



FOR SALE

MULTI-TENANT INVESTMENT PROPERTY

22611 76TH AVE W, EDMONDS

Presented by Brennan McClurg & Steve Erickson



First Western Properties Inc. | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com



85° Bakery Cafe

TERMS OF THE OFFERING

Price	\$3,200,000
Price PSF	\$428/SF
In Place NOI	\$201,038
In Place CAP Rate	6.28%
NOI End of 2026	\$202,119
Total GLA	7,475 SF
Number of Tenants	Four (4)
Occupancy	100%

PROPERTY DETAILS

Property	Edmonds Retail
Address	22611 76th Ave W, Edmonds
Sale Price	\$3,200,000
Price/SF	\$428/SF
Building SF	7,475 SF
Year Built	1992
Lot Size	0.2 Acres (8,712 SF)
Parking Spaces	51 via parking easement
Parcel No.	27042900307800 - Snohomish County
Taxes	\$12,845 (2026)
Zoning	CG (General Commercial)



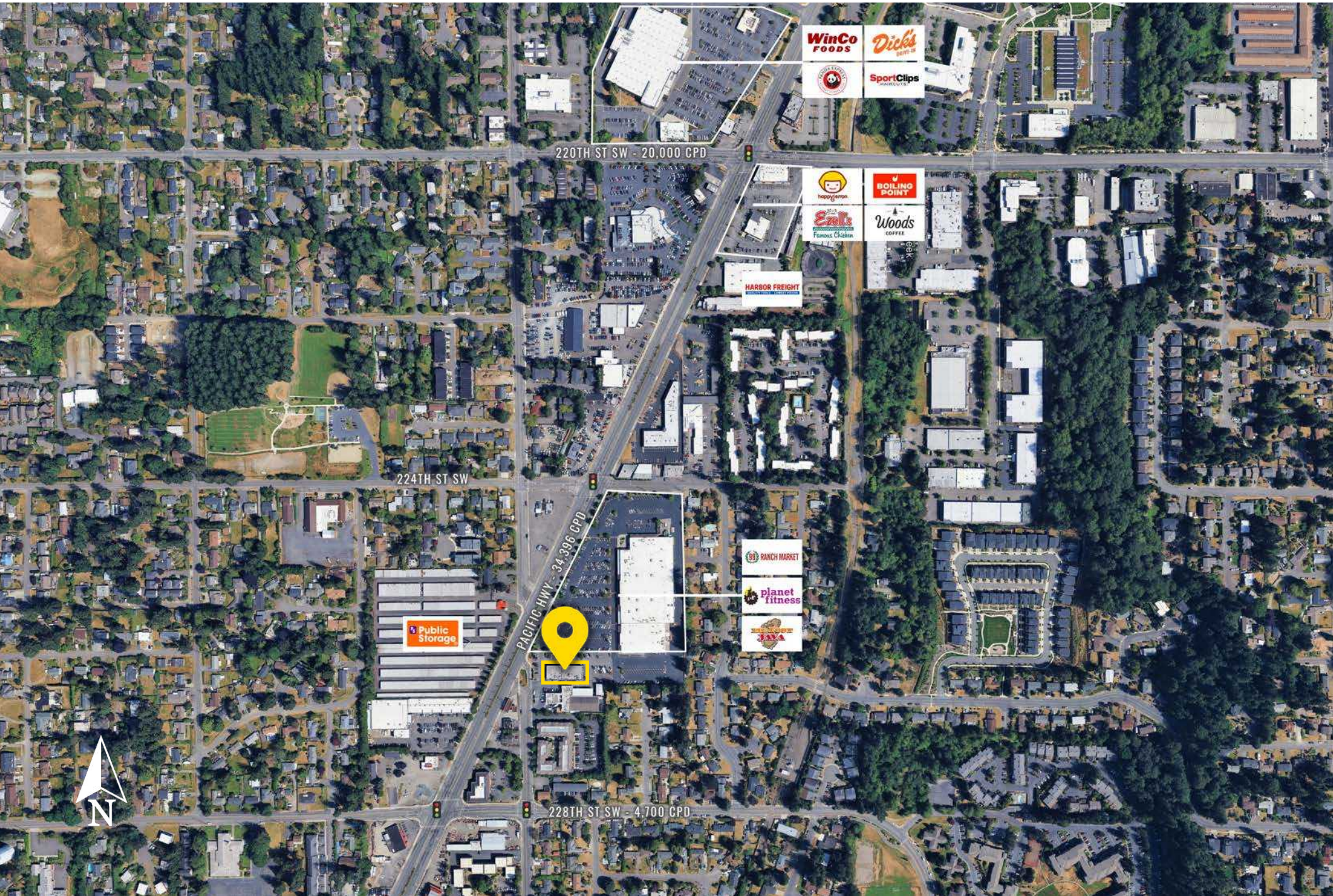
99 RANCH MARKET

planet fitness

THE FOOT JAVA

1 FIRST WESTERN PROPERTIES

PROPERTY AERIAL



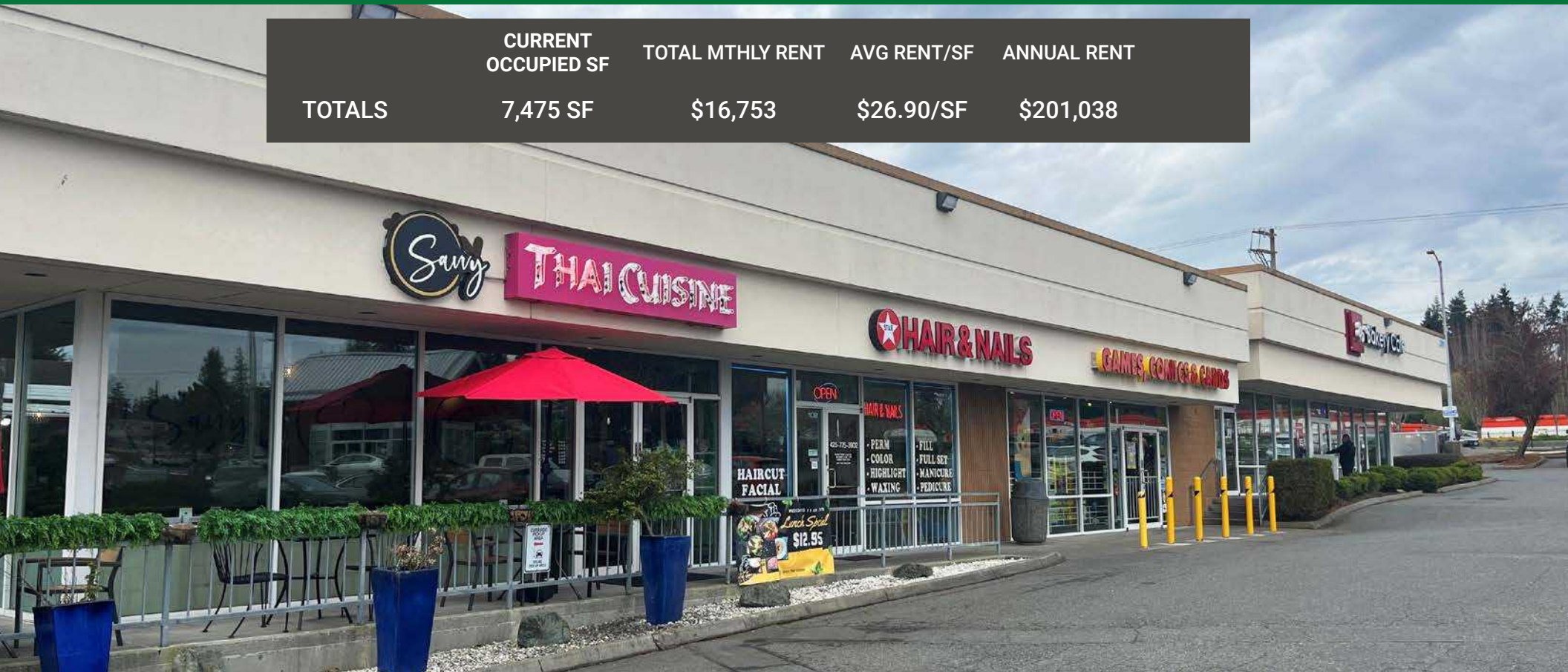
FINANCIALS



CURRENT RENT ROLL | AS OF JUNE 1, 2026

SUITE	TENANT	SQUARE FT	MONTHLY RENT	RENT/SF	LEASE START	LEASE EXPIRES	NOTES
100	85C Bakery	3,000	\$5,775.00	\$23.10	07/01/18	06/30/28	3 consecutive 5-Year Options 11-15 years \$76,230 16-20 years \$83,853 21-25 years \$92,238
101	A World of Collections	1,650	\$2,852.74	\$20.75	06/01/12	05/31/27	One 5-Year Option @ FMV
102	Star Hair & Nails	1,184	\$3,001.36	\$30.42	08/01/04	07/31/27	3% Annual Increases No Option to Extend
103	Savvy Thai	1,641	\$5,124.08	\$37.47	07/01/03	04/30/28	3% Annual Increases One 5-Year Option @ 3% Increase

	CURRENT OCCUPIED SF	TOTAL MTHLY RENT	AVG RENT/SF	ANNUAL RENT
TOTALS	7,475 SF	\$16,753	\$26.90/SF	\$201,038



FINANCIALS | INVESTMENT HIGHLIGHTS

VALUATION SUMMARY

CURRENT INCOME	\$280,842
Total Base Rent Revenue	\$201,038
Reimbursed Expenses (PSF):	\$10.68/SF
CAM	\$21,775
Property Taxes	\$12,845
Insurance	\$7,500
Management	\$13,908
Utilities	\$23,776
Total Reimbursed Expenses on Occupied SF	\$79,804
TOTAL REVENUE	\$280,842
TOTAL EXPENSE	(\$79,804)
NET OPERATING INCOME	\$201,038



STABLE & EASY INVESTMENT

Fully leased to established tenants with remaining lease term, providing predictable income and a passive, low-management investment.



