

Marcus & Millichap
BROWN RETAIL GROUP
SEATTLE | PORTLAND | BOISE

CRASH CHAMPIONS

135 E Hill St Monroe, WA 98272

CORPORATE CRASH CHAMPIONS FEATURING RECENT
5-YEAR EXTENSION AND SIGNIFICANTLY BELOW MARKET
RENT LOCATED IN MONROE, WA



ACTUAL PROPERTY PHOTO



THE OFFERING

135 E Hill St Monroe, WA 98272

Brown Retail Group of Marcus & Millichap has been selected to exclusively market for sale a **corporate Crash Champions in Monroe, WA**. Crash Champions recently exercised its first 5-year option, extending the lease expiration to 9/30/2030 and showing strong commitment to the site. The tenant is currently paying just \$10.22/SF + NNN in rent, with market rents achievable in the \$20/SF - \$24/SF + NNN range, providing a low operating cost for Crash Champions and meaningful long-term rental upside. The lease includes attractive 2.00% annual rent increases throughout the initial term and option periods, providing consistent NOI growth and strong inflation protection. The NNN lease features very minimal landlord responsibilities (roof only) and is backed by Crash Champions, LLC, a leading national collision repair operator with over 650 locations across 38 states. The property has been operated continuously as an automotive repair facility for over 27 years (since 1999), providing established traffic patterns and strong customer draw. It is located within blocks of both Hwy 2 and Hwy 203 (49,000+ VPD combined) and nearby numerous national retail tenants including Walmart, Safeway, and Lowe's. The property benefits from strong market fundamentals, including a supply-constrained retail submarket vacancy rate of approximately 1.8%, supporting long-term tenant demand for well-located service-oriented uses. The property serves an established population of approximately 165,000 residents within a 10-mile radius, with average household incomes exceeding \$169,000. Additionally, Washington's status as an income tax-free state enhances after-tax returns, making this an attractive opportunity for investors seeking durable cash flow and long-term growth.

PRICE: \$1,038,000
CAP RATE: 7.00%
PRICE/SF: \$149

ACTUAL PROPERTY PHOTO



THE PROPERTY

Price	\$1,038,000
Cap Rate	7.00%
Price/SF	\$149
Gross Leasable Area	6,970 SF
Lot Size (Acres)	0.32 Acres
Type of Ownership	Fee Simple
Year Built / Renovated	1913 / 2020

LEASE SUMMARY

Tenant	Crash Champions
Rent Increases	2% Annually
Guarantor	Corporate Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	10/1/2020
Lease Expiration	9/30/2030
Renewal Options	1, 5-Year Option
Term Remaining on Lease	4+ Years
Landlord Responsibility	Roof
Tenant Responsibility	Taxes, Insurance, Repairs & Maintenance (Including Structure)

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/ SF	CAP RATE
Current - 9/30/2026	\$71,241	\$5,937	\$10.22	6.86%
10/1/2026 - 09/30/2027	\$72,666	\$6,055	\$10.43	7.00%
10/1/2027 - 9/30/2028	\$74,119	\$6,177	\$10.63	7.14%
10/1/2028 - 9/30/2029	\$75,602	\$6,300	\$10.85	7.28%
10/1/2029 - 9/30/2030	\$77,114	\$6,426	\$11.06	7.43%
OPTIONS				
Option 1: 10/1/2030 – 9/30/2035		2% Annually		



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/>



ACTUAL PROPERTY PHOTOS



THE HIGHLIGHTS

RECENT 5-YEAR EXTENSION

Crash Champions recently exercised its first 5-year option, extending the lease expiration to 9/30/2030 and showing strong commitment to the site.

SIGNIFICANTLY BELOW MARKET RENT

The tenant is currently paying just \$10.22/SF + NNN in rent, with market rents achievable in the \$20/SF - \$24/SF + NNN range, providing a low operating cost for Crash Champions and meaningful long-term rental upside.

2.00% ANNUAL RENT INCREASES

The lease features attractive 2.00% annual rent increases throughout the initial term and all option periods, delivering strong embedded NOI growth and long-term inflation protection.

MINIMAL LANDLORD RESPONSIBILITIES (ROOF ONLY)

The NNN lease features very minimal landlord management or repair responsibilities, with the landlord only responsible for the roof (structure is the responsibility of the tenant).

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.



ESTABLISHED COLLISION REPAIR SITE FOR 27+ YEARS

The property has been operated continuously as an automotive repair facility for over 27 years (since 1999), providing established traffic patterns and strong customer draw.

STRATEGIC LOCATION NEAR RETAIL, HWY 2, AND HWY 203 (49,000+ VPD)

The property is located within 3 blocks of both Hwy 2 (35,000+ VPD) and Hwy 203 (14,000+ VPD), providing for high-traffic passing by the property and easy access from every direction. Additionally, the property benefits from being near Monroe's main retail trade with numerous national tenants including Safeway, Fred Meyer, Walmart, Grocery Outlet, Lowe's, Dollar Tree, and more, all drawing consistent customer traffic.

CONSTRAINED RETAIL SUPPLY | 1.8% MARKET VACANCY

The South Snohomish retail submarket features a supply-constrained retail vacancy rate of approximately 1.8% per CoStar, demonstrating limited availability of commercial space and supporting long-term tenant demand for well-located service-oriented uses.

