Marcus & Millichap
BROWN RETAIL GROUP
SEATTLE | PORTLAND | BOISE

CRASH CHAMPIONS

258 N Hill Blvd, Burlington, WA 98233

CORPORATE CRASH CHAMPIONS FEATURING 12+ YEAR NNN LEASE WITH RARE 3.00% ANNUAL RENT INCREASES LOCATED IN BURLINGTON, WA

CRASH CHAMPIONS
COLLISION REPAIR TEAM

ACTUAL PROPERTY PHOTO

BANNER BANK
TAYLOR MADE
SERVING BURLINGTON SINCE 1978
WCP SOLUTIONS
U-HAUL
SKAGIT TRANSIT
CHUCKANUT PARK AND RIDE
BURLINGTON HIGH SCHOOL
PSE
PUGET SOUND ENERGY
PWT
SKAGIT
Farmers Supply
CRASH CHAMPIONS
COLLISION REPAIR TEAM
258 N HILL BLVD, BURLINGTON, WA 98233
OLD HWY 99 N (4,600+ VPD)
AFCO
N HILL BLVD
FERGUSON
NWTEL
KEEPING YOU CONNECTED
KIA
I-5 (54,000+ VPD)
SERVPRO
BRINDERSON
FritoLay

Fairfield
BY MARRIOTT
OLD HWY 99 N (4,600+ VPD)
STARBUCKS
DYKSTRA FARMS LLC
I-5 (54,000+ VPD)
KIA
CRASH CHAMPIONS
COLLISION REPAIR TEAM
258 N HILL BLVD, BURLINGTON, WA 98233
BRINDERSON
SERVPRO
FERGUSON
N HILL BLVD
FritoLay
AFCO
NWTEL
KEEPING YOU CONNECTED
PWT
SKAGIT
Farmers Supply

THE **OFFERING**

258 N Hill Blvd, Burlington, WA 98233

Brown Retail Group of Marcus & Millichap has been selected to exclusively market for sale a **12+ year corporate Crash Champions in Burlington, WA**. The property features a long-term, 12+ year NNN lease with minimal landlord responsibilities, backed by Crash Champions, LLC, a leading national collision repair operator with over 650 locations across 38 states. The lease includes rare 3.00% annual rent increases throughout the initial term and option periods, providing consistent NOI growth and strong inflation protection. The property has been operated as a collision repair shop for more than 24 years and benefits from established traffic patterns. Strategically located in an automotive corridor with signage visibility to I-5 (54,000+ VPD) and limited nearby competition, the Property benefits from a broad regional draw and stable demand drivers, supported by a population of approximately 90,000 residents within a ten-mile radius and average household incomes exceeding $108,000. Additionally, Washington's lack of state income tax further enhances after-tax returns, making this an attractive opportunity for investors seeking durable cash flow, growth, and long-term stability.

PRICE: $1,940,000
CAP RATE: 5.75%
AVG CAP RATE OVER TERM: 6.75%

THE PROPERTY

Price	**$1,940,000**
Cap Rate	**5.75%**
Avg Cap Rate Over Term	**6.75%**
Price/SF	**$276**
Year Built	**2002**
Gross Leasable Area	**7,020 SF**
Type of Ownership	**Fee Simple**
Lot Size	**1.04 Acres**

LEASE SUMMARY

Tenant	**Crash Champions**
Rent Increases	**3% Annually**
Guarantor	**Corporate Guarantee**
Lease Type	**Triple Net (NNN)**
Lease Commencement	**1/1/2024**
Lease Expiration	**12/31/2038**
Renewal Options	**2, 5-Year Options**
Term Remaining on Lease	**12+ Years**
Landlord Responsibility	**Roof & Structure**
Tenant Responsibility	**Taxes, Insurance, Repairs & Maintenance**

