



3125 COLBY AVE

EVERETT, WASHINGTON

AC AYERS
COMMERCIAL
GROUP

THE PROPERTY ———

OWNER-USER MEDICAL OFFICE, OR MEDICAL OFFICE INVESTMENT

\$2,150,000 | 7.11% Cap Actual | \$179 / Sq Ft

Ayers Commercial Group is pleased to present the opportunity to acquire the **Colby Professional Center** in Everett, Washington. **Anchored by Western Washington Medical Group**, the building is **56% occupied** by **medical tenants**, including **35% occupied by dentists**.

The offering provides flexibility for both **owner-users** or **investors**.

- An **owner-user** can occupy a portion of the building and offset expenses with **rental income** from the remaining suites .
- **Medical office investors** will benefit from the **strong tenant base** and **upside potential** through lease-up.

PROPERTY SUMMARY

ADDRESS	3125 Colby Ave Everett, WA 98201
PARCEL NUMBER	00439173701200
BUILDING SIZE	12,028
LOT AREA	13,939 SF 0.32 AC
PARKING	25 Spaces
YEAR BUILT	1958
# OF TENANTS	7
OCCUPANCY	91.35%



RENT ROLL

						ACTUAL		
Tenant	Suite	Lease Start	Lease End	Lease Type	SF	Monthly	\$/SF	Annual
Assured Independence	A, B	11/1/2018	9/30/2030	NNN	2,722	\$2,471	\$12.95	\$29,652
The American Memorial Association	C	2/1/2011	MTM	NNN	1,044	\$1,288	\$18.18	\$15,456
Heather Eggenberger DDS	D	3/1/2008	MTM	NNN	2,438	\$4,087	\$24.23	\$49,044
Eric L. Anderson CPA	G	5/1/2011	MTM	NNN	429	\$563	\$19.41	\$6,756
Pamela A. Nicoara DDS	H	12/1/2015	MTM	NNN	1,798	\$2,183	\$17.29	\$26,196
Western Washington Medical Group	I, J	4/15/2019	MTM	NNN	2,557	\$3,522	\$19.62	\$42,264
Vacant	F				1,040	\$1,300	\$15.00	\$15,600
TOTAL					12,028	\$15,414	\$15.38	\$184,969

