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1 Milton, WA 98354



Price	\$8,795,000
Building Size	53,891 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

-The 4th Largest Private Company and 2nd Largest Supermarket Chain in the nation (\$57.5B In Revenue, Over 2,200 Locations)-Absolute NNN Lease Structure Offering true passive ownership with No Landlord Responsibilities-Approximately 19 Years of original lease term remaining | with 2.0% Annual Rent Increases.

2 Aberdeen, WA 98520



Price	\$1,245,000
Building Size	1,650 SF
Cap Rate	5%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

The Aberdeen Starbucks is a single tenant net leased investment located in Aberdeen, Washington. This recently renovated Starbucks includes a busy drive thru exposed to over 20,000 cars per day passing on State Highway 12. Starbucks has been at this location since the property was built in 2006. They recently renovated the interior and extended their lease to 2021. Highway 12 is the main connector between Interstate 5 Freeway and Washington's coastal recreation areas. This Starbucks benefits from being the only Starbucks on this main route. The next nearest drive thru Starbucks is 50 miles away in Olympia, Washington. CORPORATE STARBUCKS LEASE Investment backed by Starbucks Corporation, the world's largest Coffee corporation with an S&P rating of A-/Stable.

3 Silverdale, WA 98383



Price	\$2,425,000
Building Size	2,388 SF
Cap Rate	4.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Back on the Market - Submit All Offers. Adjacent to REI - Outparcel to Kitsap Mall - 850,000 SF, 12.5 Years Remaining on Corporate Lease - 12% Rental Increase Every 5 Years. Next Increase 2018. We are pleased to offer to qualified investors an absolute NNN ground lease to Jack in the Box with approximately 12.5 years remaining, attractive rental escalations, and a rare, proven location along Silverdale Way in Silverdale's strongest retail trade area, just outside of Seattle, WA. The lease contains approximately 12.5 years remaining with 2 - 10 year options starting in 2028. There are rare 12% rental escalations every 5 years, including all option periods (the next increase occurs in July 2018). The property is comprised of 2,388 square feet of building area on approximately 0.62 acres of land. In addition to excellent rental increases, the property is strategically located in the heart of the one of the regions strongest, institutional retail trade areas.

4 Tacoma, WA 98405



Price	\$4,933,333
Building Size	4,554 SF
Cap Rate	3.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The subject property is a brand new construction McDonald's with Drive-Thru Ground Lease located in Tacoma, Washington. The tenant recently signed a 20-Year absolute net lease which commenced in December of 2013 with four 10-Year Options. The tenant took a lot equal to two pad sites and is paying a below market rental rate for the area. The lease calls for favorable 10% increases every 5 years throughout the initial term and options. McDonald's is the largest fast food chain in the world, reaching over 100 countries and serving over 70 million customers every day. Located along South Union Avenue, the property features easy access and excellent visibility with exposure to high traffic counts near the intersection with South 23rd Street. The property is a pad site to Allenmore Marketplace which is anchored by the only Walmart in Tacoma, which opened in 2013. The site is also adjacent to the 330,000-square foot Tacoma Central shopping center which is anchored by Target, Hobby Lobby and TJ Maxx and features numerous other national retailers.

5 Renton, WA 98058



Price	\$7,332,000
Building Size	43,130 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

-The 4th Largest Private Company and 2nd Largest Supermarket Chain in the nation \$57.5B In Revenue, Over 2,200 Locations-Absolute NNN Lease Structure |Offering true passive ownership with No Landlord Responsibilities-Over 19 Years of original lease term remaining | with 2.0% Annual Rent Bumps-Below Market Rental Rate | In-place rent is \$8.50 NNN PSF approx. 15% Below Market-Desirable Trade Area | E King County, the Seattle area retail submarket where the subject is located, has an overall Occupancy Rate of 95%.

