



# DUPONT STATION

**FOR SALE**  
**\$4,300,000**

1520 Wilmington Drive Dupont, WA 98327

# INVESTMENT HIGHLIGHTS



## 100% Leased Retail Center

Delivering immediate cash flow at a % in-place cap rate.



## Excellent Accessibility

Immediate proximity to Interstate 5 between Tacoma and Olympia, providing strong regional connectivity in this Central South Sound location.



## Stable Income Profile

Full occupancy and minimal near-term lease rollover.



## Strategically Located Near Joint Base Lewis-McChord

One of the largest military installations in the U.S., supporting over 31,000 active-duty personnel, 13,000+ civilian employees, and 47,000 family members.



## Well-Maintained Asset

Positioned in the heart of DuPont's primary commercial corridor.

## Offering

OFFERING PRICE	\$4,300,000
IN-PLACE CAP RATE	6.48%
PRICE PER SF	\$351
OCCUPANCY	100%
NOI	\$278,727.38
RENTABLE SF	11,546 sf
GROSS BUILDING AREA	12,233 sf
TOTAL LAND AREA	30,303 sf
PARCEL NUMBER	9009820040





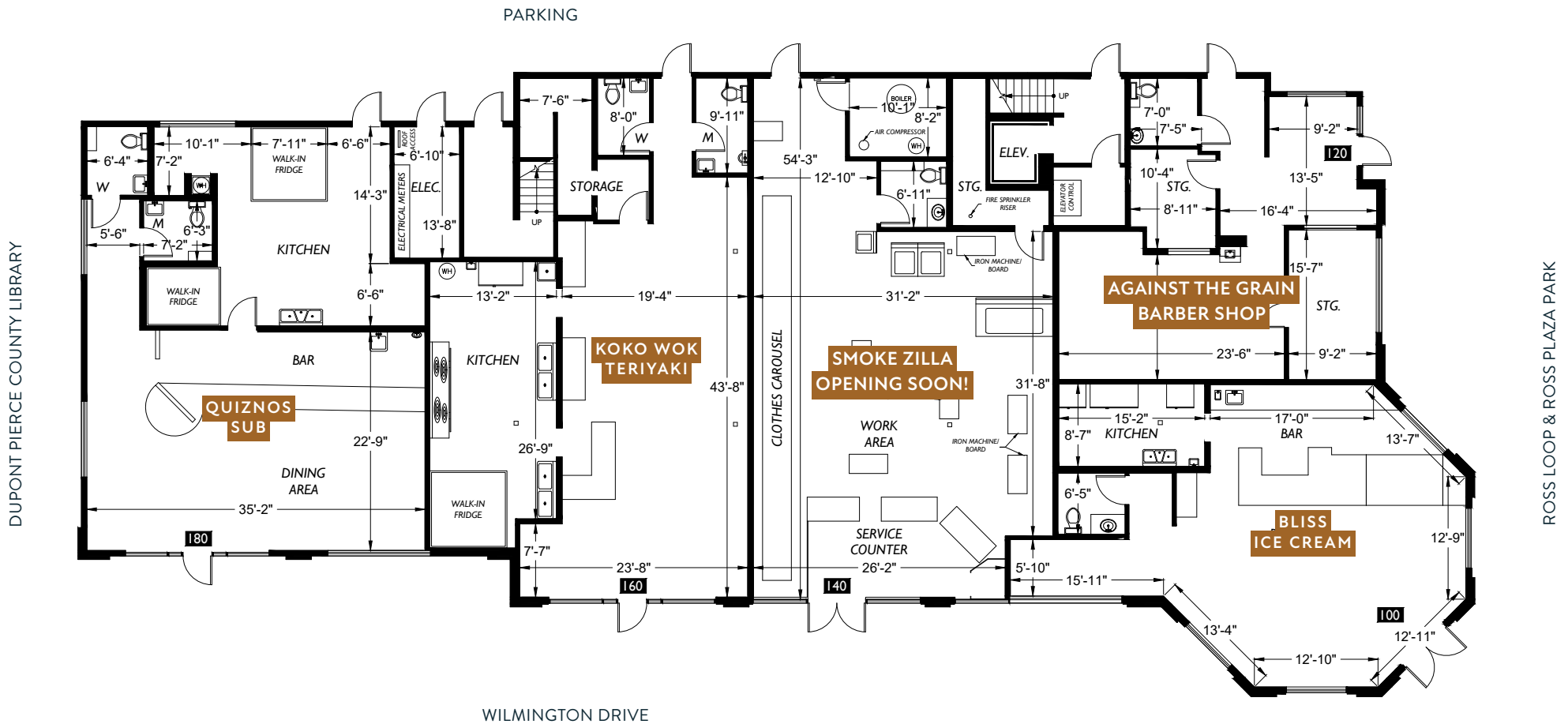
# Commercial Core





# Site Plan

## 1st Floor Retail

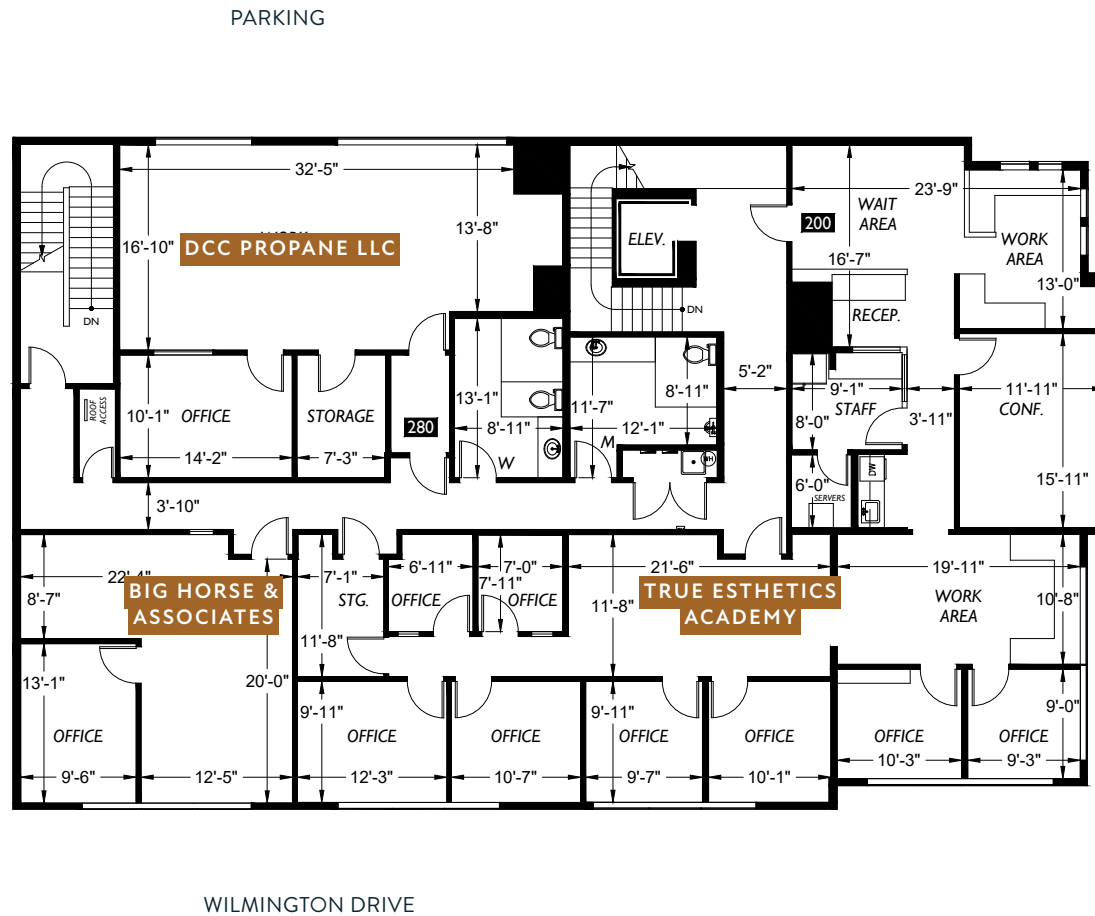




## 2nd Floor Office

DUPONT PIERCE COUNTY LIBRARY

ROSS LOOP & ROSS PLAZA PARK

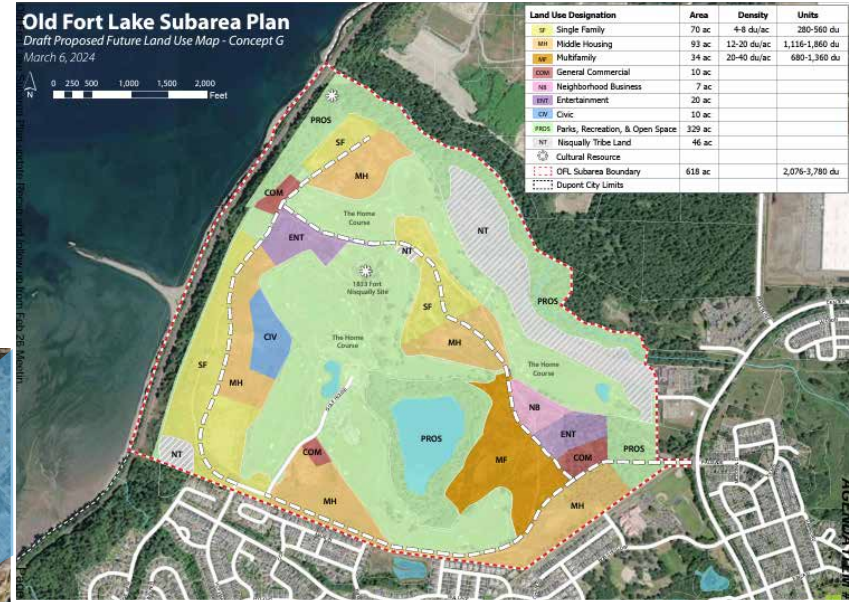


# Development Projects

## The City of DuPont is proposing a new master-planned village around The Home Golf Course (Old Fort Lake Subarea Plan):

- 2,000-3,700+ housing units (mix of single-family, townhomes, apartments)
- Commercial, retail, and entertainment uses (tens of acres planned)
- Extensive trails, parks, and open space (300+ acres)

\*As of 2026, the project is tied into the broader Comprehensive Plan update process, with ongoing public hearings.





# Confidentiality Agreement

Qualified parties may obtain the full Offering Memorandum upon execution of the Confidentiality Agreement below.

## CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your use in considering the acquisition of the Property. This Memorandum contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All information and financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and JSH Properties, Inc.

Additional information and an opportunity to inspect the Property will be made available to qualified Prospective Purchasers. Neither the Owner or JSH Properties, Inc., nor any of their officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

Owner and JSH Properties, Inc. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

This Agreement applies to all Information received from JSH Properties, Inc., now or in the future, which is not readily available to the general public and shall include any marketing materials. Purchaser understands that all information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner.

This Agreement shall be governed and construed in accordance with the laws of the State of Washington.

## DISCLAIMER

The information contained in this document has been obtained from sources believed reliable. While JSH Properties, Inc. does not doubt its accuracy, JSH Properties, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

*Please return the signed agreement to alexv@jshproperties.com.*

Printed First & Last Name	Signature	Date
Firm	Title	