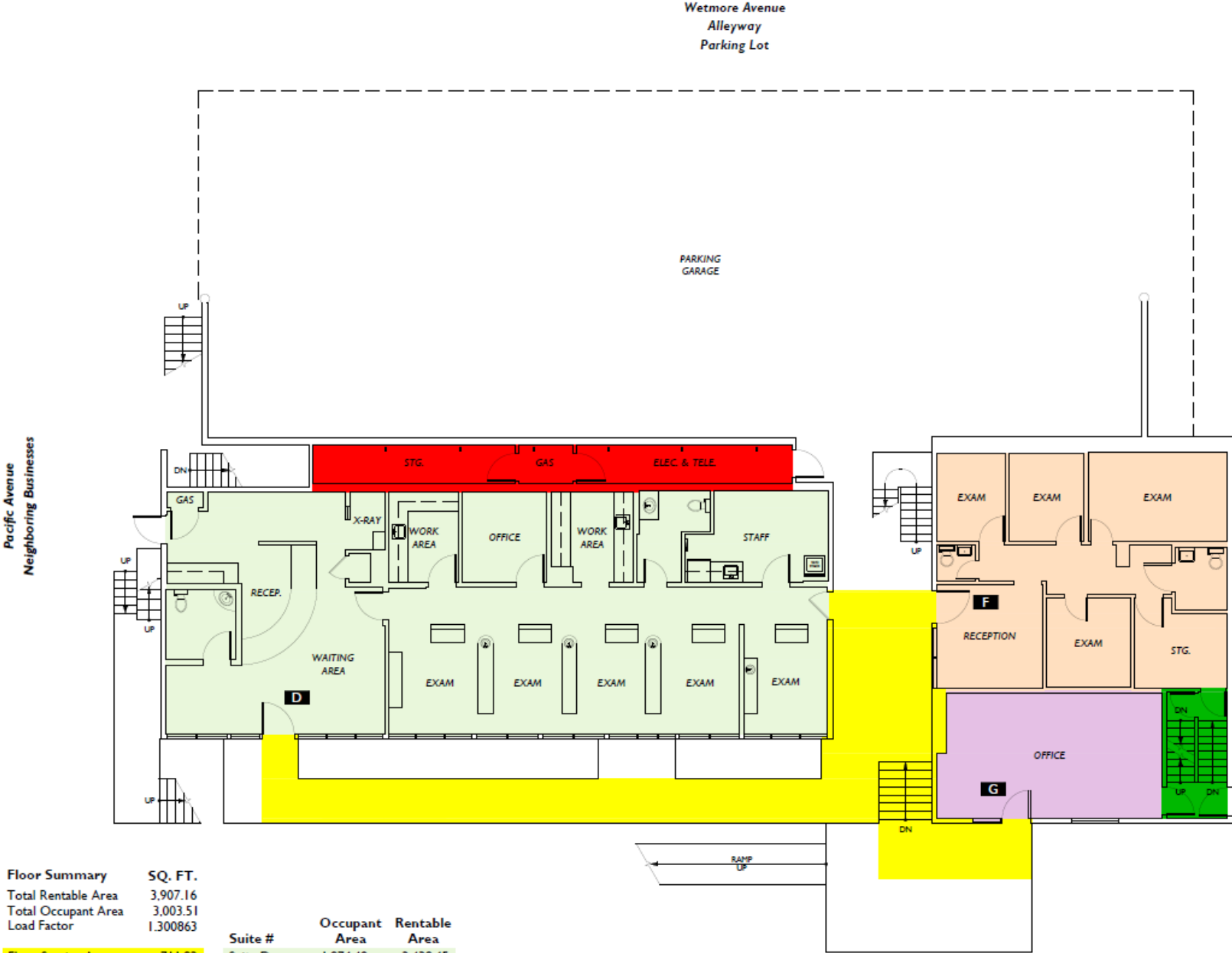
CASH FLOW SUMMARY

Current	
Income	
Scheduled Base Rental Income	\$184,969
NNN Reimbursement	\$190,735
Vacancy %	8.65%
- Vacancy	(\$32,094)
Effective Gross Income	\$343,610

Expenses	
CAMs	\$190,735
Total Operating Expenses	\$190,735

Current	
Net Operating Income	\$152,875
Cap Rate	6.59%

FIRST FLOOR



Floor Summary	SQ. FT.
Total Rentable Area	3,907.16
Total Occupant Area	3,003.51
Load Factor	1.300863

Floor Service Area	711.82
Building Service Area	262.43
Total Vertical	97.00

Suite #	Occupant Area	Rentable Area
Suite D	1,874.49	2,438.45
Suite F	799.52	1,040.07
Suite G	329.50	428.63

