O'REILLY AUTO PARTS

10409 AURORA AVENUE N | SEATTLE, WA

FOR SALE: $3,900,000

SEATTLE STAND ALONE RETAIL INVESTMENT OPPORTUNITY



LEASE INFORMATION

Building Size	Lot Size	Sale Price	NOI	Cap Rate
11,880 SF	31,670 SF (0.73 AC)	$3,900,000	$240,000	6.15%

PROPERTY HIGHLIGHTS

- Rent increases to $20,000/month + NNN from June 2027 through May 2033 (current rent: $17,968/month + NNN)
- Option to Extend: $22,000/month + NNN from June 2033 through May 2038
- Aurora Avenue N frontage with excellent street visibility
- Stand-alone retail building in an established North Seattle commercial corridor
- Convenient access to I-5, SR-99 and Northgate Way
- Surrounded by national retailers, restaurants and service businesses
- Fully leased to nationally recognized O'Reilly Auto Parts through May 2033
- Ranks in the 98th percentile nationwide for daily visits and #1 among 30 O'Reilly Auto Parts locations within 15 miles

NEIL WALTER COMPANY

JOE SCALZO
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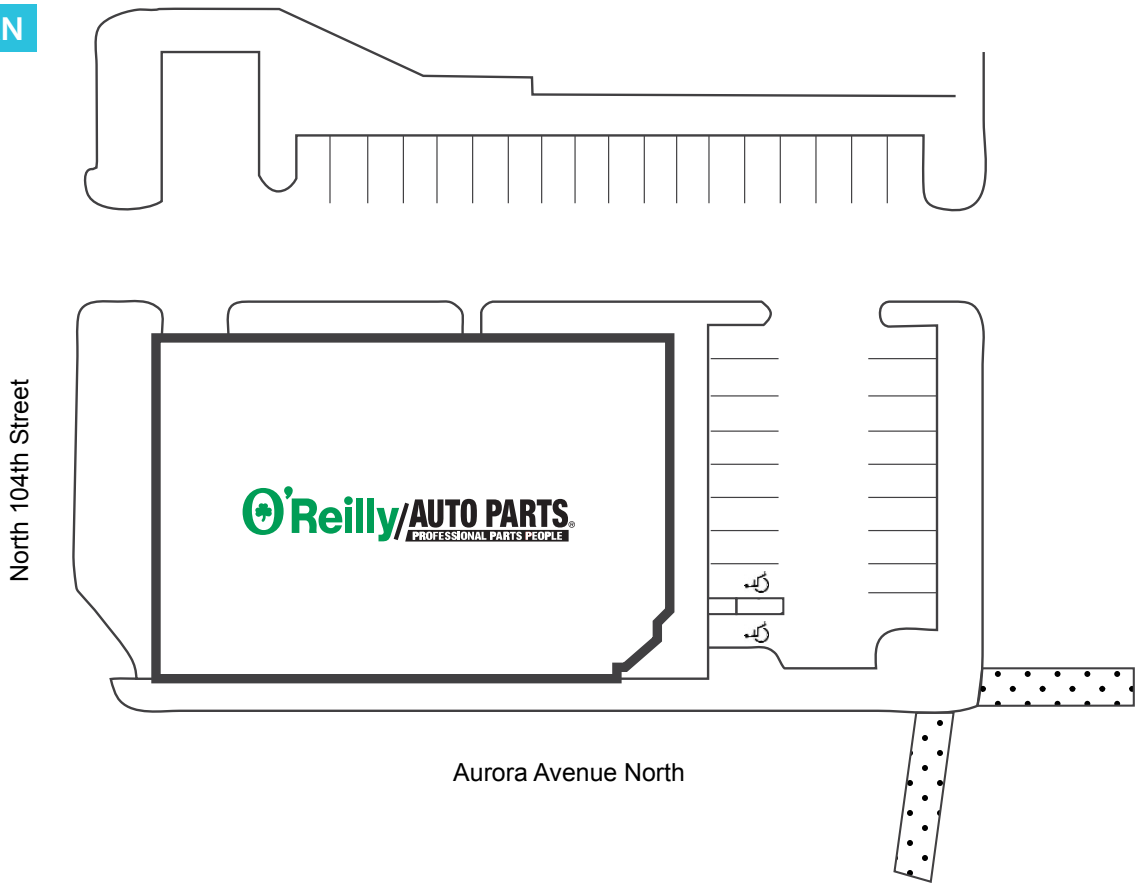
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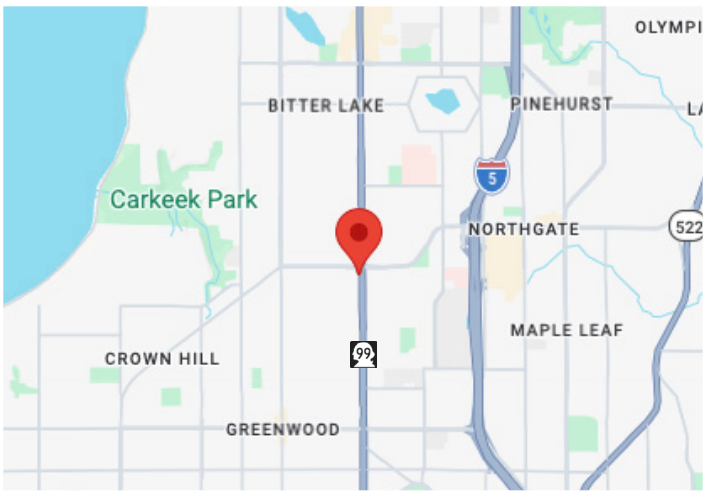
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SITE PLAN







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