

Retail For Sale | Snohomish, WA

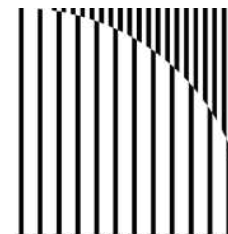
# 1118 1st Street



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A rare investment opportunity in the heart of historic downtown Snohomish, this 100% leased, four-tenant NNN property delivers strong cash flow, stable income, and enduring appeal. The iconic Pioneer Market Building, built in 1890 as the town's first three-story structure, stands as a beautifully preserved brick landmark and a proud centerpiece of Snohomish heritage.

Perfectly positioned on bustling 1st Street, the property is surrounded by thriving boutiques, antique shops, and popular dining destinations that attract steady local and tourist traffic year-round. From its upper floors, enjoy sweeping views of the Snohomish River and Klallam Park, enhancing its timeless character and charm.

With a diversified tenant mix of three retail spaces and one office suite, the building combines architectural distinction with dependable income performance. A cornerstone of downtown Snohomish, this property represents a rare chance to own a piece of history while securing a proven, income-producing asset for generations to come.



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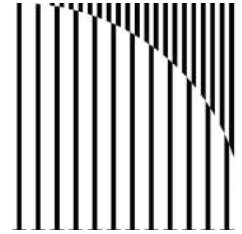
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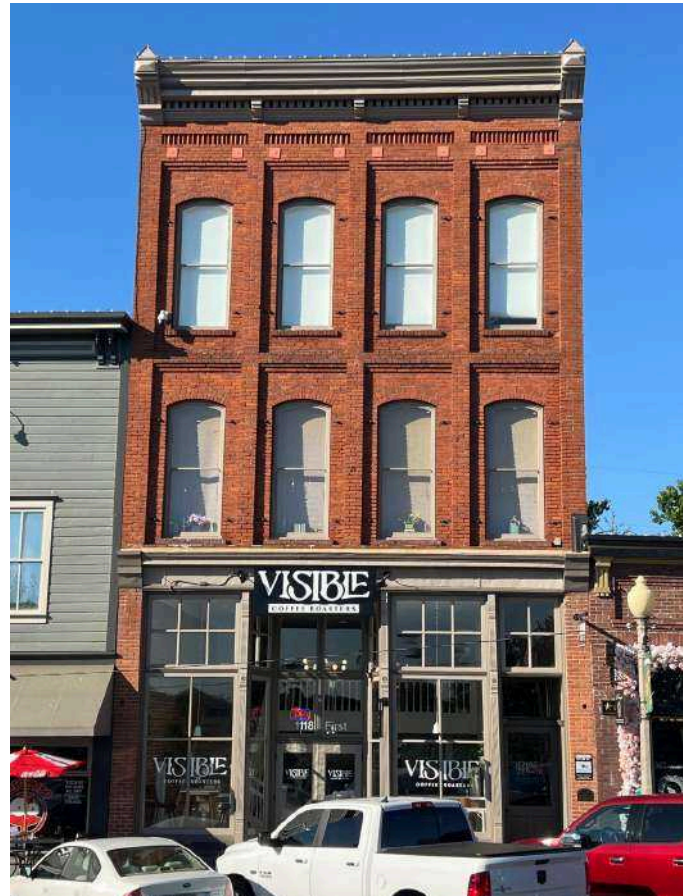
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## Offering Summary

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- Sale Price: ~~\$2,800,000~~ **\$2,750,000**
- Turn-Key Stabilized Retail Asset
- Strong Cash Flow: 5.89% CAP
- 100% occupied - 3 retail, 1 office
- NNN Leases - low mgmt, predictable expenses
- Long-Term Tenants, consistent rental history
- Proven Stability, low regional vacancy rates
- Prime Retail Corridor, High Foot & Vehicle Traffic
- Views of Snohomish River & Klallam Park
- Strong Demographics & Steady Residential Growth
- Architectural Landmark - Iconic brick facade
- Tourist Destination, Year-Round Visitor Draw
- Easy Access - Minutes to HWY 9, SR-522, Everett & Eastside



