

FOR
SALE



DCL NORTH BEND WAY

301 W. North Bend Way | North Bend, WA 98045

Josh Heyum

Principal

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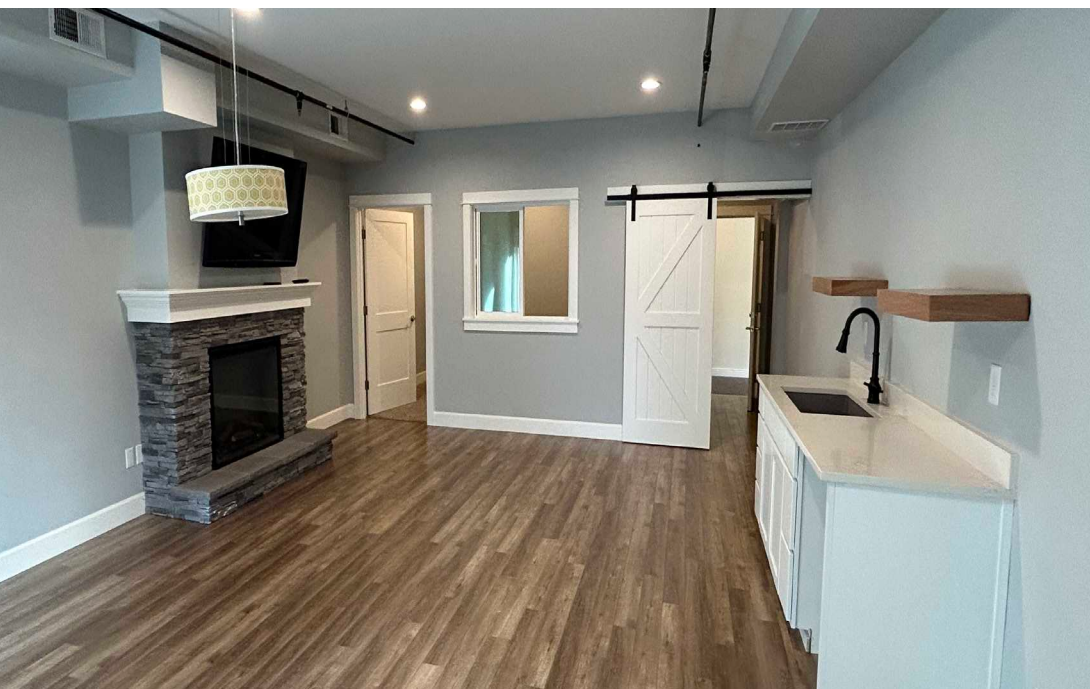
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Broker

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VISTA PACIFIC GROUP
LEASING AND ACQUISITIONS



MIXED USE FOR SALE

INVESTMENT OPPORTUNITY

Offering Price: Inquire

Size: 13,278 SF

PROPERTY DETAILS:

- Parcel #: 857190-0195
- 13 Commercial Units
- 5 Residential Units
- Land Area: 0.23 Acres (10,019 SF)
- Year Built: 1930
- Year Renovated: 1999, 2021
- 100% Occupancy
- NOI: \$301,017



HIGHLIGHTS

NORTH BEND:

- Population has surged 20% since 2020
- \$175K Median household income
- Less than 30 minutes from Amazon, Microsoft & Costco
- Rare Mixed-Use opportunity with high barriers to entry
- Gateway to the Cascades

BUILDING:

- Completely renovated, with local Landmark appeal
- Historically 100% Leased
- High-End interior finishes
- Benefit from neighboring Redevelopment
- Unobstructed views of Mount Si
- Maximum foot traffic being located on North Bend's main drag



301 W North Bend Way

Financial Analysis

OPERATING INCOME		AS IS (May 1, 2026)
Rent		\$333,825
Annual Reimbursements		\$79,404
Total:		\$413,229
OPERATING EXPENSES		
Property Management (4%)		\$13,353
Lot & Signage Maintenance		\$1,500
Repair & Maintenance		\$14,500
Property Insurance		\$6,218
Property Taxes		\$25,179
Utilities Electric/Gas		\$18,000
Garbage Removal		\$5,000
Water/Sewer		\$13,000
Elevator Contract		\$3,501
Fire Alarm Contract		\$416
Janitorial Contract		\$7,310
HVAC Contract		\$3,271
Supplies		\$964
Total:		\$112,212
NET OPERATING INCOME		\$301,017



301 W North Bend Way

Floor Plans: Floor 1



Floor Summary	SQ. FT.
Total Rentable Area	8,570
Total Occupant Area	6,901
Load Factor	1.2419
Floor Service Area	1,421
Building Service Area	291
Total Vertical	197

Suite #	Occupant Area	Rentable Area
Suite 100A	644	800
Suite 100B	341	423
Suite 100C	446	554
Suite 103	486	604
Storage 103	107	133
Suite 104	475	590
Storage 104	58	72
Suite 105	862	1,071
Suite 106	482	599
Suite 107	582	723
Suite 108	603	749
Suite 109	603	749
Suite 110	588	730
Suite 111	597	741
Storage A	27	34

North Bend Way



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Floor Plans: Floor 2