6 Spokane, WA 99207



Price	\$1,504,800
Building Size	880 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Starbucks is located in Spokane, Washington. Built in 2015, the subject is a brand new, 880-square-foot single tenant building on +/- .38 acres of land. There are ten years and four, five year options remaining on the lease term with ten percent increases every five years. With over 22,500 stores in 67 countries, Starbucks is the premier roaster, marketer and retailer of specialty coffee in the world. The subject property sits directly off of N Greene St, visible to over 41,500 cars per day. Highly visible from the road, the store is ideally situated directly across the street from Spokane Community College (17,000+ students) and two miles from Gonzaga University (7,300 students.) Starbucks is positioned in a dense retail area with over 222,800 residents and 94,600 households within a 5-mile radius of the property.

7 Mill Creek, WA 98012



Price	\$2,325,000
Building Size	6,459 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

AutoZone is located in Mill Creek, WA. Construction broke ground on January 25, 2016 and is expected to be complete by May of 2016. The subject property is to be a 6,459-square-foot single tenant building on +/- .48 acres of land. There are 15 years remaining on the brand new absolute triple-net (NNN) corporate ground lease with no Landlord responsibilities. The offering provides three, five year options with ten percent increases every five years. AutoZone is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories with more than 5,000 stores in US, Puerto Rico, Mexico, and Brazil.

8 Ellensburg, WA 98926



Price	\$1,260,000
Building Size	13,159 SF
Cap Rate	6.25%
Property Sub-type	Street Retail
Status	Active

Property Notes

Property Description

The offering provides an opportunity to acquire a net-leased Dollar Tree located in the Ellensburg central business district within one mile of Central Washington University (CWU), which has an enrollment of nearly 12,000 students and is Ellensburg's largest employer. The Property is also situated within one block of a Safeway grocery store, providing a city-wide draw to the immediate area.

9 Spokane, WA 99212



Price	\$8,195,000
Gross Leasable Area	13,403 SF
Cap Rate	5.25%
Property Sub-type	Community Center
Status	Active

Property Notes

Property Description

Three Property Walgreens Portfolio: The Portfolio is comprised of three free standing buildings leased to Walgreens Pharmacy encompassing nearly 38,000 square feet in Washington and Oklahoma Investment Grade Corporate Guarantee: The leases are guaranteed by Walgreens Pharmacy (NASDAQ: WBA; S&P: BBB), the #1 drug store company in the nation with approximately 8,200 drugstore locations Long Term Leases: Each location includes long-term 75-year absolute NNN leases with an average of over 17 years of firm term remaining Absolute NNN: Absolute NNN leases with zero landlord responsibility. Tenant is responsible for all maintenance including roof & structure Strong Store Sales: Each location reports above average store sales Drive-Thru Locations: Each property features its own drive-thru with excellent ingress and egress Attractive Assumable Interest Only Financing: Attractive 10-year interest only financing at a blended fixed interest rate of 4.76% offering a 6.06% cash-on-cash return Major MSA Locations: The Portfolio is well positioned within the major MSAs of Seattle, Spokane, and Oklahoma City in strong demographic locations with high traffic counts.

10 Seattle, WA 98168



Price	\$7,240,000
Building Size	9,860 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Three Property Walgreens Portfolio: The Portfolio is comprised of three free standing buildings leased to Walgreens Pharmacy encompassing nearly 38,000 square feet in Washington and Oklahoma Investment Grade Corporate Guarantee: The leases are guaranteed by Walgreens Pharmacy (NASDAQ: WBA; S&P: BBB), the #1 drug store company in the nation with approximately 8,200 drugstore locations Long Term Leases: Each location includes long-term 75-year absolute NNN leases with an average of over 17 years of firm term remaining Absolute NNN: Absolute NNN leases with zero landlord responsibility. Tenant is responsible for all maintenance including roof & structure Strong Store Sales: Each location reports above average store sales Drive-Thru Locations: Each property features its own drive-thru with excellent ingress and egress Attractive Assumable Interest Only Financing: Attractive 10-year interest only financing at a blended fixed interest rate of 4.76% offering a 6.06% cash-on-cash return Major MSA Locations: The Portfolio is well positioned within the major MSAs of Seattle, Spokane, and Oklahoma City in strong demographic locations with high traffic counts.