Year  
Built  
**1888**

Actual  
Cap Rate  
**5.89%**

Bldg  
Occupancy  
**100%**

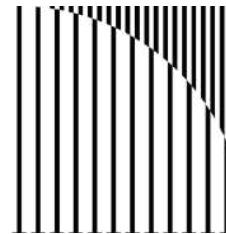
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Address	1118 1st Street Snohomish, WA 98290
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Price	<del>\$2,800,000</del> <b>\$2,750,000</b>
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Price/SF	\$283
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Building SF	9,688 SF
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Lot(s) SF	3,049 SF
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Parcel No.(s)	00579500701505
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Yr Built	1888
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Unit Mix	3 Retail 1 Office
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View	Snohomish River
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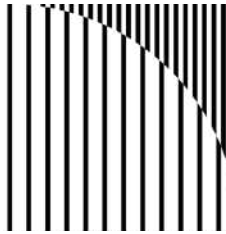
County	Snohomish
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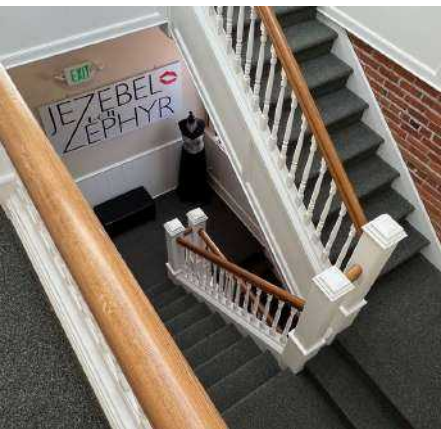
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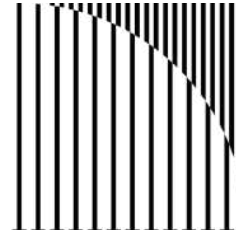
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## Retail & Office Rent Roll 2026

Unit	SF	\$/Month	Expiration	Extension	Lease
Unknown Tattoo Co.	2,000	\$2,581	4/30/2027	1x 5 yr	NNN, 4% an. inc
Visible Coffee	3,388	\$5,550	3/31/2035	2x 5 yr	NNN, 4% an. inc
Jezebel Photography	1,950	\$2,205	3/31/2030	1x 5 yr	NNN, 3% an. inc.
TNT Properties & Investments Office	1,950	\$3,692	5/31/2027	1x 4 yr	NNN, 3% an. inc.

Yearly 2026 Scheduled Rent

**\$168,362**

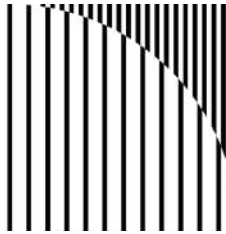
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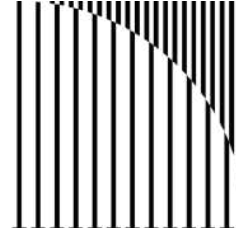
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## Expenses

Taxes (2025)	\$21,373
Insurance (Est)	\$7,500
Utilities (Est)	\$9,500
Maintenance*	\$17,500
Management (5%)	\$11,461
<b>Total Expense</b>	<b>\$67,334</b>

## Investment Summary

Yearly Sched. Rent	\$168,362
CAMS / NNN*	\$67,984
<b>Gross Sched. Income</b>	<b>\$236,310</b>
Vacancy (3%)	\$7,089
<b>Effective Gross</b>	<b>\$229,220</b>
<b>Total Expense</b>	<b>\$67,334</b>
<b>NOI</b>	<b>\$161,886</b>
<b>CAP</b>	<b>5.89%</b>
<b>Price</b>	<del>\$2,800,000</del> <b>\$2,750,000</b>

\*Note -

Maintenance includes approximately \$10K in property management wages.  
CAMS/NNN are budgeted for 2026. All Property Manager expense included in NNN.

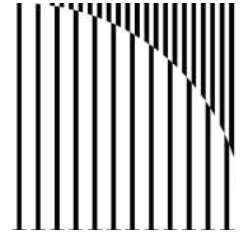
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## Proposed Loan Terms

Acquisition Loan	Option 1 - Current	Option 2 - Current
Guaranty Type	Full Recourse	Full Recourse
Loan to Value	Max 75% LTV	Max 75% LTV
Loan Amount	\$1,600,000	\$1,600,000
Interest Rate	6.10%	6.18%
Loan Term	10 Yrs, fixed for 5 yrs	10 Yrs, fixed for 5 yrs
Amortization	25 Years	25 Years
Prepayment Penalty	N/A	Step Down

\*Note -

If you would like an introduction for the proposed loans terms above please contact us.

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## BENEFICIAL VENTURES

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