



# 7-ELEVEN NNN SERVICE STATION

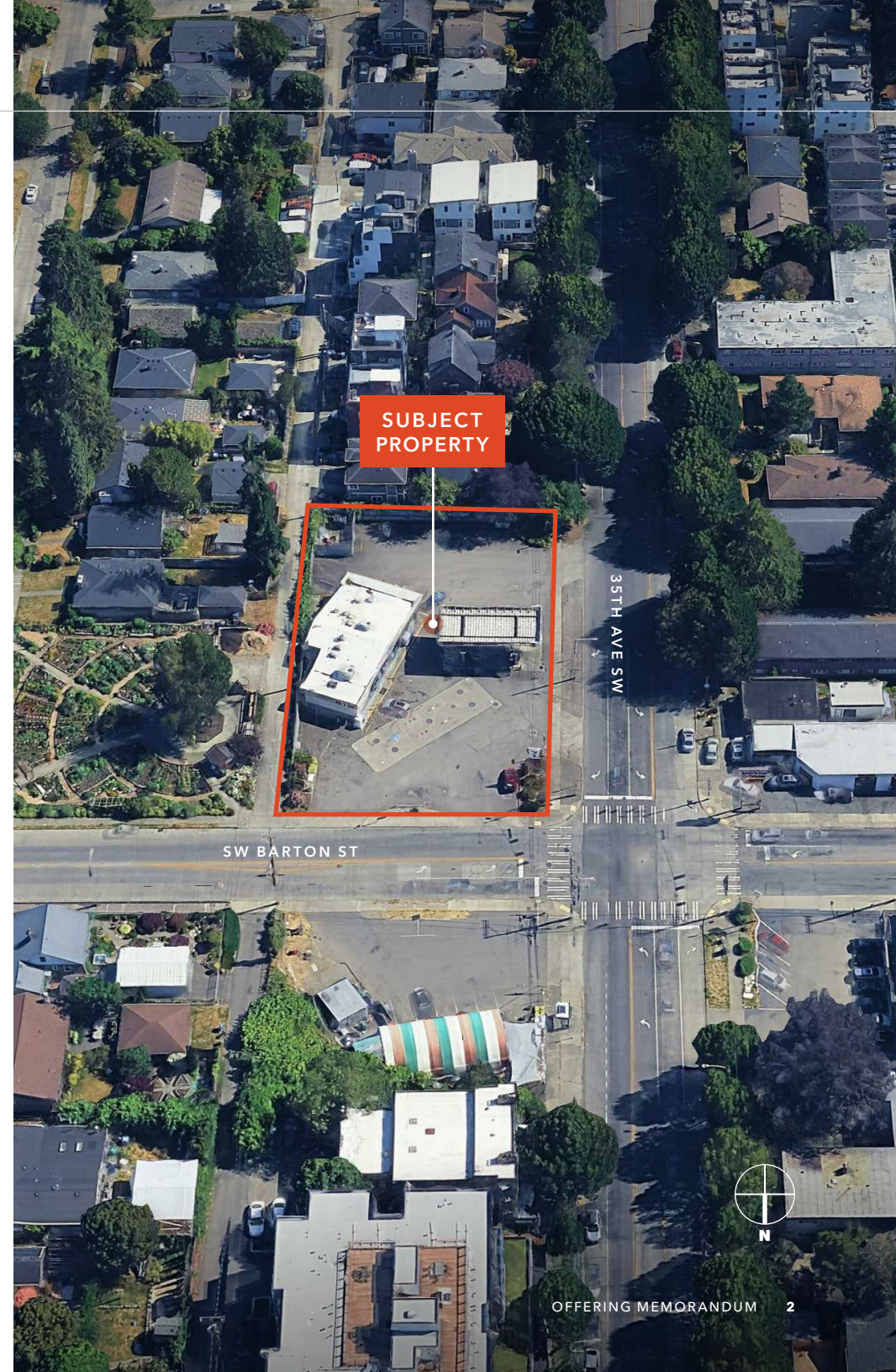
9200 35TH AVE SW, SEATTLE, WA 98126

# THE OFFERING

*A rare opportunity to acquire a single-tenant, corporate-backed 7-Eleven service station located in the prestigious Fauntleroy neighborhood of West Seattle. This property serves as a vital community hub at a signalized intersection along one of West Seattle's primary north-south arterials.*

