



CALIFORNIA BURRITO ABSOLUTE NNN INVESTMENT

9102 RAINIER AVE S, SEATTLE, WA 98118

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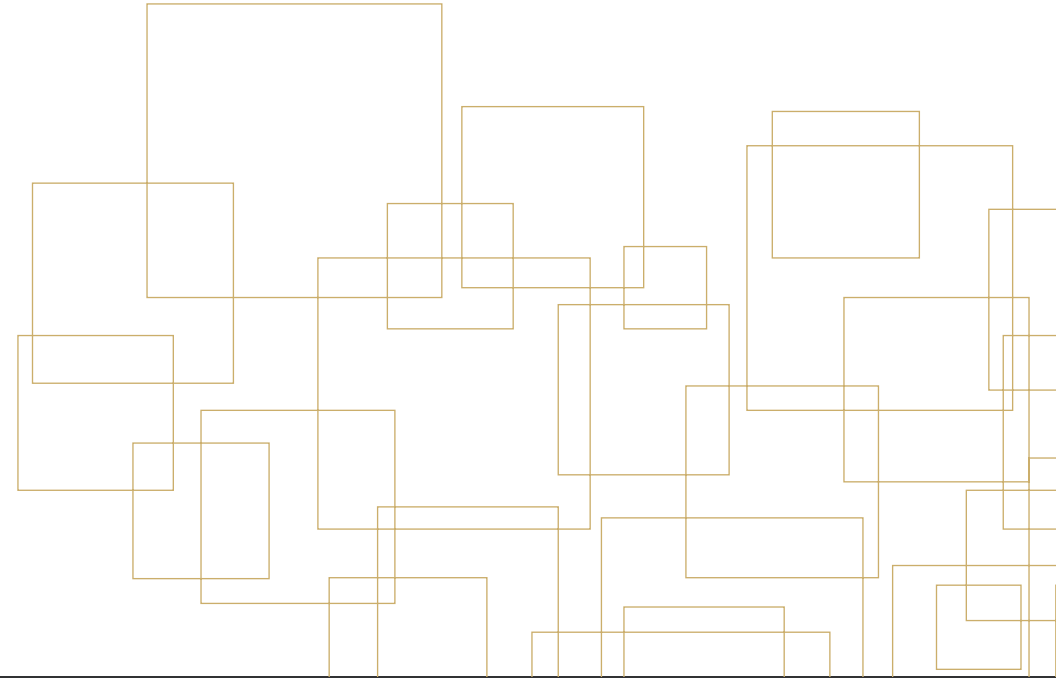
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Exclusively Listed by

DAVID GELLNER

Executive Vice President

206.747.4338

david.gellner@kidder.com

BLAKE WEBER

Senior Vice President

206.898.1231

blake.weber@kidder.com

PARKER KSIDAKIS

First Vice President

206.708.9420

parker.ksidakis@kidder.com

KIDDER.COM



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INVESTMENT SUMMARY

THE OFFERING

Kidder Mathews is pleased to present a single-tenant net leased California Burrito located in Seattle, Washington. This opportunity features an absolute NNN lease with no landlord responsibilities, and a recently signed 10-year lease with 3% annual increases.

ADDRESS	9102 Rainier Ave S, Seattle, WA 98118
PRICE	\$2,250,000
CAP RATE	6.00%
NOI	\$135,000
LEASE TERM	10 Years
LEASE TYPE	Absolute NNN
RENT INCREASES	3% Annual
RENTABLE SF	1,290
LAND AREA SF	15,379
YEAR BUILT	2006

