

For Sale

6363 6th Ave S

SEATTLE, WA 98108

BEYOND CLOTHING

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**NAI** Puget Sound  
Properties

# Offering Summary

NAI Puget Sound Properties is pleased to present for sale **6363 6th Ave S, Seattle, WA**, a well-maintained warehouse/flex property located in the highly desirable Georgetown industrial market. Positioned in the heart of Seattle's industrial district, the property offers exceptional access to major freeways and the Port of Seattle.

The property is comprised of a 19,769 SF building, situated on 20,906 SF of land, zoned MML U/85. Built in 1985, the building has been well maintained and is in excellent condition. The upper level features four dock-high loading doors, while the lower level includes five grade-level loading doors.

The property is currently 93% leased to five tenants, providing stable in-place income with additional upside potential. The entire upper floor is occupied by a single tenant, Beyond Clothing, a subsidiary of a nationally recognized tactical apparel company (511 Inc.), which recently extended its lease for an additional three years, demonstrating a strong commitment to the location. The lower level consists of five units, four of which are currently leased. To further enhance income stability, the Seller is offering a 12-month rent guarantee at \$1.10/SF + NNN for the remaining 1,445 square foot vacant unit.



**4,700,000**

|                   |                                     |
|-------------------|-------------------------------------|
| ADDRESS           | 6363 6th Ave S<br>Seattle, WA 98108 |
| BUILDING SIZE     | 19,769 SF                           |
| LOT SIZE          | 20,906 SF                           |
| ZONING            | MML U/85                            |
| YEAR BUILT        | 1985                                |
| HEATING/COOLING   | 4 Heat Pumps (Roof Mounted)         |
| CONSTRUCTION TYPE | Masonry                             |
| LOADING           | 4 DH, 5 GL                          |
| POWER             | Heavy 3-Phase                       |
| CEILING HEIGHT    | 14 ft on Upper, 10 ft on Lower      |



# Investment Highlights



## + IDEAL “CLOSE-IN” SEATTLE LOCATION

Situated in the highly sought after Georgetown industrial market.

## + PRICE BELOW ASSESSED VALUE (LOW COST BASIS)

The offering presents a compelling value proposition with a basis significantly below replacement cost and current assessed value. At the list price, the property is offered at approximately \$238/SF, well below the estimated market pricing of ~\$300/SF for comparable industrial buildings in the area. In addition, the list price of \$4,700,000 is more than \$1,000,000 below the current tax assessed value of approximately \$5,750,000, providing immediate built-in equity and downside protection.

## + EXCELLENT BUILDING CONDITION

Built in 1985, the concrete building is in excellent condition, benefitted by a less than 10-year-old roof, four (4) roof mounted HVAC units, and a class A office/showroom buildout on the upper level.

## + RARE INVESTMENT OPPORTUNITY

A unique opportunity to acquire a well-located industrial asset in Seattle's highly desirable Georgetown market with both stable in-place income and future owner-user flexibility. The property offers investors significant rental upside.

## + POTENTIAL PORTFOLIO PURCHASE OPPORTUNITY WITH ADJACENT PROPERTIES

6349 6th Ave S can be purchased individually or together with the adjacent properties at 6363 6th Ave S and 6348 6th Ave S, which are also being offered for sale. Please contact the listing brokers for additional details.

# Financial Analysis

## Operating Data

|                             | CURRENT          |
|-----------------------------|------------------|
| Scheduled Lease Income      | \$275,468        |
| NNN Charges                 | \$115,421        |
| Effective Gross Income      | \$390,889        |
| Expenses                    | (\$121,324)      |
| <b>Net Operating Income</b> | <b>\$269,564</b> |

## Operating Expenses

|                                                   |                  |
|---------------------------------------------------|------------------|
| Taxes                                             | \$57,088         |
| Ins. - Estimated per building split               | \$15,513         |
| Utilities                                         | \$16,329         |
| Exterior Building Repairs/Adj                     | \$6,061          |
| Interior Building Repairs/Adj                     | \$4,045          |
| Fire & Life Safety                                | \$660            |
| Landscaping and Other General Building Repair     | \$9,036          |
| Management Fee/Adj. (not reimbursable per leases) | \$12,592         |
| <b>Total</b>                                      | <b>\$121,592</b> |