## INVESTMENT OVERVIEW

ADDRESS	9200 35th Ave SW, Seattle, WA 98126
TENTANT	7-Eleven, Inc. (S&P: A- Corporate Guarantee)
LEASE STRUCTURE	NNN
PRIMARY TERM	10 Years (1/1/2026 - 12/31/2035)
RENT STRUCTURE	Fixed for the primary 10-year term
EXTENSION OPTIONS	Two (2), 5-Year Options at Fair Market Value
ENVIRONMENTAL STATUS	NFA Letter in Hand (Department of Ecology)
SALE PRICE	\$1,289,000
CAP RATE	5.6%



# INVESTMENT HIGHLIGHTS

## *Risk Mitigation (NFA Status)*

The property possesses a "No Further Action" (NFA) letter from the Washington State Department of Ecology. This is a "gold standard" for fuel-related real estate, indicating that the site meets rigorous environmental standards and significantly easing the path for future financing.

## *Premium West Seattle Real Estate*

Located in Fauntleroy—an affluent neighborhood known for its ferry terminal, waterfront parks, and high barriers to entry. Commercial zoning in this pocket is extremely limited, ensuring the long-term value of the underlying dirt. NC2P-55 (M) allows flexible future mixed use development providing multiple exit strategies.

## *Triple Net (NNN) Lease*

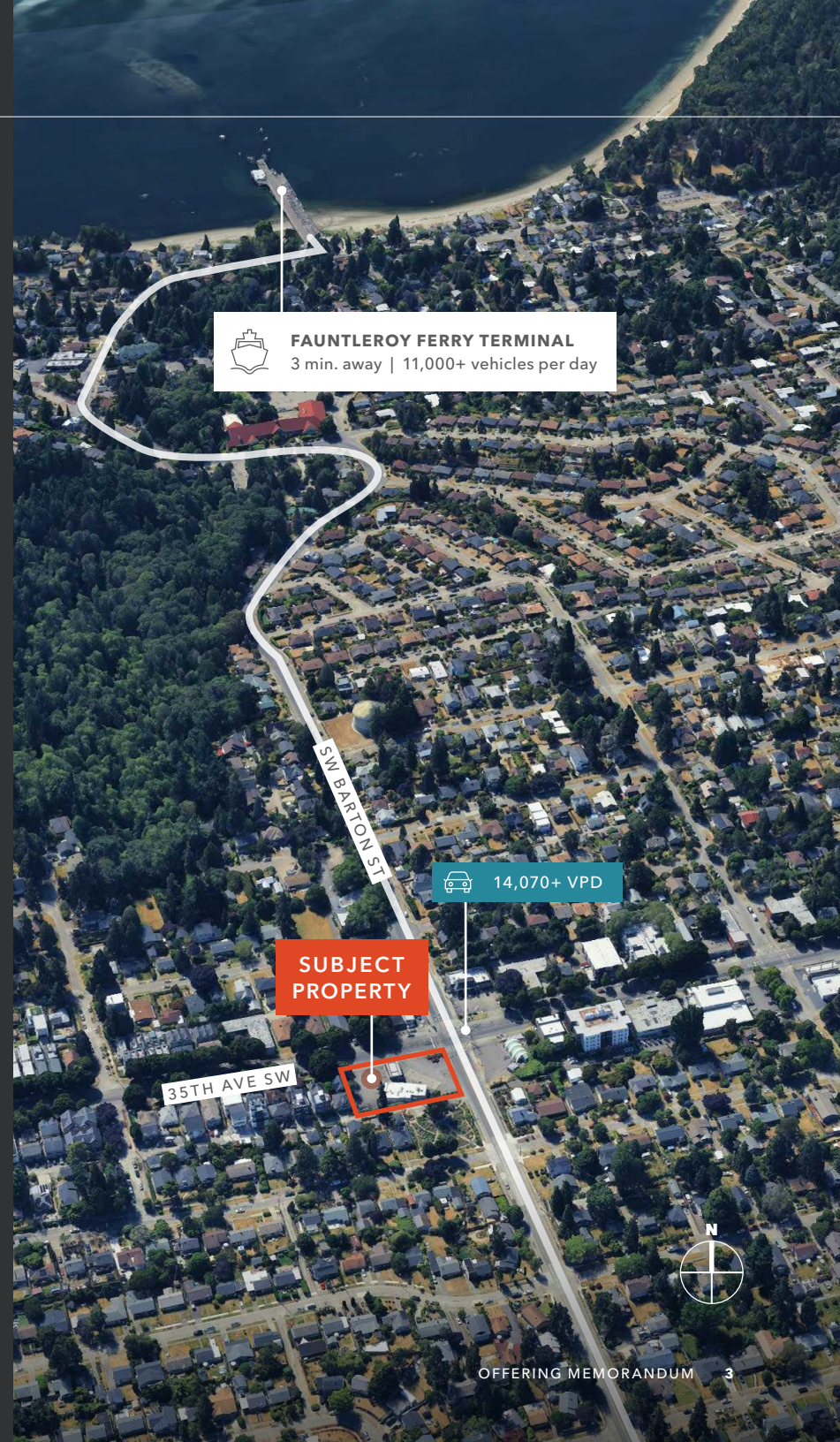
Low landlord responsibility. This provides a "coupon clipper" experience with zero management overhead.