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 12/31/2026	$108,212	$9,018	$15.41	5.58%
1/01/2027 - 12/31/2027	**$111,458**	**$9,288**	**$15.88**	**5.75%**
1/1/2028 - 12/31/2028	$114,802	$9,567	$16.35	5.92%
1/1/2029 - 12/31/2029	$118,246	$9,854	$16.84	6.10%
1/1/2030 - 12/31/2030	$121,793	$10,149	$17.35	6.28%
1/1/2031 - 12/31/2031	$125,447	$10,454	$17.87	6.47%
1/1/2032 - 12/31/2032	$129,211	$10,768	$18.41	6.66%
1/1/2033 - 12/31/2033	$133,087	$11,091	$18.96	6.86%
1/1/2034 - 12/31/2034	$137,079	$11,423	$19.53	7.07%
1/1/2035 - 12/31/2035	$141,192	$11,766	$20.11	7.28%
1/1/2036 - 12/31/2036	$145,428	$12,119	$20.72	7.50%
1/1/2037 - 12/31/2037	$149,790	$12,483	$21.34	7.72%
1/1/2038 - 12/31/2038	$154,284	$12,857	$21.98	7.95%

OPTIONS	
Option 1: 1/1/2039 - 12/31/2043	3% Annually
Option 2: 1/1/2044 - 12/31/2048	3% Annually

CRASH CHAMPIONS
COLLISION REPAIR TEAM

ABOUT CRASH CHAMPIONS

Crash Champions is the third-largest operator of high-quality collision repair services in the United States, with more than 650 locations across 38 states and trusted by nearly all major automotive insurance providers. Founded in 1999 as a single repair center in Chicago by industry veteran and 2022 MSO Executive of the Year Matt Ebert, the company has experienced significant growth. In 2022, Crash Champions completed a second industry-defining milestone with the strategic acquisition of Service King Collision and its more than 330 locations. This transaction positioned Crash Champions as a nationwide leader in trusted, high-quality collision repair services, expanding its footprint to more than 30 states. Today, the organization is recognized as an industry leader for its commitment to manufacturer-certified repairs and industry-leading performance, with certified facilities meeting the highest standards in collision repair.

https://crashchampions.com/

650+
LOCATIONS

$3B+
2025 REVENUE

ACTUAL PROPERTY PHOTOS

THE **HIGHLIGHTS**

12+ YEAR NNN LEASE
The property is secured by a long-term, 12+ year NNN lease, providing investors with stable, passive cash flow and minimal landlord responsibilities (roof and structure only).

STRONG CORPORATE GUARANTEE | 650+ LOCATIONS
The lease is guaranteed by Crash Champions corporate (Crash Champions, LLC), a national, growing brand with over 650 collision repair locations across 38 states.

RARE 3.00% ANNUAL RENT INCREASES
The lease features attractive 3.00% annual rent increases throughout the initial term and all option periods, delivering strong embedded NOI growth and long-term inflation protection.

LIMITED COLLISION REPAIR COMPETITION | REGIONAL DRAW
The Property serves a broad trade area with limited nearby collision repair options, allowing the tenant to capture demand from surrounding rural communities with minimal direct competition.