## Rent Roll

| TENANT                   | SF            | %           | LEASE START | EXPIRATION | \$                 | NNN               | \$/SF         | NOTES                                    |
|--------------------------|---------------|-------------|-------------|------------|--------------------|-------------------|---------------|------------------------------------------|
| 511 INC                  | 11,340        | 58%         | 10/1/2014   | 10/30/2029 | 14,742.00          | \$5,411.39        | \$1.30        |                                          |
| Peter Sgoures            | 444           | 2%          |             | M2M        | \$500.00           |                   | \$1.13        |                                          |
| MothershipX dba CK Foods | 1,979         | 10%         | 9/1/2025    | 8/31/2030  | \$2,117.53         | \$969.71          | \$1.07        |                                          |
| Vacant                   | 1,445         | 7%          |             |            | \$1,589.50         | \$722.50          | \$1.10        | 12 Month Rent Guarantee at \$1.10/sf NNN |
| Linen Express            | 3,369         | 17%         | 7/4/2004    | 5/31/2029  | \$2,963.88         | \$1,831.81        | \$0.88        |                                          |
| Studio Screen, Inc.      | 1,018         | 5%          |             | M2M        | \$1,042.77         | \$682.97          | \$1.02        |                                          |
|                          | <b>19,595</b> | <b>100%</b> |             |            | <b>\$22,955.68</b> | <b>\$9,618.38</b> | <b>\$1.17</b> |                                          |

