

New

FOR SALE

# NNN Corporate 7-Eleven

Tumwater, WA



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

**Location:** 6901 Capitol Blvd S, Tumwater, WA 98501

**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

<b>Property Info:</b>	NOI	\$96,000 (Increases 10% every 5 years)
	Cap Rate	6.0%
	Price	\$1,600,000

<b>Demographics:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Population 2010	3,588	33,207	97,034
2010 Average HH Income	\$48,730	\$75,682	\$68,618
Employees	7,450	24,583	71,985

Source: Regis - SitesUSA



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*Tumwater, WA*



Tumwater High School  
1,100 Students

Washington State Home & Community Services

Washington State Retirement Department

Washington State Library

US Post Office

Washington State Financial Institutions

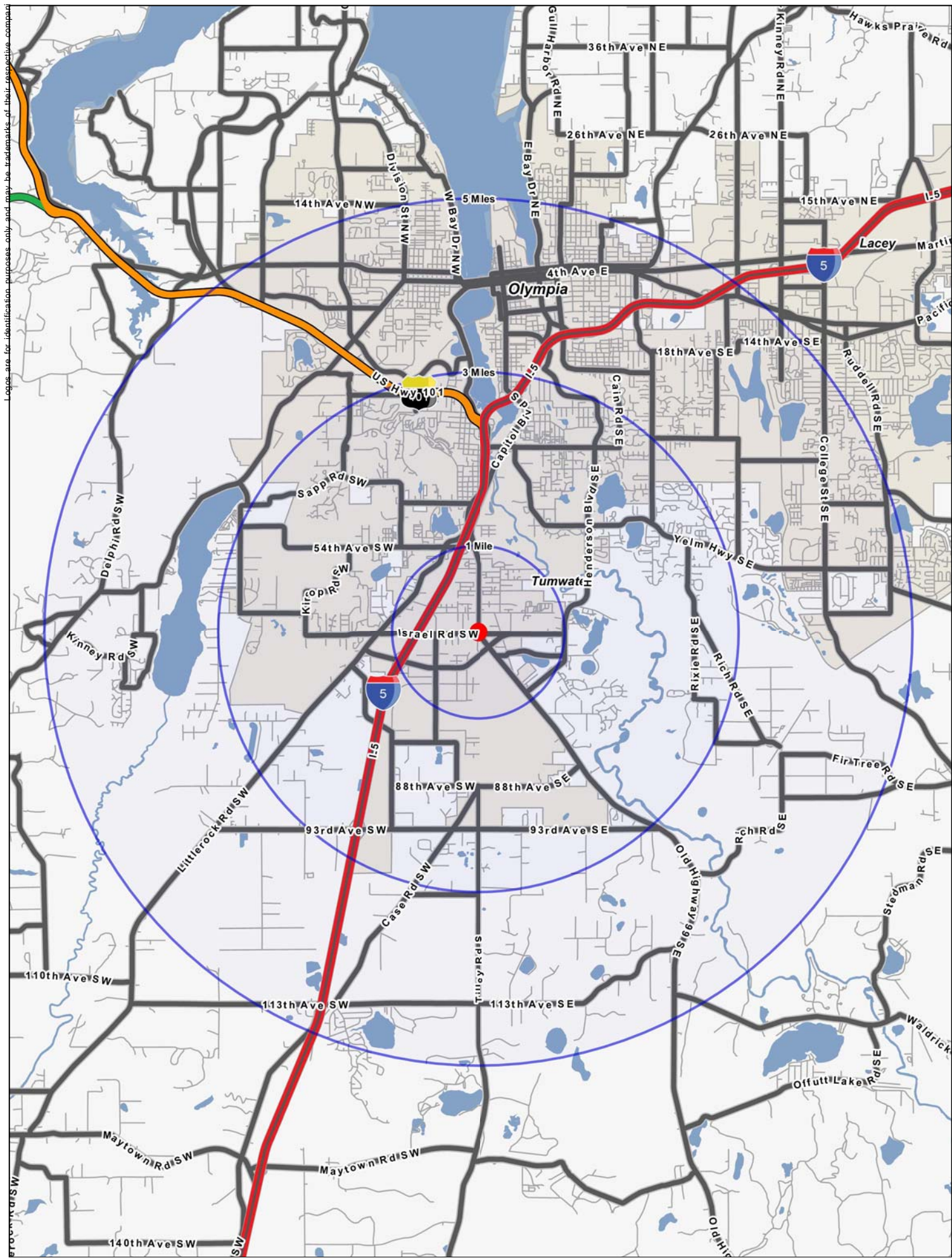
**SITE**

Israel Rd SE

State of Washington Health Department

State of Washington Administrative Headquarters





Logos are for identification purposes only and may be trademarks of their respective companies.