STRONG DEMOS & GROWTH

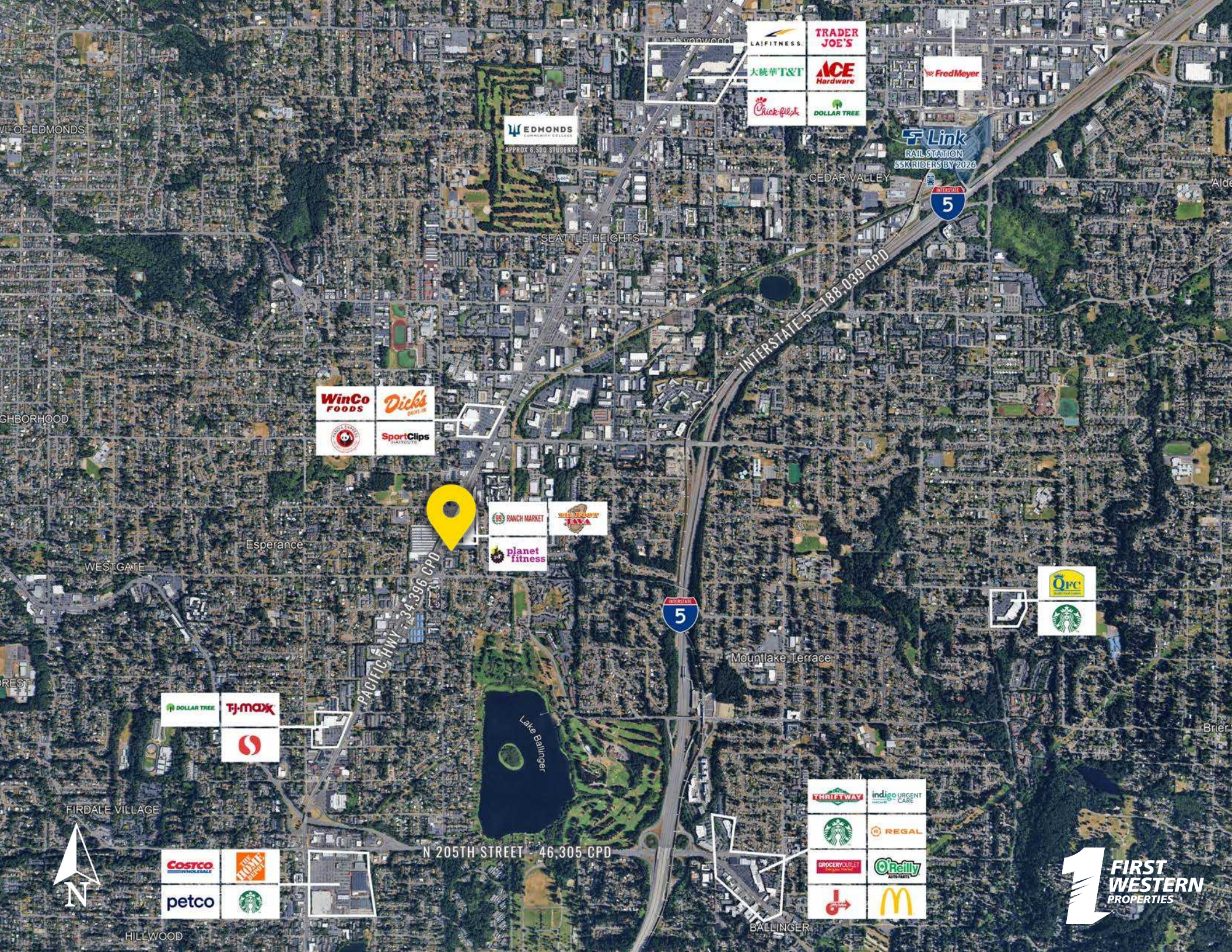
Positioned within a dense residential trade area supported by strong household incomes and continued population growth projections.



EXCELLENT REGIONAL ACCESS

Conveniently located with strong connectivity to Highway 99 and surrounding retail and residential growth corridors.