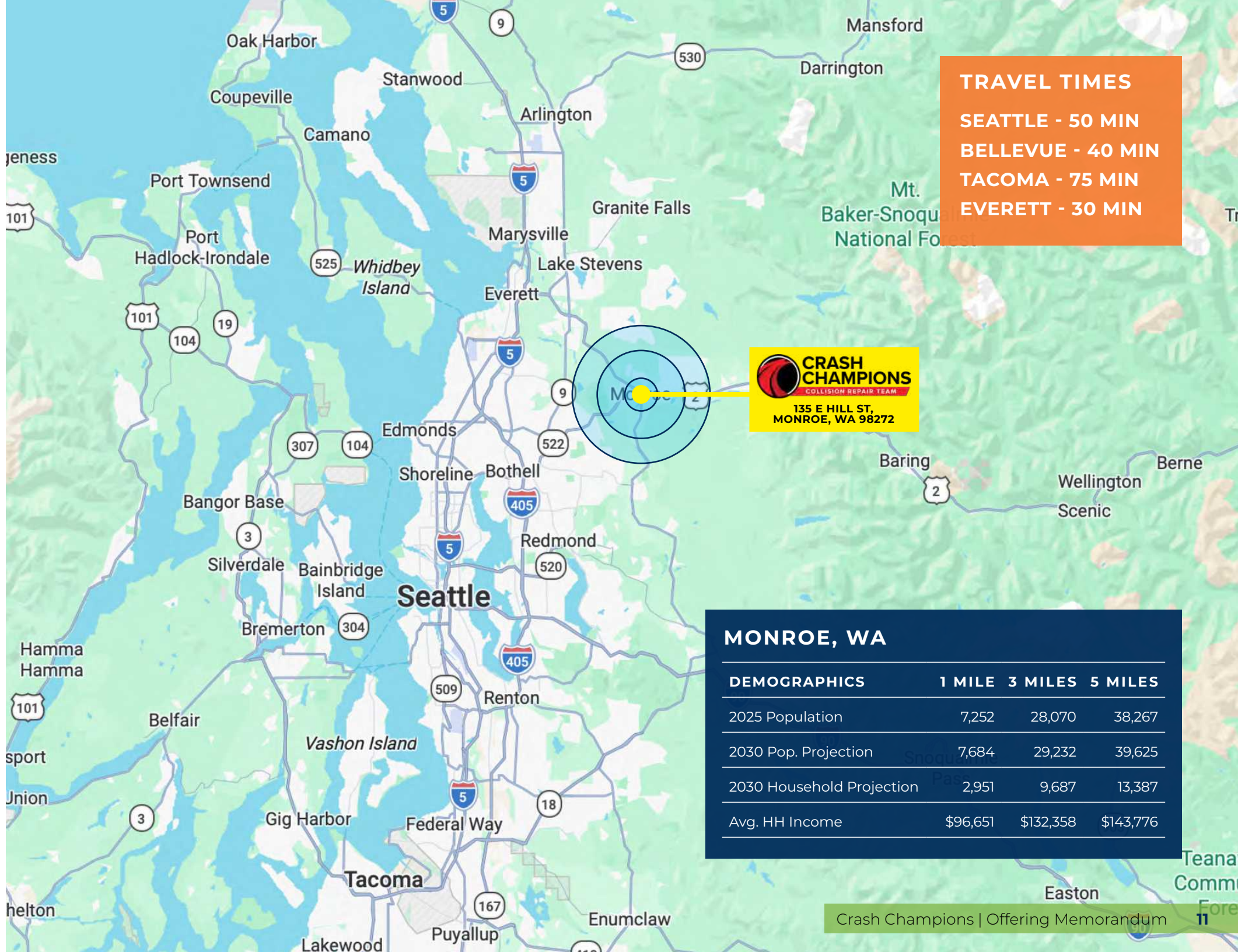
ROBUST REGIONAL DEMOGRAPHICS

The Property serves an established population of approximately 165,000 residents within a 10-mile radius, with average household incomes exceeding \$169,000.

INCOME TAX-FREE STATE

Washington State is an income tax-free state.

SITE PLAN



MONROE MSA

The investment property is in Monroe, Washington, a growing community in Snohomish County that represents a stable and expanding retail market for investors. Contributing to the market's appeal for investment is strong population growth, above-average household incomes, and a diverse employment base. Approximately 38,267 residents live within a five-mile radius, and this population is projected to reach 39,625 over the next five years, representing a 3.5 percent increase. This continued growth, combined with Monroe's position along U.S. Route 2 and State Route 522, provides strong regional connectivity and consistent inflows of commuter and visitor traffic.

The market is also favorably characterized by above-average household incomes, with a median household income of \$120,490, approximately 54 percent higher than the U.S. average. Additionally, the area maintains a low unemployment rate of 4.0 percent; both economic trends reflect a stable economic environment and steady household spending. Furthermore, Monroe's economy is supported by a diverse mix of employers including the Department of Corrections and the Monroe School District. These institutions contribute to a consistent daytime population and reinforce demand for nearby retail services. Overall, Monroe's accessibility to the greater Seattle metro area, combined with ongoing residential growth and regional traffic along key corridors, positions the area to sustain long-term retail demand.



3.5%

Strong Population Growth
with 3.5 Percent Increase
Projected by 2030



54%

Median Household Income 54
Percent Above National Average
Supporting Retail Spending



Strategic Location Along U.S.
Route 2 and State Route 522 with
Access to Seattle and Everett



Diverse Employment Base
Driving Consistent Daytime
Traffic and Retail Demand

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



ACTUAL PROPERTY PHOTO