

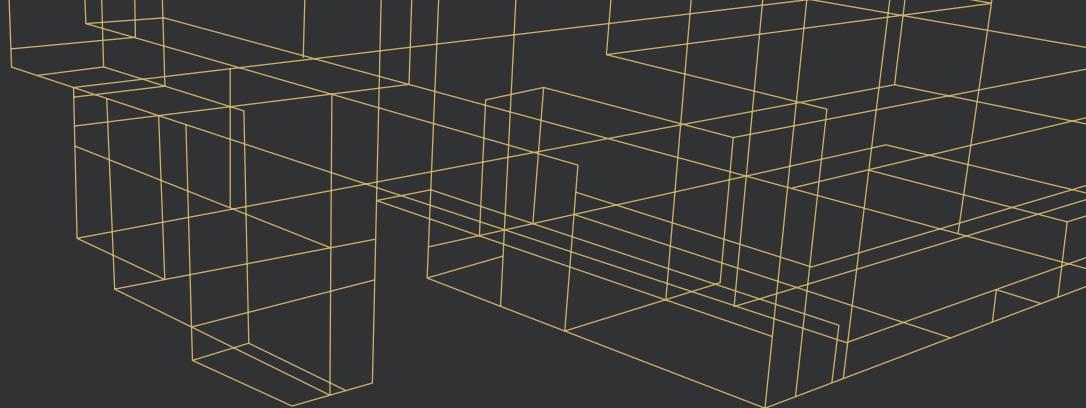
OFFERING MEMORANDUM

GATEWAY CENTER

2505 OLYMPIC HIGHWAY N, SHELTON, WA 98584



km Kidder
Mathews



*Exclusively Listed by
The Gellner Team*

DAVID GELLNER
Executive Vice President
206.747.4338
david.gellner@kidder.com

PARKER KSIDAKIS
First Vice President
206.708.9420
parker.ksidakis@kidder.com

MICHELLE PLAFCAN
Client Service Coordinator
503.221.2264
michelle.plafcan@kidder.com

KIDDER.COM

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 Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

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. Kidder Mathews 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, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews 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.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

TABLE OF CONTENTS

01

INVESTMENT SUMMARY

02

PROPERTY OVERVIEW

03

LOCATION OVERVIEW

INVESTMENT SUMMARY

Section 01

Kidder Mathews is pleased to present the opportunity to acquire the Gateway Center in Shelton, Washington, a 100% occupied shopping center investment anchored by Department of Social & Health Services (DSHS) and Mason General Hospital. Both tenants have occupied the property for 20+ years, providing a strong foundation of consistent occupancy and dependable cash flow.

The average rental rate at the Gateway Center stands at an exceptionally low \$13.42 psf – substantially below market averages – creating a compelling value-add opportunity through base rent increases and transitioning leases to NNN lease structures.

\$7,960,000	\$128	7.75%
PRICE	PRICE/SF	CAP RATE
62,006 SF	4.86 AC	
RENTABLE SF	LAND AREA	
\$617,279	100%	
NOI	OCCUPANCY	



INVESTMENT HIGHLIGHTS

DSHS and Mason General Hospital have occupied the property for 20+ years.

Extremely low average rental rate of \$13.42 psf, substantially below market average.

Huge value-add opportunity by raising rents and converting leases to NNN.

Priced at \$128 psf, well below replacement cost and featuring 4.86 acres of land area.

Neighboring McDonald's (NAP) is ranked in the 90th percentile per Placer.ai, providing strong consumer traffic and a high-performing retail center, providing strong consumer traffic and draw to the Gateway Center.