\$2.25M

PRICE

6.00%

CAP RATE

10 YRS

LEASE TERM



INVESTMENT HIGHLIGHTS

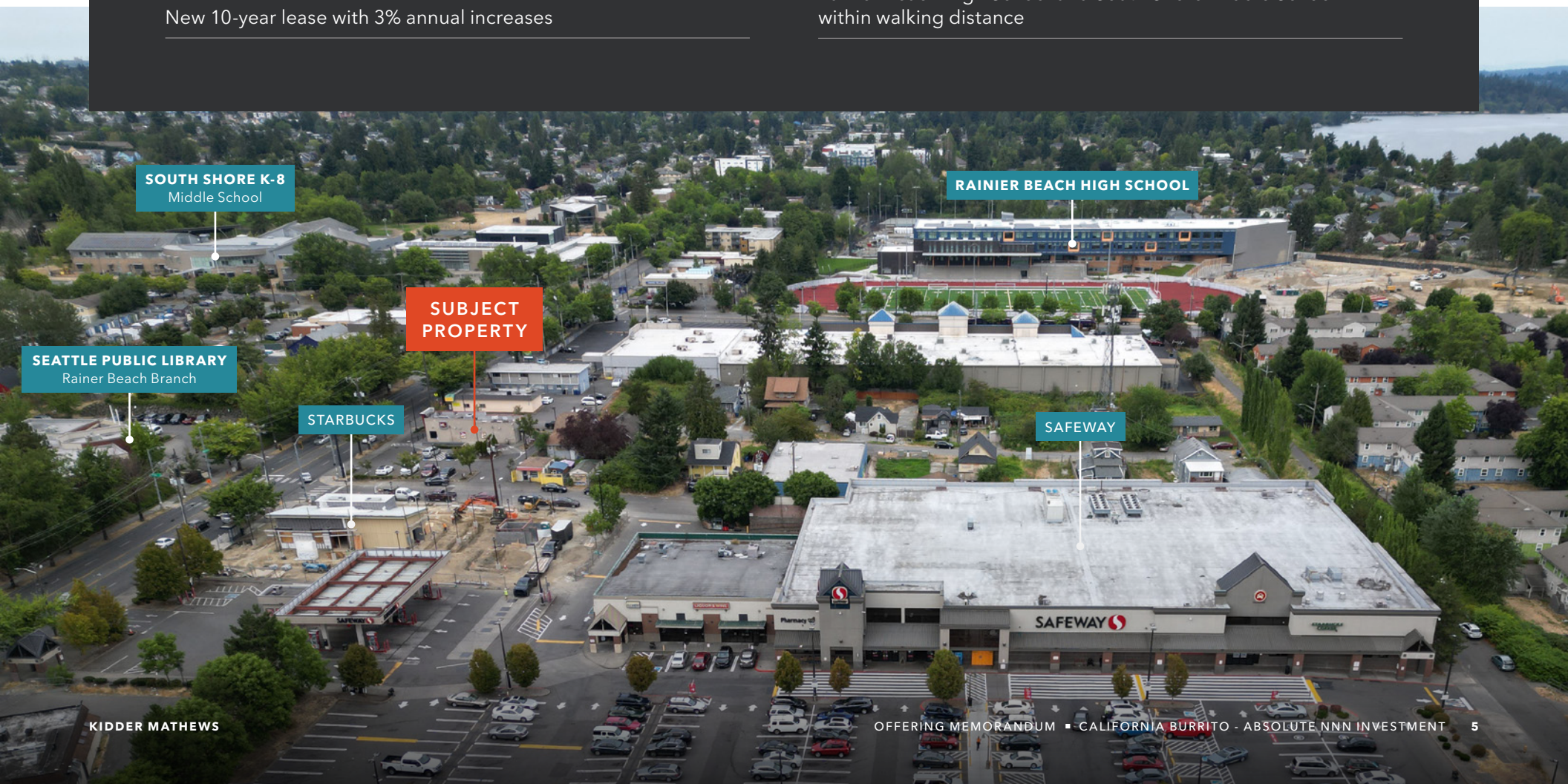
Absolute NNN lease structure with no landlord responsibilities

Rare in city drive-thru location

New 10-year lease with 3% annual increases

Located on a high traffic corner next to Safeway grocer and new Starbucks

Rainier Beach High School and South Shore Middle School within walking distance



SOUTH SHORE K-8
Middle School

RAINIER BEACH HIGH SCHOOL

SEATTLE PUBLIC LIBRARY
Rainer Beach Branch

**SUBJECT
PROPERTY**

STARBUCKS

SAFEWAY



PROPERTY OVERVIEW

PROPERTY OVERVIEW





FINANCIALS

CASH FLOW SUMMARY

\$2,250,000

PRICE

6.00%

CAP RATE

SCHEDULED REVENUE

	Annual
SCHEDULED BASE RENT	\$135,000
OPERATING EXPENSE REIMBURSEMENT	Absolute NNN
Effective Gross Revenue (EGR)	\$135,000

OPERATING EXPENSES

	Annual
PROPERTY TAXES	Absolute NNN
INSURANCE	Absolute NNN
CAM	Absolute NNN
TOTAL OPERATING EXPENSES	Absolute NNN
Net Operating Income	\$135,000



→ ADDITIONAL INFORMATION



LOCATION OVERVIEW

SEATTLE

Seattle is a national center for manufacturing, technology, services, international trade and tourism.