11 Mill Creek, WA 98012



Price	\$2,325,000
Building Size	6,459 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

BRAND NEW! We are pleased to offer a single tenant, absolute NNN ground lease to AutoZone Inc (NYSE: AZO, S&P Rated BBB - Stable) that is strategically located as a Lowe's Improvement Store outparcel in Mill Creek, WA. This pre-construction offering offers investors a brand new corporate guaranteed lease consisting of a 15 year primary term with 4 - 5 Year Option Periods. There are fixed 10% rental increases every 5 years, including all options. The building is comprised of 6,459 square feet, situated on approximately 26,837 square feet of land. AutoZone, Inc is an investment grade rated company and is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories with more than 5,000 stores in the United States, Puerto Rico, Mexico and Brazil. Founded in 1979 and based in Memphis, TN, AutoZone is ranked #813 on the Forbes Global 2000 list and commands a market CAP of approximately \$22.1 Billion as of October 2015. It employs over 76,000 people, with revenues just under \$10 Billion and Net Profits approximately \$1.11 Billion.

12 Auburn, WA 98001



Price	\$6,250,000
Building Size	7,217 SF
Cap Rate	6.49%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

RED ROBIN IS A SINGLE-TENANT LEASED PROPERTY ADJACENT TO THE OUTLET COLLECTION IN AUBURN, WASHINGTON. Over seven years remain on the corporate lease, with Tenant reimbursing landlord for NNN expenses. Red Robin recently rebranded the store in 2015, converting to a more contemporary format, which indicates a strong commitment to the site. This lease features a generous percentage rent structure.

13 Richland, WA 99352



Price	\$1,190,000
Building Size	3,055 SF
Cap Rate	7%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

JIFFY LUBE AND SHELL IS A TWO-TENANT PROPERTY WITH A 3,055 SF BUILDING AND A 1,171 SF GAS CANOPY LOCATED IN RICHLAND, WA. The Jiffy Lube location is operated by Heartland Automotive Services, Inc., the largest national Jiffy Lube franchisee, with nine years remaining on its Absolute NNN lease. The lease features a 15% rent increase in 2019. Heartland also has two options to extend the lease with 15% rent increases. Jiffy Lube recently replaced the roof and resurfaced the parking lot in 2013. The Shell location is operated by Sun Pacific Energy, Inc. Sun Pacific supplies over 90 independent dealers with Shell, Exxon Mobil, and Spirit retail motor fuel and also operates seven retail locations in Washington. With two auto-related businesses at this location, the two tenants' uses complement each other and create synergy for the Property.

14 Tacoma, WA 98404



Price	\$1,344,000
Building Size	2,501 SF
Cap Rate	5%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

The subject property is located in Tacoma, WA. It is an approximate 2,500-square-foot single tenant building on an estimated .62 acres of land.

15 Kent, WA 98030



Price	\$4,400,000
Building Size	7,547 SF
Cap Rate	5.90%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Red Robin is a single-tenant leased property off Washington Hwy in Kent, WA. Red Robin recently extended its corporate NNN lease through 2028. Red Robin recently rebranded the store in 2015, converting to a more contemporary format, which indicates a further commitment to the site. This lease features a generous percentage rent structure that is set to expire in 2018. Initially, Buyer can expect to generate a significantly higher return from Closing until 2018. This Property is ideal for a Buyer seeking a long-term, corporate backed investment.

16 Seattle, WA 98125



Price	\$4,518,182
Building Size	13,572 SF
Cap Rate	5.50%
Property Sub-type	Day Care Facility/Nursery
Status	Active

Property Notes

Property Description

Single-tenant, absolute-net leased Kindercare Learning Center located in Seattle, Washington. The subject property is 13,572 square feet, was built in 1975, and is located less than one mile north of Northgate Mall and only 0.3 miles east of Interstate 5. The surrounding area is highly conducive to childcare centers and abundant residential housing. There is extensive national retail in close proximity including Target, Best Buy, Sports Authority, Ross and several prominent QSR brands. The lease terms are very favorable to the landlord with zero landlord responsibilities and 10 percent annual increases every five years. There are currently 20 years remaining on the base term with two, five-year options.