## *Captive Audience & High Traffic*

Positioned on the 35th Ave SW arterial, the site captures significant commuter traffic from residents heading to the Fauntleroy Ferry Terminal, West Seattle Bridge, and the greater Seattle metro area.

## *Inflation Hedge (Market Options)*

While the primary term provides stable, predictable income, the two renewal options at Market Rate allow the landlord to capture the appreciation and rental growth of the Seattle market in the long term.





*\$1.289M*

SALE PRICE



# PROPERTY & LEASE DETAILS

## THE ASSET

PARCEL SIZE	Approx. 19,441 SF
BUILDING SIZE	Approx. 1,848 SF
YEAR BUILT	1964 (Renovated per 7-Eleven Standards)
TRAFFIC COUNT	High-Volume Arterial (35th Ave SW)
ZONING	NC2P-55 (M)

## LEASE ABSTRACT & STRUCTURE

The NNN nature of this lease means the landlord receives a net check every month, with 7-Eleven, Inc. handling the direct payment of taxes, insurance premiums, and all site maintenance.

*\$72,673*

ANNUAL RENT (NOI)

*9.5 YEARS*

TERM REMAINING

*5.6%*

CAP RATE

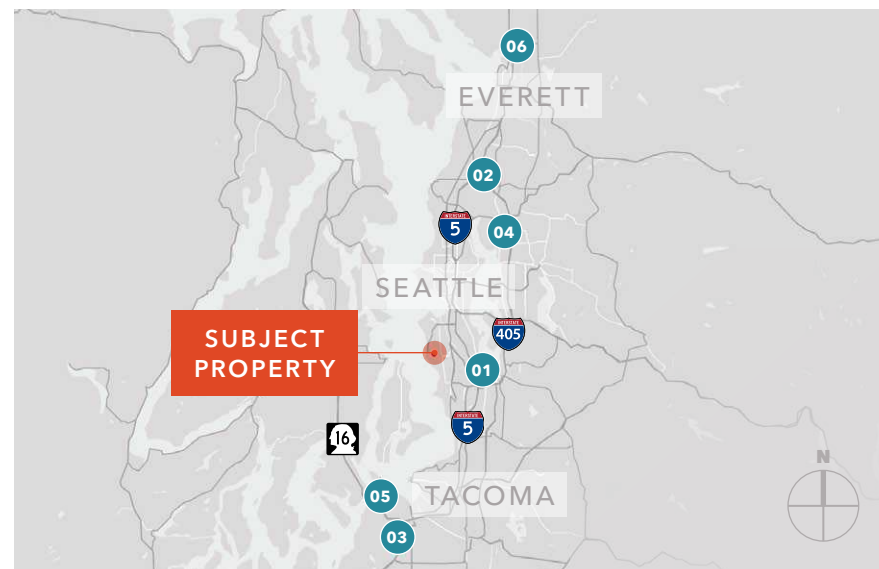
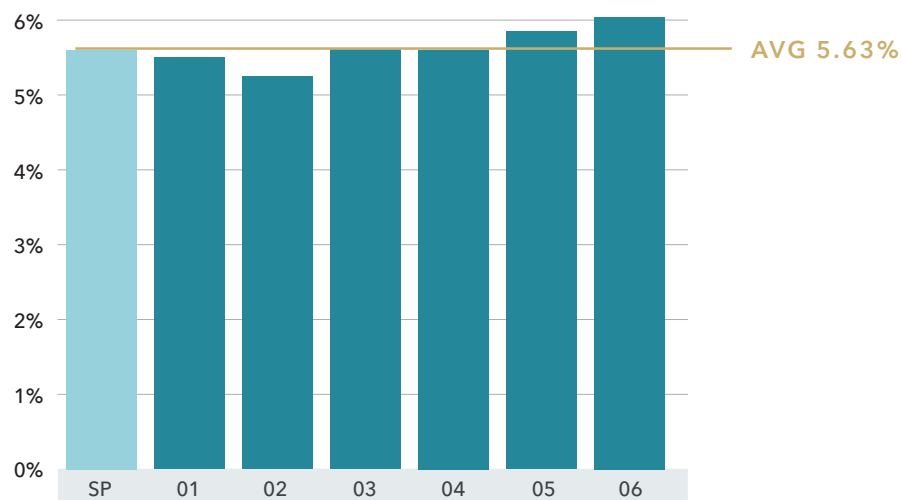
*TWO*

5-YEAR RENEWAL OPTIONS  
AT MARKET RATE

# SALES COMPARABLES

	Address	Sale / Listing Price	Status / Date Sold	Land Size	Structure Size	CAP Rate
