/A	6.50%
Primary	6-10	\$18,616.86	\$223,402.32	10.00%	7.15%
Option 1	11-15	\$20,478.54	\$245,742.48	10.00%	7.86%
Option 2	16-20	\$22,526.40	\$270,316.80	10.00%	8.65%

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- New construction – built in 2026
- Strong guaranty from experienced operator (±850 locations)
- 10% increases every 5 years
- **15 year roof warranty in place**

TENANT HIGHLIGHTS

- Verizon generated \$138.2 billion in 2025 revenue
- Standard & Poor Investment Grade: BBB+
- Verizon serves customers worldwide and nearly all of the Fortune 500, with a national platform across wireless, broadband, voice, data, and business communications services
- Verizon provides 4G LTE coverage to approximately 99% of the U.S. population and 5G coverage to ±230 million people
- Cellular Sales of Knoxville, Inc. is one of the nation's largest Verizon Authorized Retailers, with an estimated 850+ retail locations across more than 40 states

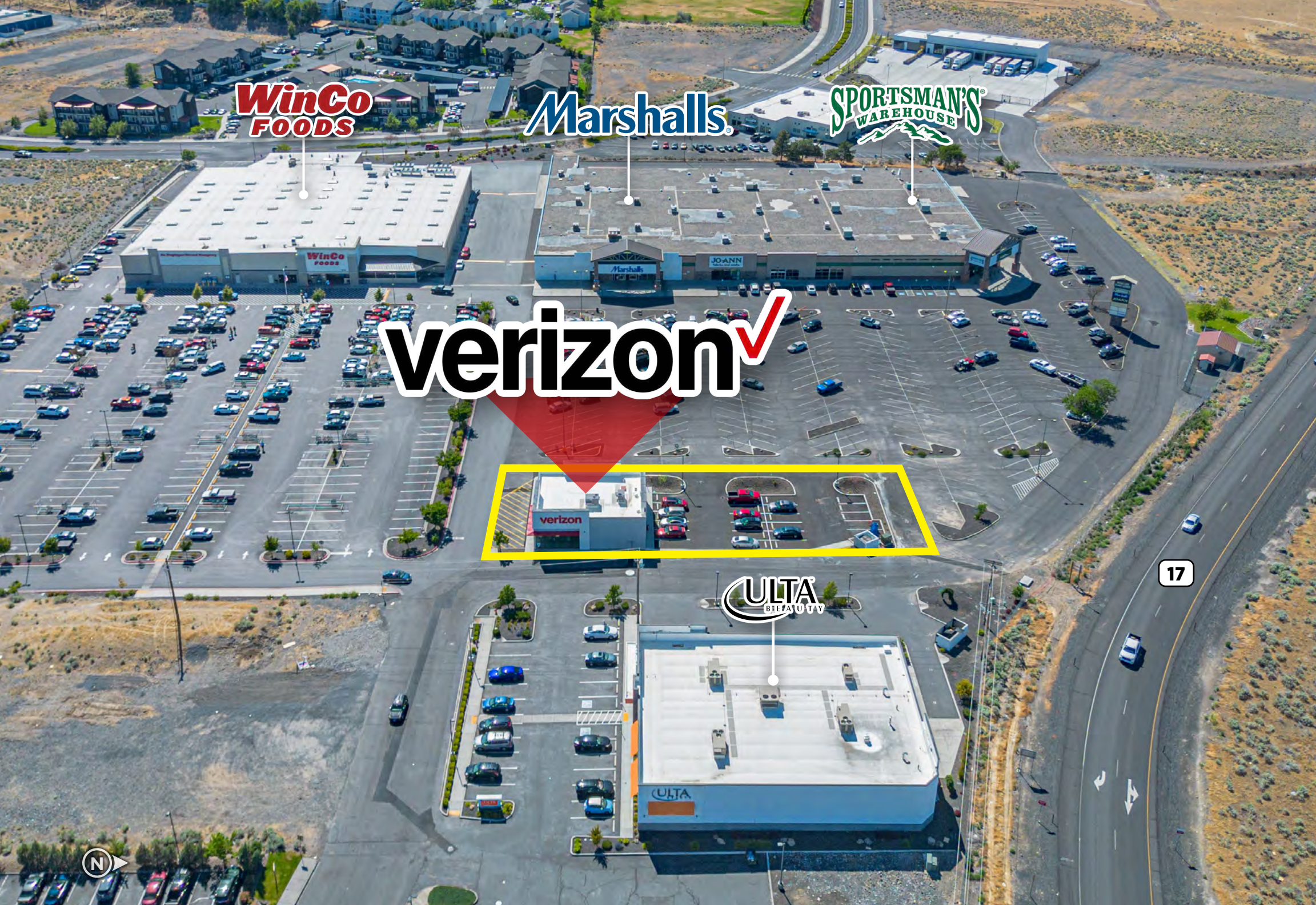
LOCATION HIGHLIGHTS

- Located along North Stratford Road, Moses Lake's primary north-south retail corridor, serving as a major commercial artery through the city
- Moses Lake steady population growth, reporting 1.7% annual population growth from 2024 to 2025
- Located within a heavily populated retail corridor, surrounded by prominent national tenants including WinCo Foods, Marshalls, Sportsman's Warehouse, Walmart Supercenter, Starbucks, McDonald's, and more
- Strong average household incomes of approximately \$94,000 within a 5-mile radius



ACTUAL PROPERTY







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SPORTSMAN'S
WAREHOUSE

Marshalls

WinCo
FOODS

ULTA

T-Mobile

Starbucks
SUBWAY

Mister

17

TACO BELL

Little Caesars
jamba
AT&T

Walmart
SUPERCENTER

ROSS
DRESS FOR LESS

PETCO
Where the pets go.