# FULL PROFILE

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

Lat/Lon: 46.98575/-122.9077

6901 Capitol Blvd SW		1 Mile	3 Miles	5 Miles
Tumwater, WA				
POPULATION	2010 Estimated Population	3,588	33,207	97,034
	2015 Projected Population	4,504	36,750	111,832
	2000 Census Population	3,069	27,247	79,915
	1990 Census Population	3,064	22,274	61,856
	Historical Annual Growth 1990 to 2010	0.9%	2.5%	2.8%
	Projected Annual Growth 2010 to 2015	5.1%	2.1%	3.1%
HOUSEHOLDS	2010 Est. Households	1,658	13,914	41,514
	2015 Proj. Households	2,126	15,479	48,050
	2000 Census Households	1,393	11,357	33,919
	1990 Census Households	1,382	9,065	26,087
	Historical Annual Growth 1990 to 2010	1.0%	2.7%	3.0%
	Projected Annual Growth 2010 to 2015	5.6%	2.2%	3.1%
AGE	2010 Est. Population 0 to 9 Years	14.3%	12.5%	12.4%
	2010 Est. Population 10 to 19 Years	10.6%	12.2%	11.2%
	2010 Est. Population 20 to 29 Years	17.9%	14.5%	16.0%
	2010 Est. Population 30 to 44 Years	19.1%	20.1%	20.1%
	2010 Est. Population 45 to 59 Years	15.7%	21.4%	20.1%
	2010 Est. Population 60 to 74 Years	12.7%	12.7%	12.7%
	2010 Est. Population 75 Years Plus	9.7%	6.6%	7.5%
	2010 Est. Median Age	35.8	37.5	37.3
MARITAL STATUS & SEX	2010 Est. Male Population	47.1%	48.8%	48.4%
	2010 Est. Female Population	52.9%	51.2%	51.6%
	2010 Est. Never Married	27.3%	24.6%	26.6%
	2010 Est. Now Married	36.4%	53.1%	50.2%
	2010 Est. Separated or Divorced	28.7%	17.2%	17.6%
	2010 Est. Widowed	7.6%	5.1%	5.5%
INCOME	2010 Est. HH Income \$200,000 or More	1.7%	2.6%	1.9%
	2010 Est. HH Income \$150,000 to \$199,999	1.8%	4.5%	3.4%
	2010 Est. HH Income \$100,000 to \$149,999	4.5%	15.6%	14.3%
	2010 Est. HH Income \$75,000 to \$99,999	9.1%	16.7%	14.6%
	2010 Est. HH Income \$50,000 to \$74,999	14.6%	20.0%	19.9%
	2010 Est. HH Income \$35,000 to \$49,999	19.3%	13.1%	13.4%
	2010 Est. HH Income \$25,000 to \$34,999	15.1%	10.5%	11.0%
	2010 Est. HH Income \$15,000 to \$24,999	14.1%	9.1%	10.2%
	2010 Est. HH Income \$0 to \$14,999	19.9%	8.0%	11.3%
	2010 Est. Average Household Income	\$48,730	\$75,682	\$68,618
	2010 Est. Median HH Income	\$35,942	\$63,350	\$56,182
	2010 Est. Per Capita Income	\$23,650	\$32,285	\$30,034
	2010 Est. Number of Businesses	271	1,481	5,050
	2010 Est. Total Number of Employees	7,450	24,583	71,985

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<b>RACE</b>	2010 Est. White Population	89.7%	90.1%	87.1%
	2010 Est. Black Population	1.6%	1.6%	2.7%
	2010 Est. Asian & Pacific Islander	2.5%	4.1%	5.6%
	2010 Est. American Indian & Alaska Native	2.2%	1.3%	1.4%
	2010 Est. Other Races Population	3.9%	2.9%	3.3%
<b>HISPANIC</b>	2010 Est. Hispanic Population	328	1,657	5,679
	2010 Est. Hispanic Population Percent	9.1%	5.0%	5.9%
	2015 Proj. Hispanic Population Percent	11.6%	6.0%	6.8%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	2,377	22,737	66,848
	2010 Est. Elementary (0 to 8)	2.6%	1.0%	1.2%
	2010 Est. Some High School (9 to 11)	5.8%	3.7%	4.4%
	2010 Est. High School Graduate (12)	35.6%	24.3%	23.8%
	2010 Est. Some College (13 to 16)	27.8%	24.0%	24.9%
	2010 Est. Associate Degree Only	7.1%	10.7%	9.9%
	2010 Est. Bachelor Degree Only	14.3%	22.7%	22.2%
	2010 Est. Graduate Degree	6.8%	13.7%	13.6%
<b>HOUSING</b>	2010 Est. Total Housing Units	1,736	14,527	43,695
	2010 Est. Owner Occupied Percent	35.2%	56.2%	53.7%
	2010 Est. Renter Occupied Percent	60.3%	39.6%	41.3%
	2010 Est. Vacant Housing Percent	4.5%	4.2%	5.0%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	0.5%	2.2%	3.0%
	2000 Homes Built 1995 to 1998	1.9%	8.3%	10.6%
	2000 Homes Built 1990 to 1994	3.5%	14.3%	13.2%
	2000 Homes Built 1980 to 1989	22.5%	20.5%	17.8%
	2000 Homes Built 1970 to 1979	36.2%	24.4%	22.3%
	2000 Homes Built 1960 to 1969	18.2%	11.2%	10.9%
	2000 Homes Built 1950 to 1959	10.0%	7.4%	7.3%
	2000 Homes Built Before 1949	7.2%	11.7%	14.9%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	-	-
	2000 Home Value \$500,000 to \$999,999	-	0.2%	0.1%
	2000 Home Value \$400,000 to \$499,999	-	1.2%	0.8%
	2000 Home Value \$300,000 to \$399,999	0.1%	4.2%	2.5%
	2000 Home Value \$200,000 to \$299,999	8.6%	19.4%	15.4%
	2000 Home Value \$150,000 to \$199,999	17.9%	28.4%	27.1%
	2000 Home Value \$100,000 to \$149,999	59.1%	39.8%	42.9%
	2000 Home Value \$50,000 to \$99,999	14.4%	6.5%	10.8%
	2000 Home Value \$25,000 to \$49,999	-	0.2%	0.3%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.1%
	2000 Median Home Value	\$131,479	\$159,190	\$150,267
	2000 Median Rent	\$531	\$605	\$581

