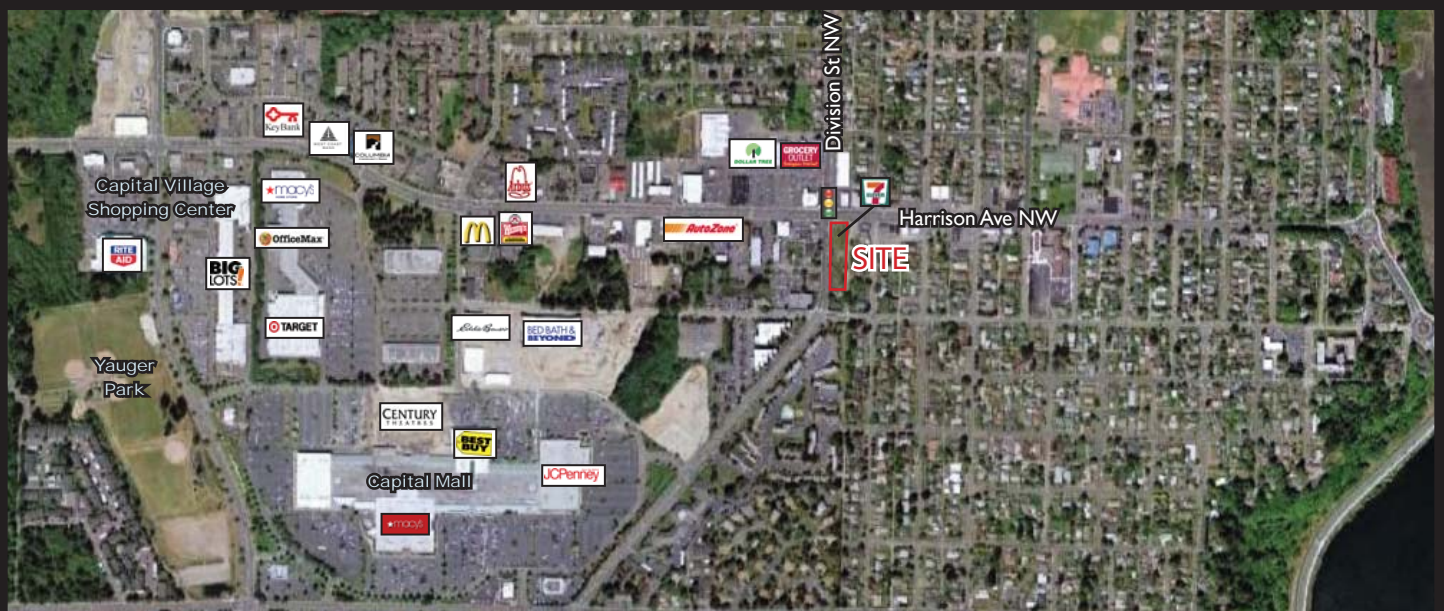


New

FOR SALE

NNN Corporate 7-Eleven

Olympia, WA



Excellent investment opportunity in Olympia, WA offering passive income, no management, and a strong tenant with NNN long-term lease

Location: 1919 Harrison Avenue NW, Olympia, WA 98502

Land: 15,000 SF +/- subject to final plat **Building:** 3,000 SF

Tenant: 7-ELEVEN, Inc.

Term: 15-year Primary Term + (3) 5-year Options

Scheduled Opening: June/July 2011

Property Info:

NOI	\$96,000 (Increases 10% every 5 years)
Cap Rate	6.0%
Price	\$1,600,000

Demographics:

	1 Mile	3 Mile	5 Mile
Population 2010	10,337	48,663	93,701
2010 Average HH Income	\$63,302	\$66,273	\$69,123
Employees	9,399	48,817	76,106

