

For Sale | 7-Eleven Spanaway

19825 Mountain Highway East | Spanaway, Washington



VIEW WEBSITE



CONFIDENTIALITY AGREEMENT



\$1,100,000
PRICE

5.02%
CAP RATE

\$458.33
PRICE PER SF

Investment Highlights

CBRE is pleased to present this offering of a 7-Eleven building situated along Mountain Highway East, within the Spanaway submarket of the Tacoma, Washington marketplace. The property is strategically located on a hard corner lot, providing ingress and egress access points to both East and West bound traffic. Daily traffic counts exceed 24,000 with unlimited visibility and ample parking.

The tenancy was established in 1979, corporately guaranteed by 7-Eleven. The lease was recently extended early by the tenant, with an expiration date of August 2024.

- **CORPORATE GUARANTEED LEASE, TENANT "S&P" RATING OF "AA-"**
- **EARLY LEASE EXTENSION RECENTLY COMPLETED, THROUGH AUGUST 2024, WITH OPTIONS**
- **STORE IN OPERATION SINCE 1979, WITH GREAT HIGHWAY VISIBILITY**
- **MORE THAN 24,000 VEHICLES TRAVELING ALONG MOUNTAIN HIGHWAY E DAILY**

Contact Us



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