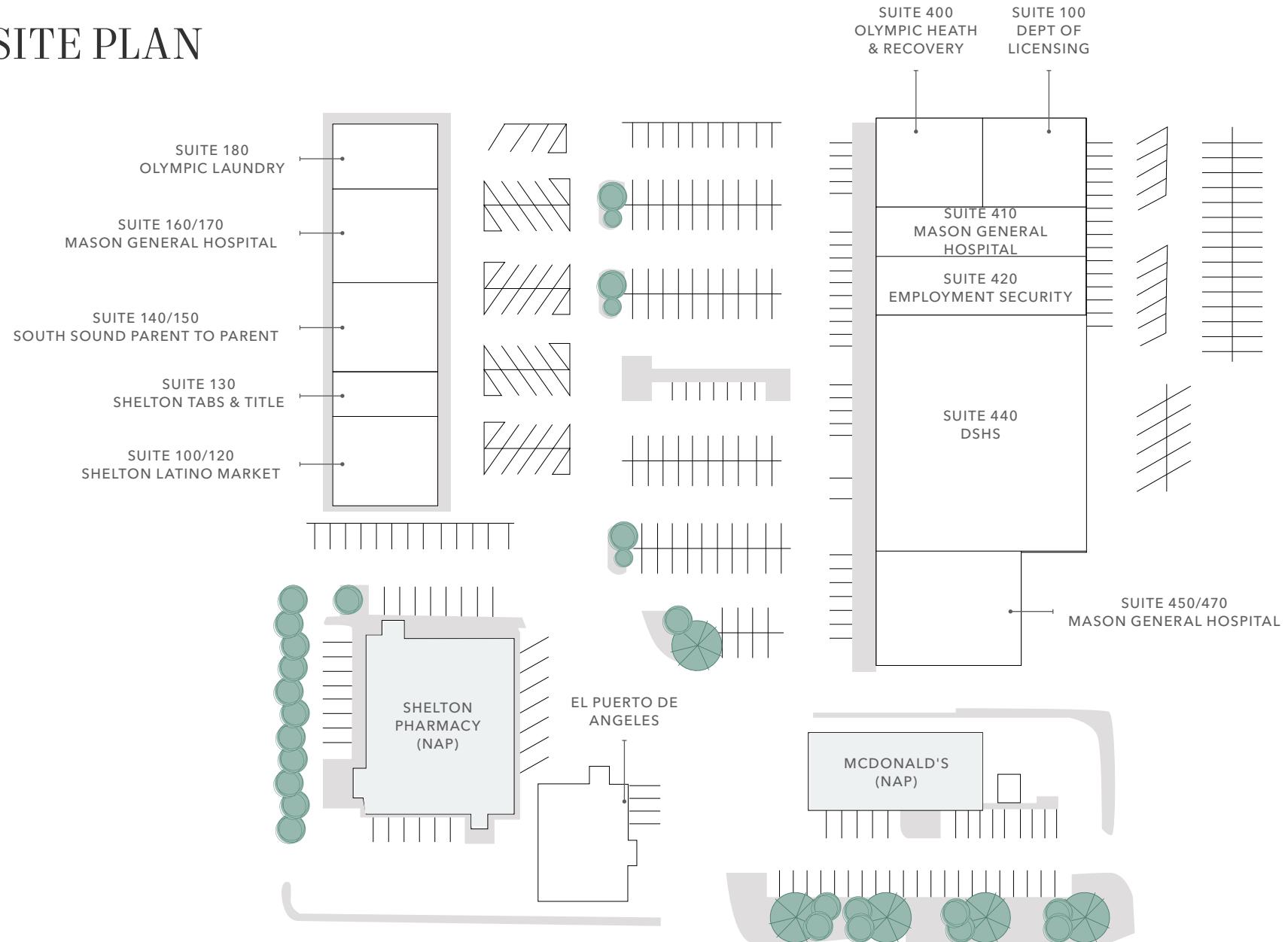


PROPERTY OVERVIEW

Section 02



SITE PLAN





LOCATION OVERVIEW

Section 03



SHELTON, WA

Shelton is the county seat of Mason County, located at the southern tip of Oakland Bay along Puget Sound, approximately 25 miles northwest of Olympia. The city serves as the primary commercial and governmental hub for Mason County and functions as a key gateway between the Olympic Peninsula and the South Puget Sound region.

Shelton benefits from regional accessibility via U.S. Highway 101, providing direct connections to Olympia, Aberdeen, and the broader Olympic Peninsula. Its proximity to the state capital and Joint Base Lewis-McChord enhances the area's employment base while maintaining a lower-cost alternative to larger Puget Sound markets.

The local economy is supported by a diverse mix of government services, healthcare, education, manufacturing, and natural resource industries. Major employers include Mason General Hospital & Family of Clinics, Sierra Pacific Industries, the Washington State Department of Corrections, and Mason County government. The area has a longstanding industrial and timber presence, complemented by steady growth in service-oriented businesses.

Shelton has experienced gradual population growth, driven by affordability, lifestyle appeal, and increased demand from commuters seeking housing alternatives outside Olympia and Tacoma. Recent public and private investments, including infrastructure improvements and new commercial development, continue to strengthen the city's role as a stable regional center.

LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	3,695	14,662	22,937
2030 PROJECTION	3,818	15,044	23,670
2020 CENSUS	3,891	15,864	24,326

HOUSEHOLDS

1,345
1 MILE

2030 PROJECTED GROWTH

0.6%
1 MILE

5,199
3 MILES

0.4%
3 MILES

7,946
5 MILES

0.5%
5 MILES

OWNER VS. RENTER OCCUPIED

1 MI
54.3%

45.7%

3 MI
62.0%

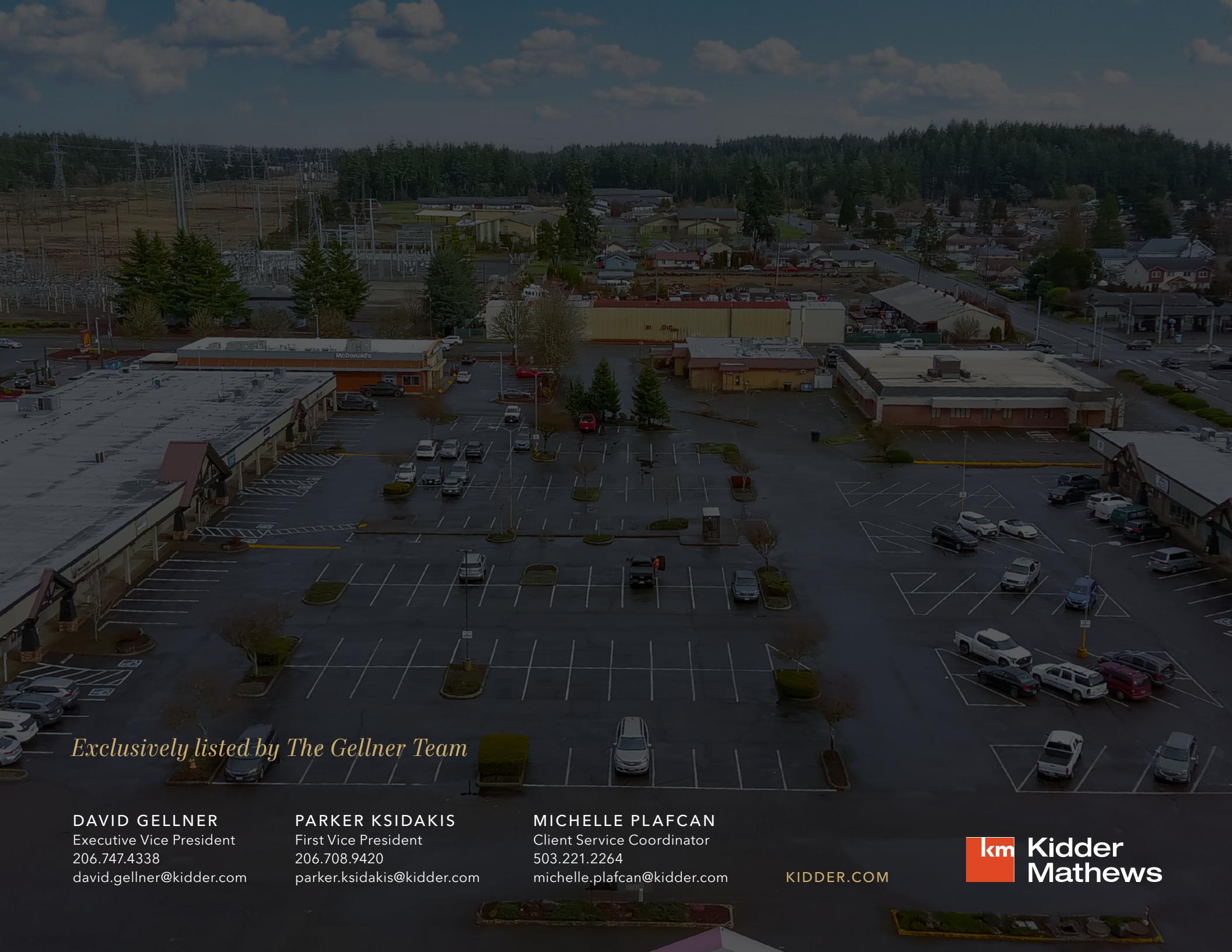
38.0%

5 MI
68.6%

31.4%

OWNER RENTER

Data Source: ©2026, Sites USA



Exclusively listed by The Gellner Team

DAVID GELLNER
Executive Vice President
206.747.4338
david.gellner@kidder.com

PARKER KSIDAKIS
First Vice President
206.708.9420
parker.ksidakis@kidder.com

MICHELLE PLAFCAN
Client Service Coordinator
503.221.2264
michelle.plafcan@kidder.com

KIDDER.COM

km **Kidder**
Mathews