Source: Regis - SitesUSA



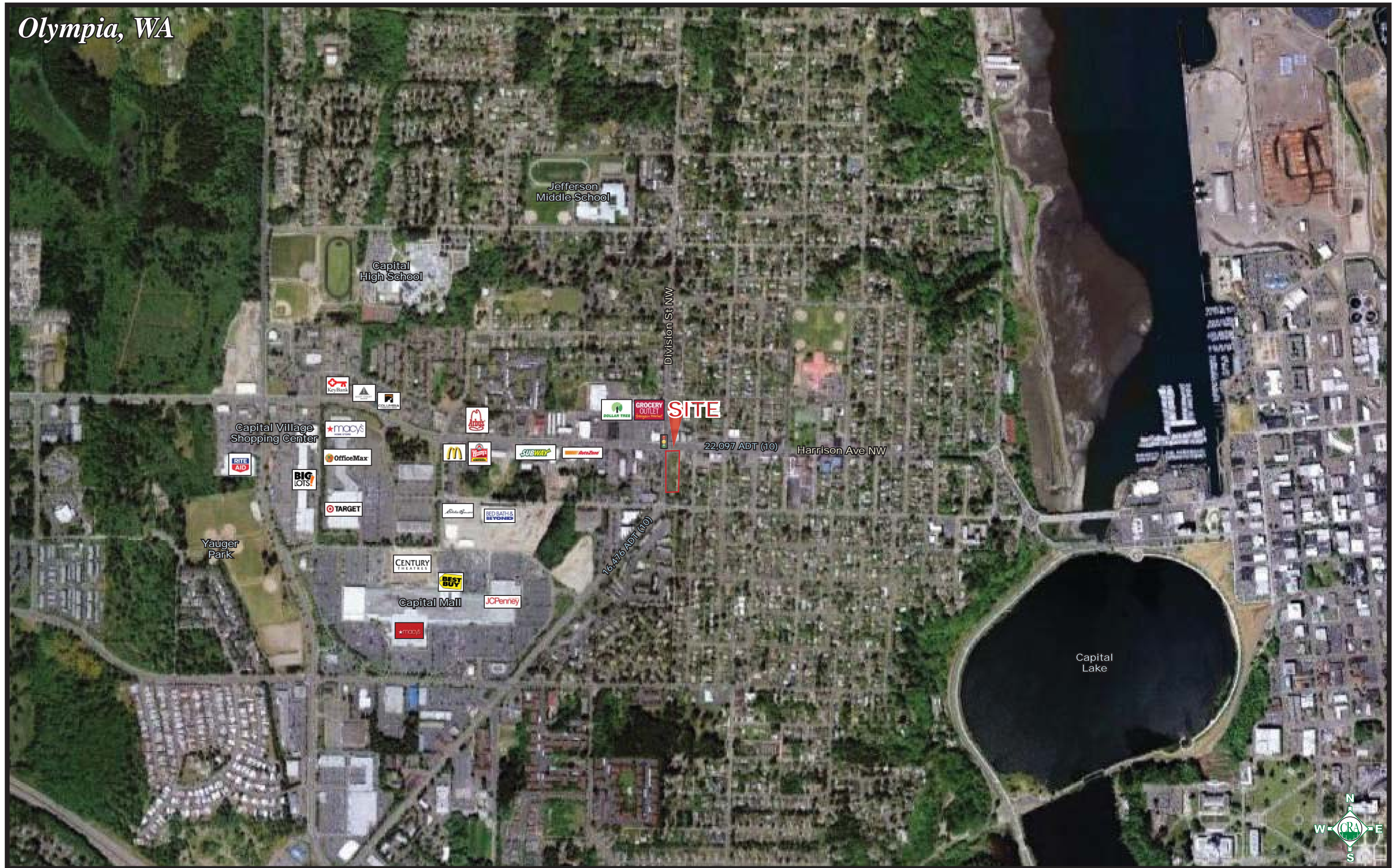
Jeff Olson

jeff@cra-nw.com

503-274-0211

Commercial Realty Advisors NW, LLC
 733 S.W. 2nd Avenue, Suite 200
 Portland, Oregon 97204
www.cra-nw.com

Olympia, WA



Jefferson Middle School

Capital High School

Division St NW

SITE

Capital Village Shopping Center

22,097 ADT (10)

Harrison Ave NW

Yauger Park

16,476 ADT (10)

