

For Sale

100% Leased Retail
Free-standing Building

Pier 1 Imports Building

1435 11th Avenue NW, Issaquah, WA



The **Pier 1 Imports Building** is an opportunity to acquire a rare free-standing retail building in Pickering Place, Issaquah. This 9,808 square foot space is configured for single-tenant use and has been 100% leased and occupied by Pier 1 Imports since 1997.

Please complete and return the Confidentiality Agreement for full access to the property information.



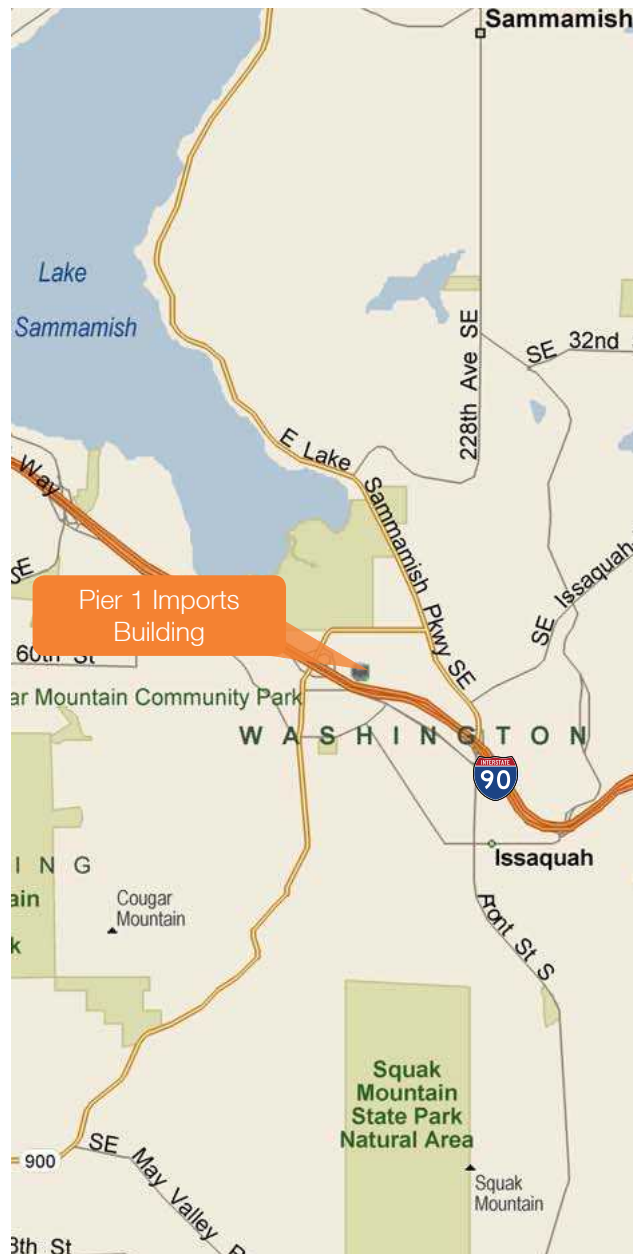
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Investment Opportunity Pier 1 Imports Building



Property Highlights

- 4.8/1,000 RSF parking ratio (47 stalls)
- Tremendous visibility and access
- Suitable for investor or future owner/user
- Major eastside power center location
- Significant improvements to access and visibility to Pickering Place coming soon
- Major anchors include Costco, Lowe's, Cinebarre, PetSmart and PCC Market
- Other name tenants include: Barnes & Noble, Michaels, Office Depot, Red Robin, Big Lots and Leather Furniture Outlet

ADDRESS 1435 11th Avenue NW, Issaquah, WA

BUILDING SIZE 9,808 square feet

SITE SIZE 49,817 square feet (1.14 acres)

OCCUPANCY 100% leased by Pier 1 Imports since 1997

PRICE \$3,200,000 (\$326.26/ RSF)

CAP RATE 7.97% with 100% occupancy and \$255,008 NOI



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