EDMONDS

GHBORHOOD

REST

FIRDALE VILLAGE

HILLWOOD

EDMONDS
COMMUNITY COLLEGE
APPROX 6,500 STUDENTS

SEATTLE HEIGHTS

CEDAR VALLEY

INTERSTATE 5 - 188,039 CPD

Esperance

WESTGATE

5

Mountlake Terrace

Lake Ballinger

N 205TH STREET - 46,305 CPD

BALLINGER

QFC
Starbucks

THRIFTWAY
indigo URGENT CARE
Starbucks
REGAL
GROCERY OUTLET
O'Reilly
McDonald's

1 FIRST
WESTERN
PROPERTIES

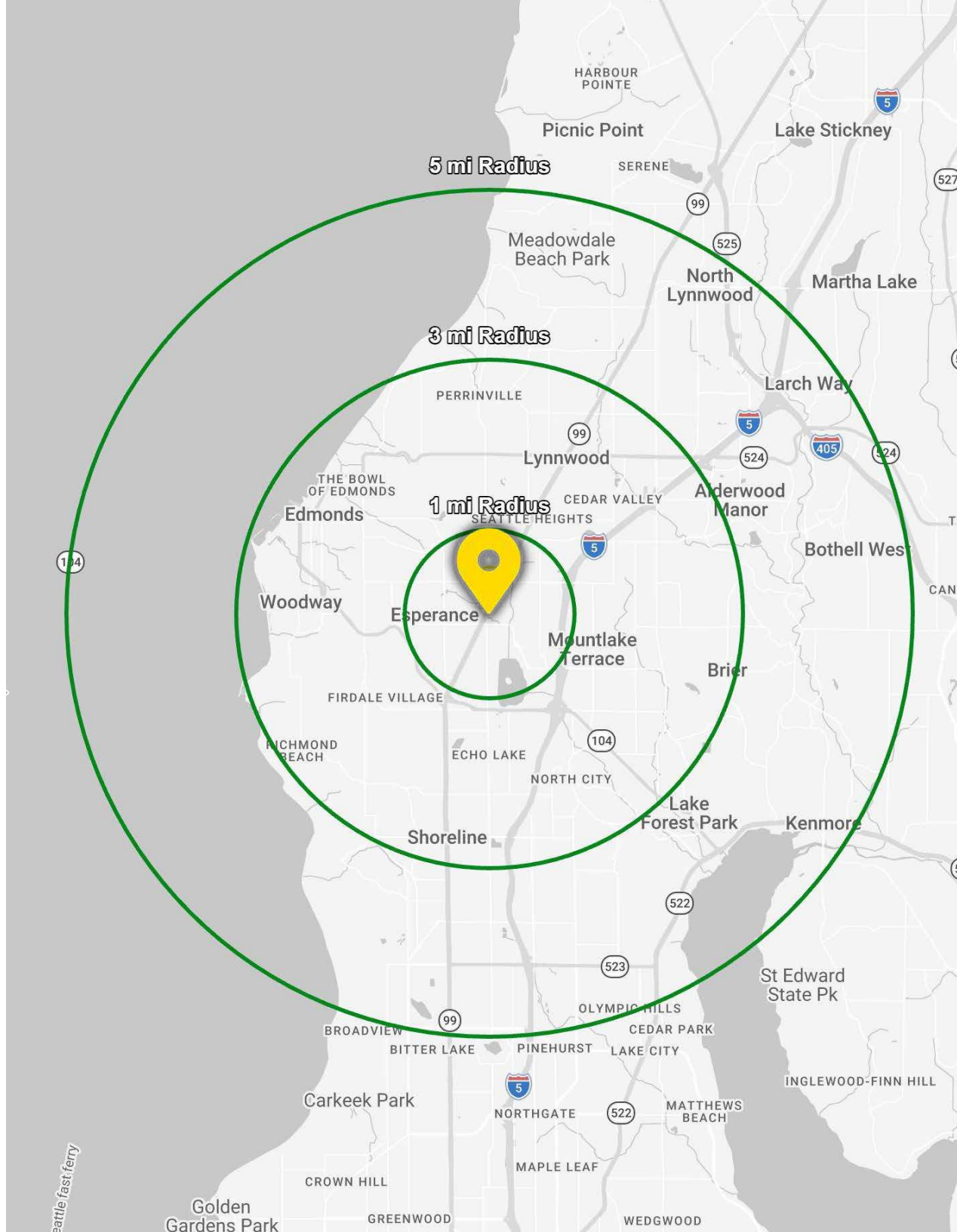
TRADE AREA DESCRIPTION

The property is situated within the established Edmonds/Lynnwood trade area, serving a dense and growing residential population throughout South Snohomish County. The surrounding neighborhoods provide a strong customer base for daily-needs retail and service businesses, while proximity to Highway 99, I-5, and major commercial corridors supports convenient regional access and long-term consumer demand. Strong household incomes, continued residential growth, and nearby retail amenities reinforce the area's stability and ongoing investment appeal.

TRADE AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	15,774	146,514	283,846
DAYTIME POP.	13,086	94,297	167,356
AVG HOUSEHOLD INCOME	\$150,837	\$157,445	\$161,920
NO. OF HOUSEHOLDS	6,825	61,396	117,268
LABOR FORCE	13,164	122,491	235,948
COLLEGE EDUCATION +	4,991	52,902	105,385

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RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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