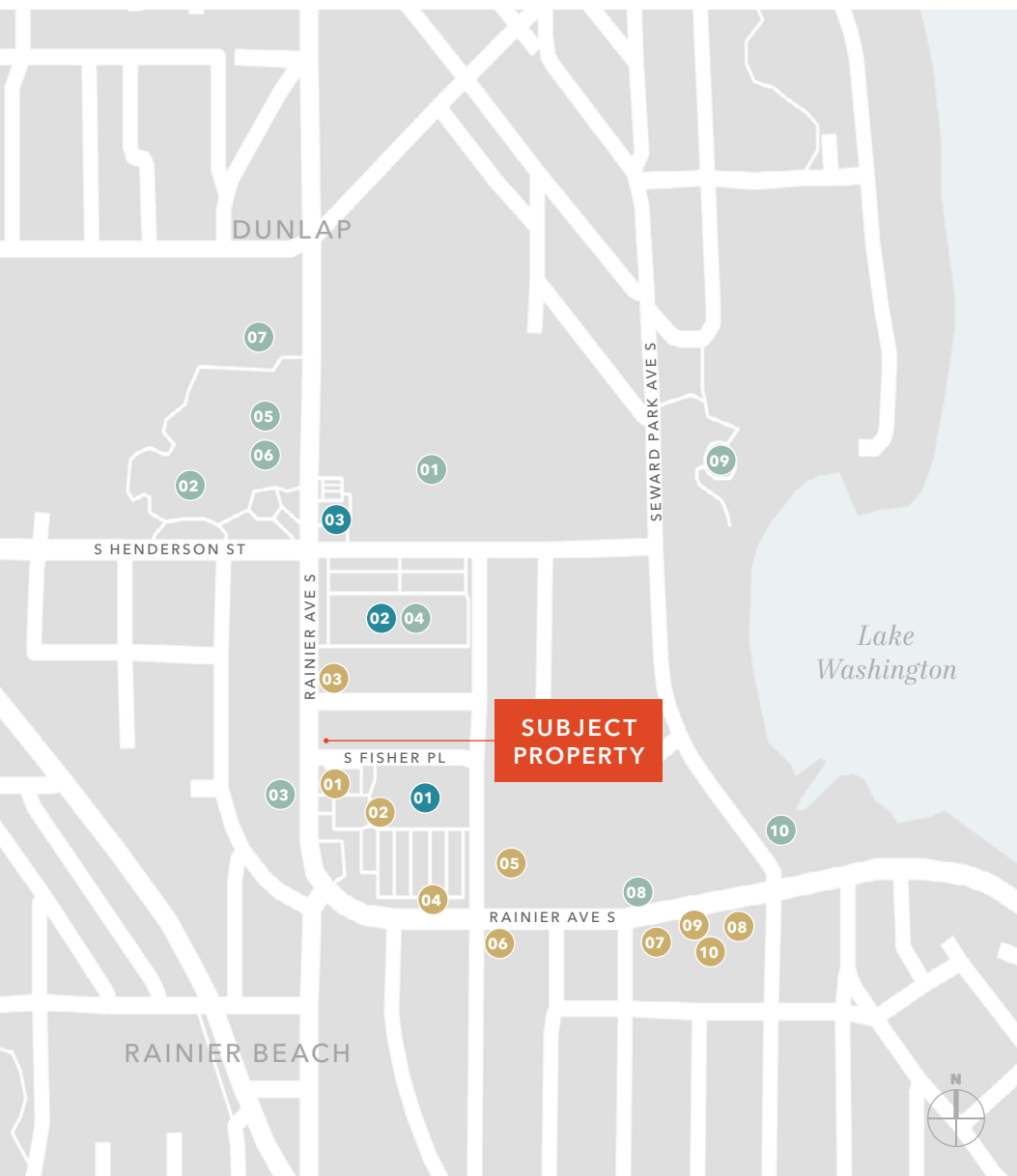
The region is known for its quality of life, arts, and outdoor lifestyle which helps attract an educated workforce. Numerous camping, hiking, winter sports, and recreational activities are located a short drive from the city. Seattle's main attractions include Pike Place Market, the Space Needle, and Seattle Center, home of the 1962 World's Fair.

EMPLOYMENT GROWTH

Seattle has remained one of the most resilient cities due to its diverse industries. The Port of Seattle was ranked the 6th business seaport in the US, playing a key role in bringing international trade, transportation and travel to the Pacific Northwest.