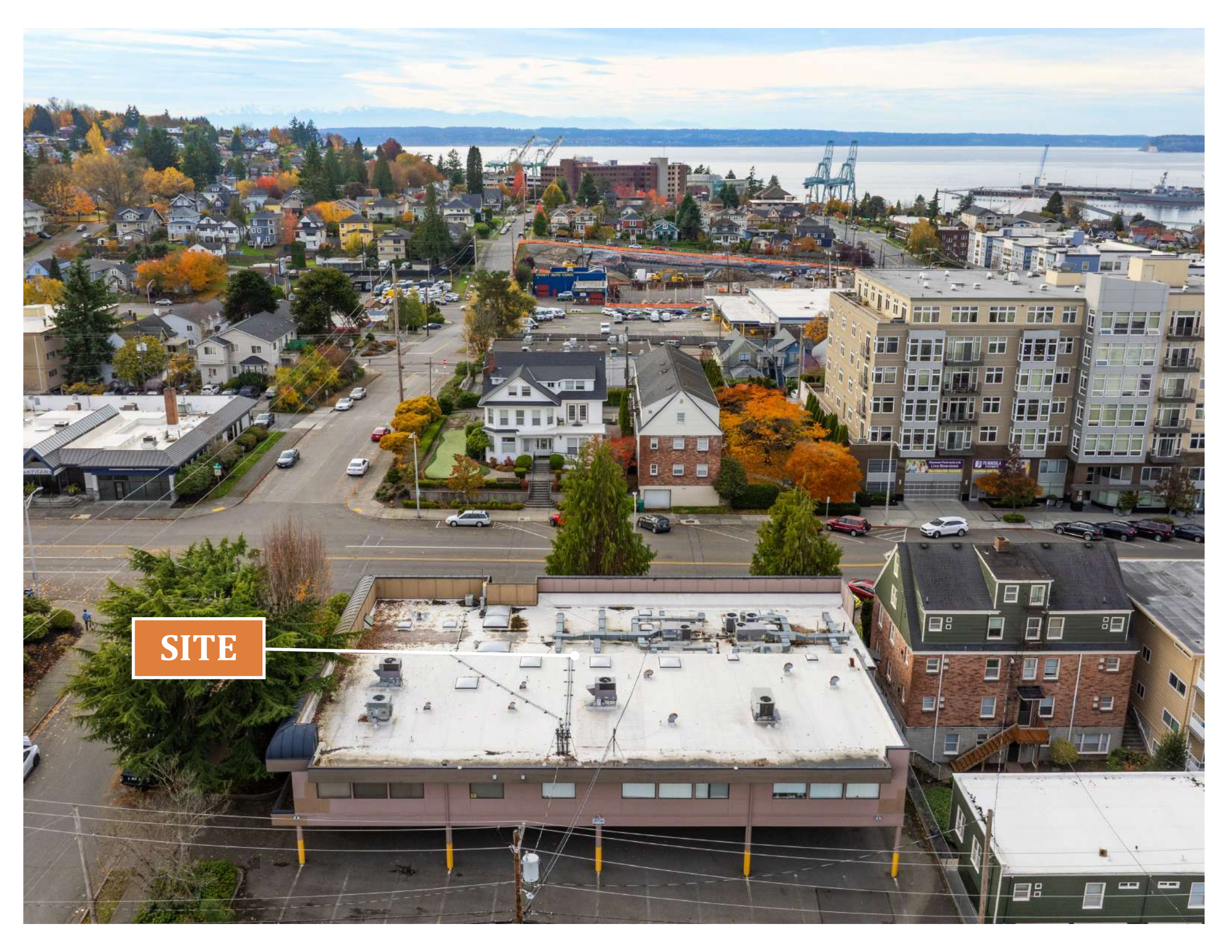
Area Analysis performed in accordance with ANSI/BOMA Z65.1 - 2017 Method A Standard.

Colby Avenue

SECOND FLOOR







An aerial photograph of a city street intersection. In the foreground, a large, single-story building with a flat, white roof and a brown facade is visible. A white line points from an orange box labeled 'SITE' to this building. The building's roof is cluttered with various HVAC units and pipes. To the right of the 'SITE' building is a multi-story brick building with a dark roof. In the background, a residential neighborhood with houses and trees with autumn foliage is visible. Further back, a large body of water (likely a bay or harbor) is seen, with several large blue cranes and industrial structures along the waterfront. The sky is overcast with light clouds.

SITE







SITE



SITE



SITE

DEMOGRAPHICS

Population			
	1 mile	3 miles	5 miles
2020 Population	15,223	56,478	121,110
2024 Population	15,420	58,008	123,910
2029 Population Projection	16,088	60,671	129,507
Annual Growth 2020-2024	0.3%	0.7%	0.6%
Annual Growth 2024-2029	0.9%	0.9%	0.9%
Median Age	39.1	39.6	38.8
Bachelor's Degree or Higher	30%	27%	26%
U.S. Armed Forces	592	1,411	1,557
Income			
	1 mile	3 miles	5 miles
Avg Household Income	\$82,744	\$96,817	\$100,735
Median Household Income	\$61,028	\$78,905	\$82,118
< \$25,000	1,503	3,968	6,474
\$25,000 - 50,000	1,656	4,148	7,985
\$50,000 - 75,000	1,058	3,488	7,899
\$75,000 - 100,000	1,028	3,547	7,110
\$100,000 - 125,000	707	2,742	5,955
\$125,000 - 150,000	427	1,838	3,884
\$150,000 - 200,000	583	2,679	5,297
\$200,000+	453	1,906	4,161



JEFF AYERS

OWNER | DESIGNATED BROKER

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