# Featured Tenant

## BEYOND®

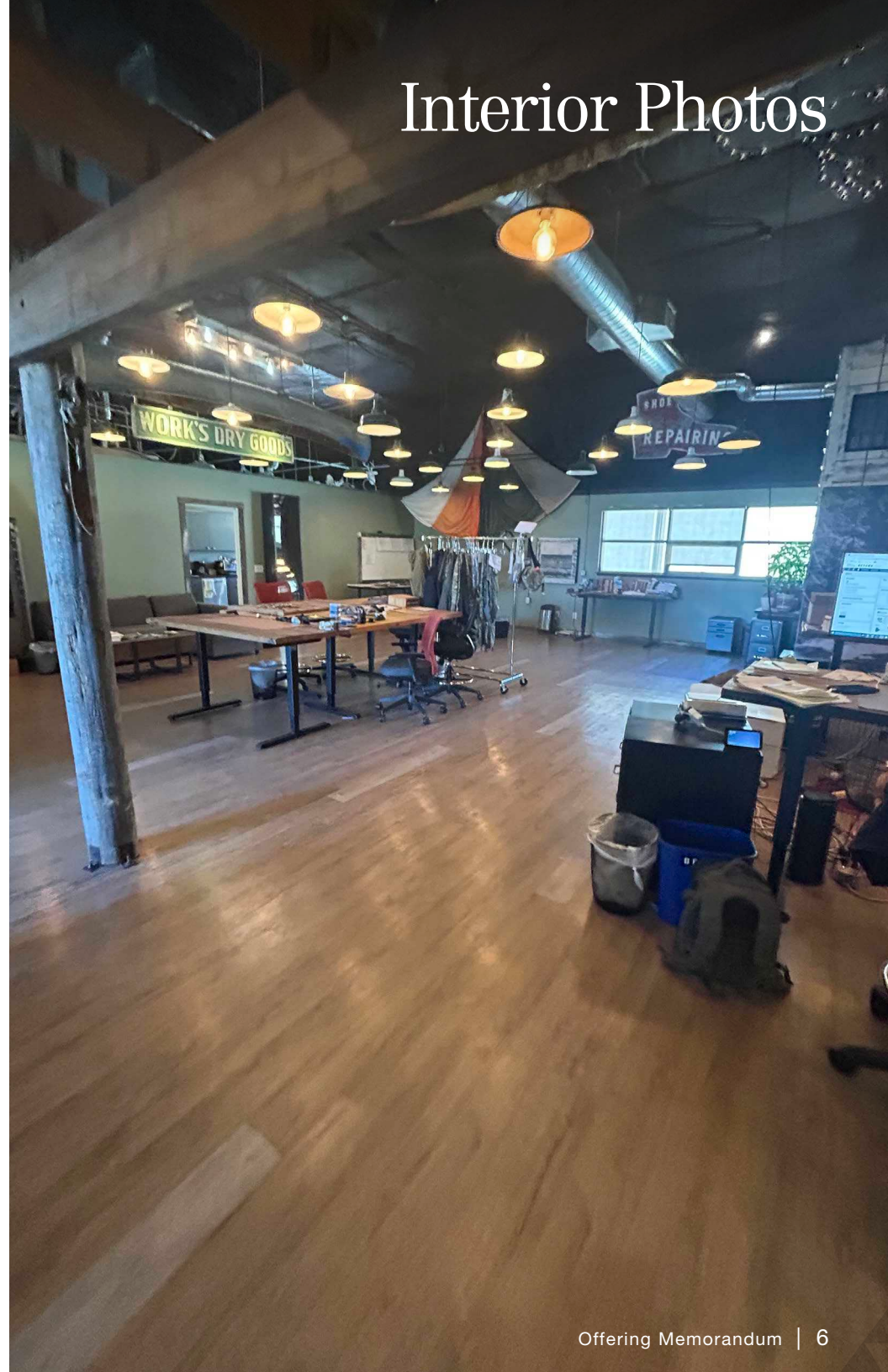


Beyond Clothing, a subsidiary of 5.11 Tactical, is a manufacturer of high-performance technical apparel and cold-weather gear serving military, law enforcement, and public safety markets. Founded in 1992, 5.11 Tactical is a nationally recognized brand headquartered in Irvine, California, with a global distribution platform and more than 100 retail locations. The company is owned by Compass Diversified Holdings, providing institutional-level backing and operational stability.

Beyond Clothing maintains operations in Seattle and serves specialized government, defense, and professional markets that rely on durable, mission-critical equipment. The tenant's recent lease extension demonstrates a continued long-term commitment to the location and supports income stability for the property. Beyond Clothing occupies 58% of the properties GLA.