As the home of Microsoft and Amazon, Seattle accounts for over 20% of the nation's software publishing employment. Healthcare employment is projected to continue to grow dramatically and Seattle has the 5th largest biotechnology Research and Development alliance between the University of Washington and the Fred Hutchinson Cancer Research Center. In addition, Puget Sound is one of the capitals of aerospace and computing, with Boeing as an industry leader and one of the largest employers.

LOCATION OVERVIEW



EAT + DRINK

- 01 Starbucks
- 02 Rainier Beach Liquor & Wine
- 03 Evangadi Market & Restaurant
- 04 Tacos La Cuadra
- 05 McDonald's
- 06 Subway
- 07 Taco Bell / KFC
- 08 Crawfish & Hotpot
- 09 Just Like Home Caribbean Market & Restaurant
- 10 Paranormal Pie

SCHOOL & RECREATION

- 01 Rainier Beach High School
- 02 South Shore K-8 Middle School
- 03 Rainier Beach Public Library
- 04 Planet Fitness
- 05 Rainier Beach Playfield
- 06 Rainier Beach Community Center & Pool
- 07 Alan T. Sugiyama High School
- 08 MARS Early Learning Academy
- 09 Be'er Sheva Park
- 10 Rainier Yacht Club

SHOPPING

- 01 Safeway
- 02 Dollar Tree
- 03 Sherwin-Williams

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 EST. TOTAL	20,026	114,831	321,463
2030 PROJECTION	21,504	115,982	320,429
2020 CENSUS	18,721	114,700	317,426
PROJECTED GROWTH 2025 - 2030	1,478	1,152	-1,033

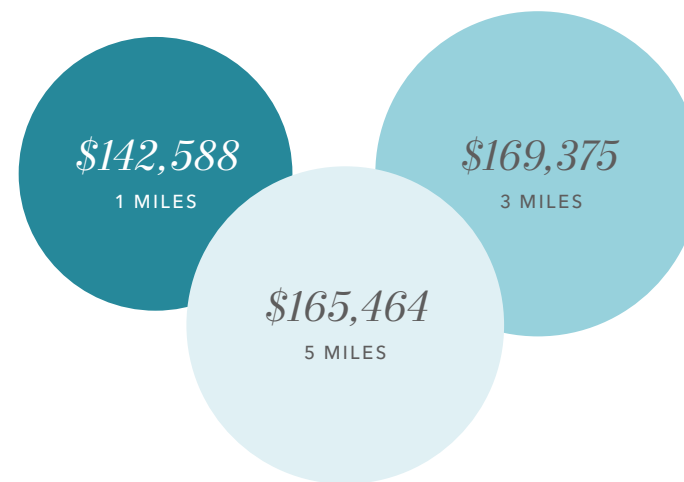
EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 EST. MEDIAN HH INCOME	\$104,999	\$122,964	\$122,104
2025 PER CAPITA INCOME	\$50,135	\$62,613	\$64,140
TOTAL BUSINESSES	620	4,868	17,336
TOTAL EMPLOYEES	3,505	38,524	162,311

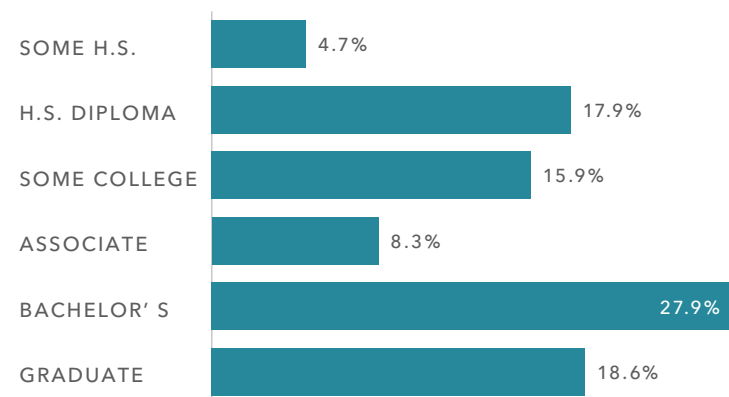
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	7,035	42,343	124,240
2030 PROJECTED	7,600	43,133	124,676
2020 CENSUS	6,484	41,973	124,690
GROWTH 2020 - 2025	1,079	3,529	8,736

AVERAGE HOUSEHOLD INCOME



EDUCATION (5 MILES)



Data Source: ©2025, Sites USA



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