Capital Mall

Capital Lake



FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups

Lat/Lon: 47.04556/-122.9256

1919 Harrison Avenue NW

Olympia, WA

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	10,337	48,663	93,701
	2015 Projected Population	10,823	52,308	100,618
	2000 Census Population	9,365	42,051	79,796
	1990 Census Population	7,468	34,793	65,807
	Historical Annual Growth 1990 to 2010	1.9%	2.0%	2.1%
	Projected Annual Growth 2010 to 2015	0.9%	1.5%	1.5%
HOUSEHOLDS	2010 Est. Households	4,543	21,645	40,512
	2015 Proj. Households	4,752	23,218	43,470
	2000 Census Households	4,069	18,480	34,262
	1990 Census Households	3,354	15,021	27,799
	Historical Annual Growth 1990 to 2010	1.8%	2.2%	2.3%
	Projected Annual Growth 2010 to 2015	0.9%	1.5%	1.5%
AGE	2010 Est. Population 0 to 9 Years	11.9%	10.7%	11.5%
	2010 Est. Population 10 to 19 Years	10.8%	11.0%	11.3%
	2010 Est. Population 20 to 29 Years	21.6%	20.3%	17.1%
	2010 Est. Population 30 to 44 Years	18.9%	19.7%	19.2%
	2010 Est. Population 45 to 59 Years	18.3%	20.0%	20.2%
	2010 Est. Population 60 to 74 Years	11.2%	11.9%	12.6%
	2010 Est. Population 75 Years Plus	7.4%	6.3%	8.1%
	2010 Est. Median Age	34.1	35.4	37.5
MARITAL STATUS & SEX	2010 Est. Male Population	47.0%	48.6%	48.2%
	2010 Est. Female Population	53.0%	51.4%	51.8%
	2010 Est. Never Married	36.9%	33.1%	28.7%
	2010 Est. Now Married	38.7%	43.8%	47.3%
	2010 Est. Separated or Divorced	19.3%	18.5%	17.9%
	2010 Est. Widowed	5.1%	4.6%	6.0%
INCOME	2010 Est. HH Income \$200,000 or More	1.8%	1.8%	2.2%
	2010 Est. HH Income \$150,000 to \$199,999	2.6%	3.1%	3.5%
	2010 Est. HH Income \$100,000 to \$149,999	14.0%	14.2%	15.1%
	2010 Est. HH Income \$75,000 to \$99,999	12.7%	14.1%	14.0%
	2010 Est. HH Income \$50,000 to \$74,999	15.3%	18.1%	18.7%
	2010 Est. HH Income \$35,000 to \$49,999	13.6%	12.5%	12.7%
	2010 Est. HH Income \$25,000 to \$34,999	11.8%	11.1%	10.6%
	2010 Est. HH Income \$15,000 to \$24,999	11.1%	10.8%	10.6%
	2010 Est. HH Income \$0 to \$14,999	17.2%	14.2%	12.5%
	2010 Est. Average Household Income	\$63,302	\$66,273	\$69,123
	2010 Est. Median HH Income	\$48,885	\$54,569	\$56,844
	2010 Est. Per Capita Income	\$29,093	\$30,860	\$31,093
	2010 Est. Number of Businesses	776	3,474	5,571
	2010 Est. Total Number of Employees	9,399	48,817	76,106

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups

Lat/Lon: 47.04556/-122.9256

1919 Harrison Avenue NW		1 Mile	3 Miles	5 Miles
Olympia, WA				
RACE	2010 Est. White Population	81.8%	86.9%	87.2%
	2010 Est. Black Population	2.9%	2.3%	2.3%
	2010 Est. Asian & Pacific Islander	10.0%	6.0%	5.9%
	2010 Est. American Indian & Alaska Native	1.5%	1.4%	1.4%
	2010 Est. Other Races Population	3.8%	3.4%	3.2%
HISPANIC	2010 Est. Hispanic Population	776	2,859	5,314
	2010 Est. Hispanic Population Percent	7.5%	5.9%	5.7%
	2015 Proj. Hispanic Population Percent	8.7%	6.7%	6.6%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	6,789	33,075	64,347
	2010 Est. Elementary (0 to 8)	1.8%	1.2%	1.3%
	2010 Est. Some High School (9 to 11)	4.8%	3.9%	4.2%
	2010 Est. High School Graduate (12)	21.6%	20.3%	22.4%
	2010 Est. Some College (13 to 16)	21.2%	21.7%	23.0%
	2010 Est. Associate Degree Only	8.5%	9.6%	9.4%
	2010 Est. Bachelor Degree Only	25.9%	26.5%	24.1%
	2010 Est. Graduate Degree	16.2%	16.8%	15.6%
HOUSING	2010 Est. Total Housing Units	4,826	22,895	42,626
	2010 Est. Owner Occupied Percent	39.1%	46.2%	50.7%
	2010 Est. Renter Occupied Percent	55.1%	48.3%	44.4%
	2010 Est. Vacant Housing Percent	5.9%	5.5%	5.0%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.6%	2.5%	2.5%
	2000 Homes Built 1995 to 1998	7.0%	7.3%	8.5%
	2000 Homes Built 1990 to 1994	14.3%	11.6%	11.7%
	2000 Homes Built 1980 to 1989	19.4%	14.8%	17.5%
	2000 Homes Built 1970 to 1979	20.5%	18.1%	21.6%
	2000 Homes Built 1960 to 1969	8.7%	10.0%	11.8%
	2000 Homes Built 1950 to 1959	7.9%	9.6%	8.4%
	2000 Homes Built Before 1949	21.6%	26.1%	18.0%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.2%
	2000 Home Value \$500,000 to \$999,999	-	0.3%	0.8%
	2000 Home Value \$400,000 to \$499,999	-	1.0%	1.6%
	2000 Home Value \$300,000 to \$399,999	1.4%	3.0%	3.8%
	2000 Home Value \$200,000 to \$299,999	11.7%	15.2%	17.1%
	2000 Home Value \$150,000 to \$199,999	25.9%	23.3%	25.2%
	2000 Home Value \$100,000 to \$149,999	46.3%	43.5%	39.9%
	2000 Home Value \$50,000 to \$99,999	14.1%	13.3%	11.1%
	2000 Home Value \$25,000 to \$49,999	0.6%	0.3%	0.2%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.2%
	2000 Median Home Value	\$137,621	\$147,601	\$157,417
	2000 Median Rent	\$565	\$556	\$572