ACTUAL PROPERTY PHOTO

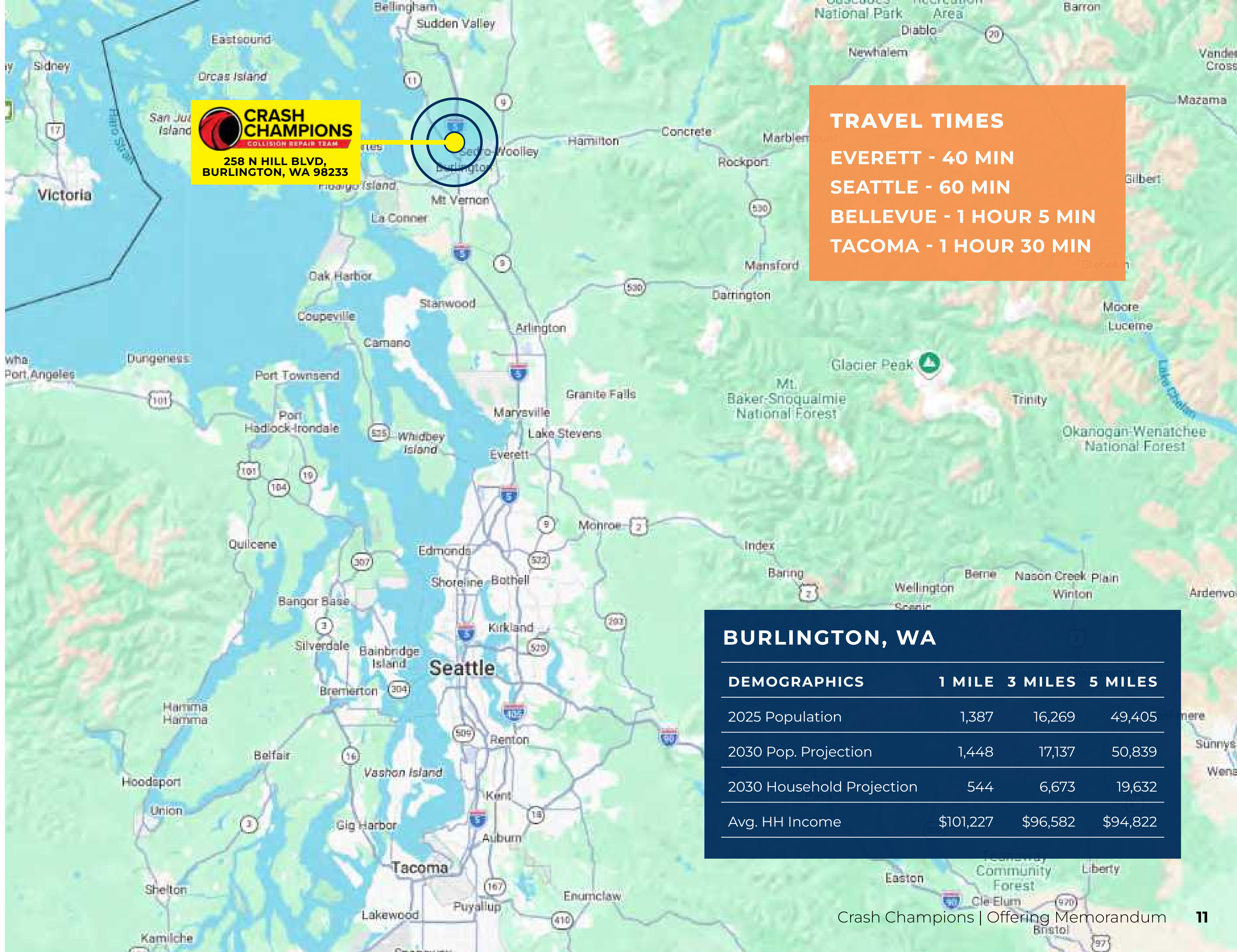
ESTABLISHED COLLISION REPAIR SITE FOR 24+ YEARS
The property was built in 2002 and has been operated as a collision repair shop for more than 24 years, providing established traffic patterns and strong customer draw.

STRATEGIC LOCATION WITH VISIBILITY TO I-5 (54,000+ VPD) AND EASY ACCESS
The property is located near the corner of Old Hwy 99 and N Hill Blvd within an automotive corridor in Burlington and has pylon signage visible from I-5 (54,000+ VPD). It is easily accessible, from I-5 entrances/exits both to the north and south.

ROBUST REGIONAL DEMOGRAPHICS
The Property serves an established population of approximately 90,000 residents within a 10-mile radius, with average household incomes exceeding $108,000.

INCOME TAX-FREE STATE
Washington State is an income tax-free state.