<b>SP</b>	<b>9200 35th Ave SW, Seattle, WA</b>	\$1,289,000	TBD	~19,441 SF	~1,848 SF	5.6%
<b>01</b>	<b>12848 Martin Luther King Jr Way Seattle, WA</b>	\$4,488,000	Active	20,473 SF	2,428 SF	5.50%
<b>02</b>	<b>19215 Filbert Rd Bothell, WA</b>	\$4,541,429	Active	20,038 SF	2,200 SF	5.25%
<b>03</b>	<b>8306 Tacoma Mall Blvd Tacoma, WA</b>	\$4,895,000	Active	52,708 SF	2,800 SF	5.62%
<b>04</b>	<b>14501 Juanita Woodinville Way NE Bothell, WA</b>	\$3,957,000	Active	25,264 SF	2,400 SF	5.60%
<b>05</b>	<b>5744 N 26th St Tacoma, WA</b>	\$1,570,000	03/31/2025	22,500 SF	1,650 SF	5.85%
<b>06</b>	<b>6031 47th Ave NE Marysville, WA</b>	\$2,320,000	12/13/2024	9,583 SF	4,395 SF	6.04%

## CAP RATE



# SEATTLE'S PREMIER COASTAL POCKET



## Affluent Population

The average household income in Fautleroy exceeds **\$178,000**, nearly double the national average.



## Strategic Commuter Hub

35th Ave SW is the primary corridor for West Seattle commuters. The proximity to the Fautleroy Ferry Terminal (connecting Vashon Island and Southworth) provides a steady, year-round flow of transit customers.



## Infill Density

With Seattle's "Urban Village" planning, the surrounding area continues to see residential density increases, further strengthening the customer base for convenience and fuel services.