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups

Lat/Lon: 47.04556/-122.9256

1919 Harrison Avenue NW		1 Mile	3 Miles	5 Miles
Olympia, WA				
LABOR FORCE	2010 Est. Labor: Population Age 16+	8,504	40,587	77,002
	2010 Est. Civilian Employed	61.3%	60.9%	58.7%
	2010 Est. Civilian Unemployed	6.8%	6.1%	5.7%
	2010 Est. in Armed Forces	1.1%	0.7%	1.0%
	2010 Est. not in Labor Force	30.8%	32.3%	34.7%
	2010 Labor Force: Males	46.2%	48.1%	47.5%
	2010 Labor Force: Females	53.8%	51.9%	52.5%
OCCUPATION	2000 Occupation: Population Age 16+	4,982	22,468	40,166
	2000 Mgmt, Business, & Financial Operations	14.8%	15.8%	15.8%
	2000 Professional & Related	24.5%	27.4%	26.6%
	2000 Service	18.4%	15.7%	15.3%
	2000 Sales and Office	26.5%	26.4%	26.7%
	2000 Farming, Fishing, and Forestry	1.0%	0.6%	0.7%
	2000 Construction, Extraction, & Maintenance	6.7%	6.5%	7.1%
	2000 Production, Transport, & Material Moving	8.1%	7.5%	7.9%
	2000 Percent White Collar Workers	65.8%	69.6%	69.0%
	2000 Percent Blue Collar Workers	34.2%	30.4%	31.0%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	67.9%	70.5%	73.7%
	2000 Drive to Work in Carpool	14.6%	12.0%	12.0%
	2000 Travel to Work by Public Transportation	5.1%	5.4%	4.0%
	2000 Drive to Work on Motorcycle	-	-	0.1%
	2000 Walk or Bicycle to Work	10.4%	8.0%	6.1%
	2000 Other Means	0.4%	0.5%	0.4%
	2000 Work at Home	1.7%	3.6%	3.8%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	42.5%	45.2%	43.8%
	2000 Travel to Work in 15 to 29 Minutes	36.6%	31.9%	34.5%
	2000 Travel to Work in 30 to 59 Minutes	16.0%	17.9%	16.5%
	2000 Travel to Work in 60 Minutes or More	4.9%	4.9%	5.2%
	2000 Average Travel Time to Work	18.5	19.2	19.0
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$233 M	\$1.14 B	\$2.20 B
	2010 Est. Apparel	\$11.1 M	\$54.4 M	\$105 M
	2010 Est. Contributions & Gifts	\$14.2 M	\$70.8 M	\$138 M
	2010 Est. Education & Reading	\$6.35 M	\$31.1 M	\$60.3 M
	2010 Est. Entertainment	\$12.9 M	\$63.5 M	\$122 M
	2010 Est. Food, Beverages & Tobacco	\$37.5 M	\$183 M	\$351 M
	2010 Est. Furnishings & Equipment	\$10.1 M	\$50.2 M	\$97.0 M
	2010 Est. Health Care & Insurance	\$16.8 M	\$82.3 M	\$158 M
	2010 Est. Household Operations & Shelter & Utilities	\$69.5 M	\$341 M	\$657 M
	2010 Est. Miscellaneous Expenses	\$3.94 M	\$19.3 M	\$36.9 M
	2010 Est. Personal Care	\$3.41 M	\$16.7 M	\$32.0 M
	2010 Est. Transportation	\$46.7 M	\$230 M	\$442 M

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.