O'Reilly
AUTO PARTS

McDonald's

BIG 5
SPORTING GOODS

STAPLES

SHERWIN
WILLIAMS

MIDAS

Valvoline

Arby's

BURGER
KING

planet
fitness

Papa Murphy's
TAKE 'N BAKE PIZZA

PAPA JOHN'S

baskin
BROBBINS

VALLEY ROAD

±15,391 VPD

STRATFORD ROAD

CENTRAL DRIVE

N

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OVERVIEW

TENANT OVERVIEW

ACTUAL PROPERTY

TENANT OVERVIEW

VERIZON

Verizon Communications Inc. (NYSE, Nasdaq: VZ) is one of the world's leading providers of communications, technology, information, and streaming products and services. Headquartered in New York City, Verizon serves customers across consumer, business, and government markets, offering wireless, broadband, data, video, voice, security, and managed network solutions through its extensive network platforms. As of 2025, Verizon generated \$138.2 billion in annual revenue and served 99% of Fortune 500 companies, further reinforcing its position as one of the most established names in global telecommunications.

Website: www.verizon.com

CELLULAR SALES

Cellular Sales of Knoxville, Inc. is one of the nation's largest Verizon Authorized Retailers. Founded in 1993 and headquartered in Knoxville, Tennessee, the company has grown from its original Tennessee roots into a major wireless retail operator with a national footprint. Cellular Sales has earned recognition as a three-time Verizon Agent of the Year, was named Verizon Partner of the Year in 2017, and has been included on the Inc. 5000 list nine times. Today, Cellular Sales operates 857 Verizon Authorized Retailer locations across 43 states, based on its current official store directory.

Website: www.cellularsales.com

\$138.2 BILLION

2025 Revenue

BBB+

Tenant S&P Credit Rating

#30 Fortune 500 Rank

±2,330

Locations in operation



±90,000

Employees



Located in
Countries

150



03 MARKET

AREA OVERVIEW
AREA DEMOGRAPHICS

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AREA OVERVIEW - MOSES LAKE, WA

Moses Lake, Washington is a strategically positioned community in Central Washington's Columbia Basin, located along Interstate 90 between Seattle and Spokane. Known for its namesake lake, agricultural base, and expanding industrial presence, Moses Lake serves as a regional hub for commerce, logistics, manufacturing, and recreation. The city benefits from strong highway access, proximity to Grant County International Airport, and a business environment supported by agriculture, aviation, advanced manufacturing, food processing, data centers, and clean technology.

History:

Moses Lake developed as an important agricultural and transportation center within Grant County, supported by the irrigation and farming strength of the Columbia Basin. Over time, the community expanded beyond its agricultural roots, with the former Larson Air Force Base becoming Grant County International Airport and helping establish the area as a major aviation and industrial hub. This foundation has allowed Moses Lake to evolve into a growing regional market with a mix of legacy agricultural employers and newer technology-driven industries.

Culture and Community:

Moses Lake offers a blend of small-city character, outdoor lifestyle, and regional convenience. The community is centered around Moses Lake itself, providing residents with access to boating, fishing, parks, trails, and year-round recreation. Its central location within Grant County supports a strong local identity, while continued population and employment growth have helped expand retail, dining, healthcare, and service amenities throughout the area.

Economy:

The Moses Lake economy is supported by a diverse mix of industries, including agriculture, food processing, aerospace, advanced manufacturing, battery technology, data centers, and logistics. Grant County's agricultural sector remains a major economic driver, while companies in food production, aviation, clean technology, and high-tech manufacturing continue to strengthen the region's employment base. The Port of Moses Lake describes the area as an aviation, manufacturing, and technology hub, anchored by Grant County International Airport and supported by available industrial land and low-density development conditions.

Accessibility and Location:

Moses Lake benefits from excellent regional connectivity through Interstate 90, one of Washington's primary east-west transportation corridors, providing direct access toward Spokane, Seattle, and the broader Pacific Northwest. The city is also served by State Route 17 and is positioned near Grant County International Airport, one of the largest airports in the western United States. These transportation assets support the movement of goods, employees, and customers while making Moses Lake a convenient location for both residents and businesses.

Education and Workforce:

Moses Lake is supported by Big Bend Community College, which plays an important role in regional workforce development. The college offers programs aligned with local industry needs, including aviation, commercial pilot training, aviation maintenance, computer science, network support, and other technical pathways. These educational resources help support the area's growing aviation, data center, manufacturing, and technology sectors while providing a pipeline of trained workers for local employers.

Recreation and Lifestyle:

Residents of Moses Lake enjoy access to a wide range of outdoor recreation and lifestyle amenities, with the lake serving as a central feature of the community. Boating, fishing, camping, golf, parks, and trails contribute to the area's recreational appeal, while the city's retail centers, restaurants, schools, healthcare providers, and community amenities support day-to-day convenience. This combination of affordability, outdoor access, and expanding employment opportunities continues to reinforce Moses Lake's position as one of Central Washington's growing regional communities.



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 POPULATION GROWTH			

2025	6,321	33,737	44,624
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2030	6,603	34,892	46,362
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Daytime Population	8,665	34,006	47,973
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 AVERAGE HH INCOME			
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2025	\$81,075	\$83,243	\$94,043
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2030	\$88,129	\$91,426	\$103,211
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PRIVATE CAPITAL GROUP WESTERN REGION

ONE team THIRTEEN markets





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