SITE PLAN



TRAVEL TIMES

- EVERETT - 40 MIN
- SEATTLE - 60 MIN
- BELLEVUE - 1 HOUR 5 MIN
- TACOMA - 1 HOUR 30 MIN

BURLINGTON, WA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population	1,387	16,269	49,405
2030 Pop. Projection	1,448	17,137	50,839
2030 Household Projection	544	6,673	19,632
Avg. HH Income	$101,227	$96,582	$94,822

BURLINGTON, WA

The investment property is in Burlington, Washington, a city in Skagit County with significant demand for retail services anchored by the city's growing population, strategic location, and the presence of large employers representing the healthcare, government, and manufacturing sectors. Approximately 49,405 residents live within a five-mile radius. This population is projected to grow 2.9 percent by 2030, providing a stable and growing consumer base for retail businesses. Positioned along Interstate 5, Burlington benefits from strong regional accessibility, located approximately 65 miles north of Seattle and 70 miles south of Vancouver, BC, placing it within a highly trafficked interstate corridor that drives consistent commuter and visitor traffic.

The area also serves as the primary retail destination for Skagit County, generating nearly $1 billion in annual retail sales and drawing shoppers from surrounding communities. Local demographics further support retail demand, with a median household income of $75,675, comparable to the U.S. average and reflective of a stable, workforce-driven consumer base. Burlington's economy is anchored by several large employers that contribute to daily foot traffic, including Skagit Regional Health, parts manufacturer Janicki, and Skagit County. Overall, Burlington's combination of projected population growth, strong regional accessibility, and established identity as a regional retail hub positions it as a compelling location for retail investment.

TOP EMPLOYERS

SKAGIT COUNTY TOP EMPLOYERS:

BUSINESS	TOTAL EMPLOYEES
Skagit Regional Health	3,620
Janicki	1,603
Mount Vernon School District	1,113
Sinclair Refinery	870
Skagit County Government	860
Island Hospital	750
Sedro Woolley School District	702
PAACAR Technical Center	558
Draper Valley Farms	530
Fred Meyer Burlington	350

EXCEPTIONAL QUALITY OF LIFE PAIRED WITH ROBUST ECONOMIC DEVELOPMENT AND ABUNDANT AMENITIES

As aSkagit County is a scenic and agriculturally rich region in northwest Washington State, ideally situated between Seattle and Vancouver, British Columbia. Encompassing over 1,700 square miles, the county is defined by its breathtaking natural landscape—from the Cascade Mountains to the east to the shores of the Salish Sea to the west. The Skagit River winds through a fertile valley renowned for its abundant farmland and world-famous tulip fields that draw visitors each spring. Wildlife is abundant year-round, with bald eagles, migratory swans, and great blue herons contributing to the area's distinctive Pacific Northwest charm.

The county's vibrant communities offer a blend of rural character and modern amenities, supported by a diverse local economy and strong cultural presence. Residents and visitors enjoy a wide range of accommodations, dining options, and access to arts and cultural institutions, including museums, theaters, and performance venues throughout the region. Outdoor recreation is a cornerstone of life in Skagit County, with opportunities for hiking, birdwatching, kayaking, and exploring destinations such as Deception Pass State Park and the Mount Baker-Snoqualmie National Forest. With its unique balance of natural beauty, cultural richness, and accessibility, Skagit County offers an exceptional quality of life in the Pacific Northwest.

132,736
Skagit County Population

10th
Highest Income Among Washington Counties

$91,204
Median Household Income

9th
Healthiest County in Washington

ACTUAL PROPERTY PHOTO

MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY

Please consult your Marcus & Millichap agent for more details.

COOPERATIVE BROKERAGE COMMISSION

Marcus & Millichap is offering a cooperative brokerage commission by Seller to brokers who represent purchasers that were not directly contacted via phone or e-mail by the listing brokers and who successfully close on the property at terms acceptable to Seller.

Marcus & Millichap

BROWN RETAIL GROUP

SEATTLE | PORTLAND | BOISE

CLAYTON J. BROWN

Senior Managing Director, Investments

206.826.5787 D

253.569.4338 C

clayton.brown@marcusmillichap.com