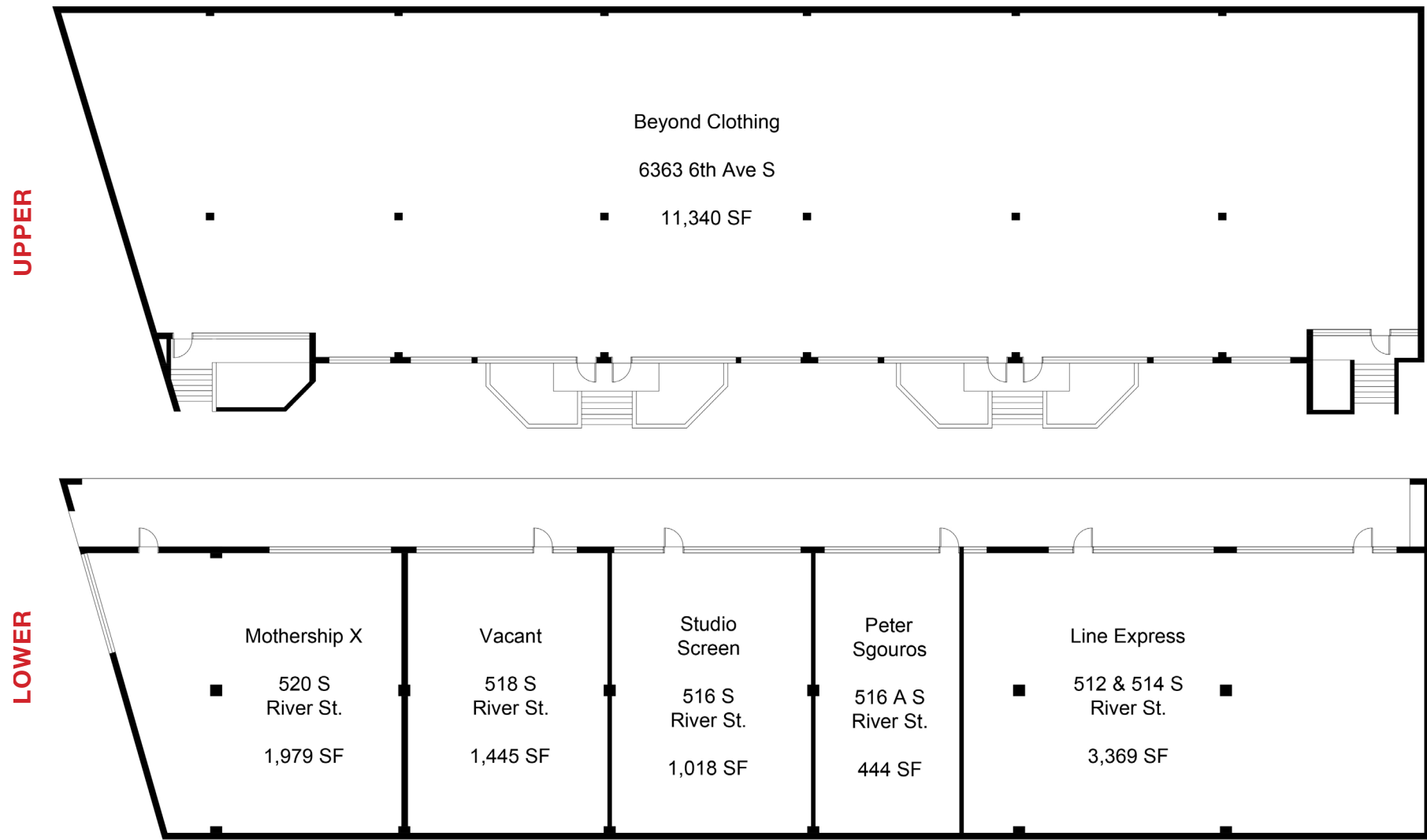
### Lease Overview

|                            |                                                                           |
|----------------------------|---------------------------------------------------------------------------|
| <b>TENANT</b>              | 511 INC (d/b/a Beyond Clothing)                                           |
| <b>PREMISES</b>            | 11,430 SF (entire upper level)                                            |
| <b>PERCENT OF BUILDING</b> | 58%                                                                       |
| <b>LEASE TYPE</b>          | NNN                                                                       |
| <b>LEASE COMMENCEMENT</b>  | Oct 1, 2014                                                               |
| <b>LEASE EXPIRATION</b>    | Oct 1, 2029                                                               |
| <b>RECENT ACTIVITY</b>     | Tenant executed a 3-year lease extension, reaffirming long-term occupancy |
| <b>BASE RENT</b>           | \$14,742.00 per month                                                     |
| <b>RENTAL RATE</b>         | \$1.30 PSF plus NNN                                                       |
| <b>NNN REIMBURSEMENT</b>   | \$5,411.39 per month                                                      |



## Interior Photos

# Floor Plan



# 512-520 S River St Units



# Nearby Amenities



Orca Car Wash

S MICHIGAN STREET

I Luv Teriaki



Champion Party Supply

**Safelite**



Matt's Famous Chili Dogs



6363 6th Avenue S

South Seattle College  
Georgetown

E MARGINAL WAY S

CORSON AVENUE S

# Nearby Amenities

Seattle CBD  
15-MINUTE DRIVE



Prologis  
Georgetown



S MICHIGAN STREET

6363 6th  
Avenue S

6TH AVENUE S

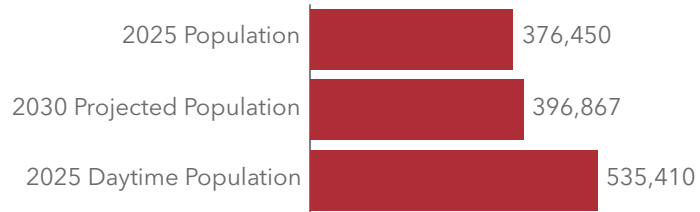
7TH AVENUE S

S RIVER STREET



# DEMOGRAPHICS

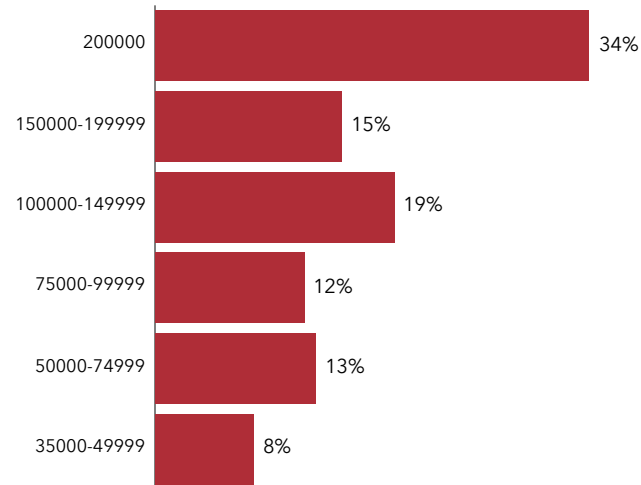
## Population



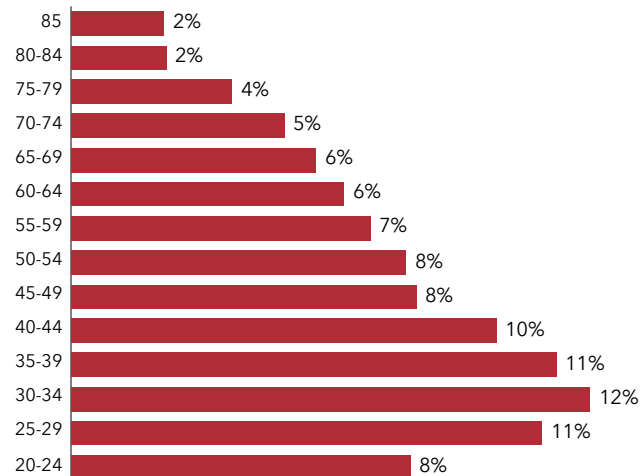
## Total Households



## Income by Household



## Ages



**38.5**

Median Age



**\$119K**

Median HH Income



**\$881.0K**

Median Home Value



# 6363 6th Avenue S

SEATTLE, WA

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EXCLUSIVELY LISTED BY:

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