## ENVIRONMENTAL CONFIDENCE, LENDER READY

*This property is delivered with a No Further Action (NFA) determination. For a gas station investment, this is a critical value-add.*



### PEACE OF MIND

It provides peace of mind regarding historical environmental conditions.



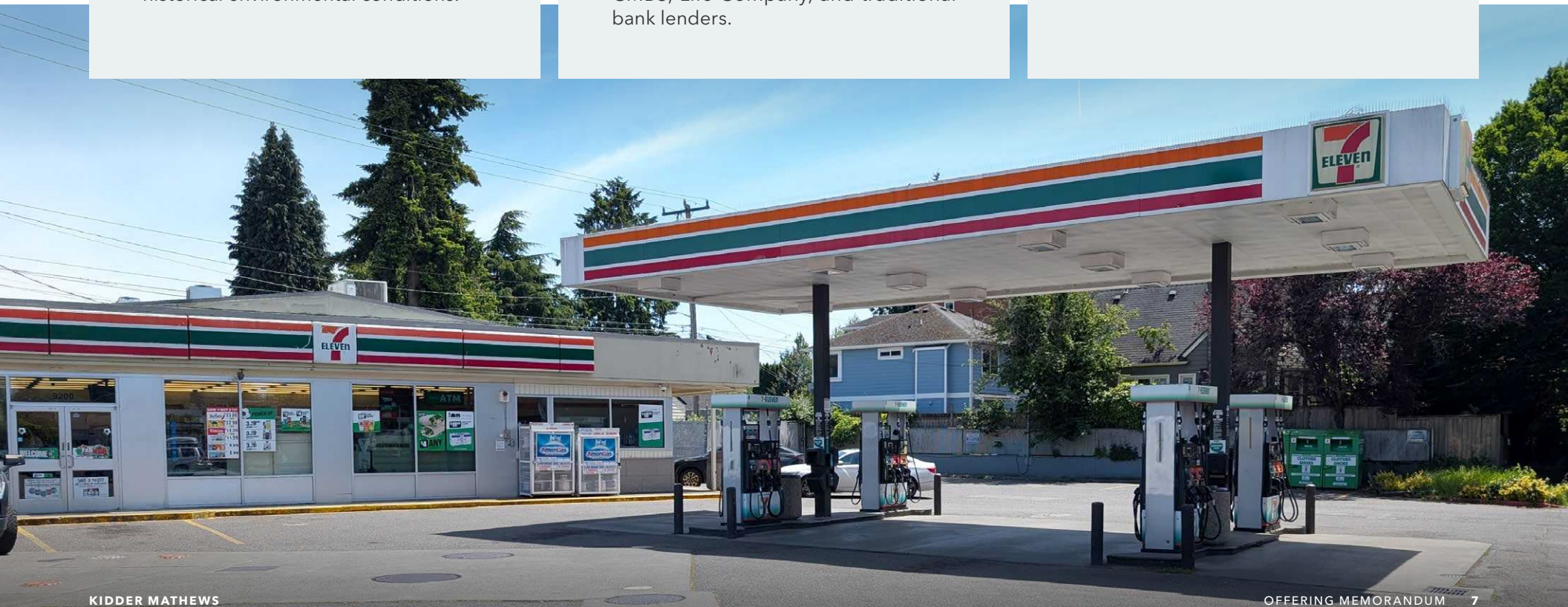
### BANK LENDER READY

It facilitates smoother transactions with CMBS, Life Company, and traditional bank lenders.



### ENHANCES EXIT STRATEGIES

It enhances future liquidity and exit value.



# LOCATION MAP



WEST SEATTLE  
ELEMENTARY  
SCHOOL



CHIEF SEALTH  
INTERNATIONAL  
HIGH SCHOOL



WESTWOOD VILLAGE

SOUTHWEST POOL  
& TEEN CENTER

A.T. MILO PARK

SWAC PLAY FIELDS

ROXHILL PARK

LINCOLN PARK

14,070+ VPD

SUBJECT  
PROPERTY

35TH AVE SW  
SW BARTON ST



FAUNTLEROY FERRY



FAUNTLEROY PARK



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