17 Sedro Woolley, WA 98284



Price	\$8,590,000
Building Size	17,272 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The offering provides an opportunity to acquire a Rite Aid Pharmacy with roughly 12 years remaining on the initial lease term and four, five-year option periods to extend with 5% rental increases. The Property is occupied on a NNN basis with Landlord responsibilities limited to roof and building structure. Rite Aid is a national credit tenant that has been issued a B' credit rating by Standard & Poor's. Notably, the company has announced it has entered into an agreement to be acquired by Walgreens, which could ultimately increase corporate strength and vitality, providing credit upside in the long term.

18 Lynden, WA 98264



Price	\$4,124,783
Building Size	47,870 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Lynden Tractor Supply which at present includes a 47,870-square-foot retail building that is located in Lynden, Washington which is approximately 100 miles north of Seattle (about a one hour and forty minute drive time via Interstate 5) and 46 miles south of Vancouver, British Columbia (about one hour drive). The building is 100% occupied by Tractor Supply which recently signed a 10-year lease with four, five-year options and ten percent rent bumps every five years.

19 Longview, WA 98632



Price	\$2,846,000
Building Size	3,340 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

North Sound Restaurants Inc. operates 33 Burger King locations in the Northwest. President, Dan Gettemy, opened his first Burger King in April of 1997. Before starting his career as a Franchisee, Dan worked at the Burger King Corporate office for 22 years holding several different positions. Positions included, Restaurant General Manager, Company District Manager, Personnel, Franchise District Manager, Regional Training Director and Director of Development for the West Coast.



Price	\$3,072,202
Building Size	2,800 SF
Cap Rate	6%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

Shell Gas Station - Wenatchee, Washington property. The Shell Gas Station property is located at 153 Easy Street in Wenatchee, Washington. This is an opportunity for an investor to acquire a single tenant, free standing Shell Gas Station asset on a Triple-net lease.



Price	\$6,181,000
Building Size	13,905 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This is a rare opportunity to acquire a 24 Hour Walgreens NN lease in a dense location boasting 191,375 residents within 5 miles. 14656 Ambaum Boulevard is located in Burien, WA part of the Seattle MSA. The single-tenant, NN Walgreens is located at the highly visible corner of Ambaum Boulevard and 148th Street.



Price	\$2,625,000
Building Size	8,000 SF
Cap Rate	4%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

Fee ownership. New 20-year absolute NNN investment property leased to FRED MEYER STORES INC, a subsidiary of KROGER (NYSE: KR). Fred Meyer signed a 20-year ground lease for a fuel center with (4) additional five-year options; rent increases 10% every five years throughout the term. Fred Meyer has over 127 stores in Washington, Oregon, Alaska and Idaho; Kroger has over 2,625 stores throughout the US.



Price	\$2,520,000
Building Size	28,895 SF
Cap Rate	6.75%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

PRICE REDUCED! Investment Grade Credit: BBB-Established Long-Term Tenancy Below Market RentIn-store sales over \$1,000,000 above the national store average Approx. 4 years remaining on existing term Two (5 year) options remain with fixed rent increases6.75% Cap Rate NOI: \$170,000 Part of Park Manor Shopping Center Anchored by Albertson's Food & Drug WA is a Sales Tax Only State.



Price	\$2,321,653
Building Size	6,061 SF
Cap Rate	5.25%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Red Lobster located at 203 Three Rivers Drive in Kelso, Washington. The property is 6,061 square feet and is situated on approximately 0.92 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23 years remaining on the lease. Current annual rent is \$121,887. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand (average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest casual dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.



Price	\$2,020,545
Building Size	7,200 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single Tenant NNN Lease: O' Reilly Auto Parts has a long term NNN lease with minimal Landlord responsibility. High Credit Tenant: O' Reilly Auto Parts has an S&P credit rating of BBB+ . O' Reilly Auto Parts operates 4,523 stores in 43 states with 2014 annual revenue over \$7.2 billion. Long Term Lease/Recent Lease Extension: O' Reilly Auto Parts recently renewed early and extended their lease an additional 10 years through 2029. This early lease renewal shows their strength and commitment to this location and provides term to the investment. O' Reilly Auto Parts Expansion: The Tenant recently approved expanding into the adjacent 1,200 SF space. The Tenant' s expansion and lease renewal reveal tenant' s commitment and success at this location.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.