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LABOR FORCE	2010 Est. Labor: Population Age 16+	2,856	26,677	78,563
	2010 Est. Civilian Employed	53.0%	61.4%	59.2%
	2010 Est. Civilian Unemployed	8.0%	5.5%	5.5%
	2010 Est. in Armed Forces	0.4%	0.5%	1.4%
	2010 Est. not in Labor Force	38.6%	32.7%	33.8%
	2010 Labor Force: Males	45.4%	48.1%	47.7%
	2010 Labor Force: Females	54.6%	51.9%	52.3%
OCCUPATION	2000 Occupation: Population Age 16+	1,368	13,931	39,957
	2000 Mgmt, Business, & Financial Operations	12.5%	16.8%	15.6%
	2000 Professional & Related	19.6%	25.2%	24.8%
	2000 Service	16.5%	14.0%	15.2%
	2000 Sales and Office	26.9%	27.4%	27.4%
	2000 Farming, Fishing, and Forestry	1.1%	0.7%	0.7%
	2000 Construction, Extraction, & Maintenance	13.3%	7.6%	8.0%
	2000 Production, Transport, & Material Moving	10.0%	8.2%	8.4%
	2000 Percent White Collar Workers	59.0%	69.5%	67.8%
	2000 Percent Blue Collar Workers	40.9%	30.5%	32.2%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	77.5%	78.1%	75.1%
	2000 Drive to Work in Carpool	10.3%	12.0%	12.2%
	2000 Travel to Work by Public Transportation	3.8%	2.8%	3.5%
	2000 Drive to Work on Motorcycle	-	-	0.1%
	2000 Walk or Bicycle to Work	4.3%	2.9%	5.1%
	2000 Other Means	1.1%	0.4%	0.4%
	2000 Work at Home	3.0%	3.8%	3.6%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	49.4%	43.6%	39.7%
	2000 Travel to Work in 15 to 29 Minutes	36.8%	36.7%	38.0%
	2000 Travel to Work in 30 to 59 Minutes	9.1%	15.4%	16.5%
	2000 Travel to Work in 60 Minutes or More	4.7%	4.4%	5.7%
	2000 Average Travel Time to Work	18.1	18.6	19.7
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$71.1 M	\$807 M	\$2.25 B
	2010 Est. Apparel	\$3.41 M	\$38.5 M	\$107 M
	2010 Est. Contributions & Gifts	\$4.27 M	\$51.4 M	\$140 M
	2010 Est. Education & Reading	\$1.84 M	\$22.1 M	\$60.7 M
	2010 Est. Entertainment	\$3.89 M	\$45.2 M	\$125 M
	2010 Est. Food, Beverages & Tobacco	\$11.7 M	\$128 M	\$359 M
	2010 Est. Furnishings & Equipment	\$2.98 M	\$36.0 M	\$99.1 M
	2010 Est. Health Care & Insurance	\$5.31 M	\$57.4 M	\$161 M
	2010 Est. Household Operations & Shelter & Utilities	\$21.3 M	\$241 M	\$670 M
	2010 Est. Miscellaneous Expenses	\$1.22 M	\$13.4 M	\$37.8 M
	2010 Est. Personal Care	\$1.04 M	\$11.7 M	\$32.7 M
	2010 Est. Transportation	\$14.2 M	\$163 M	\$453 M

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