

CMA Detail Report



6114-6118 176th Street E
 6114 - 6118 176th St E Puyallup WA 98375 Pierce County
 Sale Price: \$ 650,000

\$/SF:	\$ 133.55
Date Sold:	06/02/2020
Research Confirmed:	No - 06/09/2020

Property Description:	EC-zoned land with house and mobile.
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Property Characteristics

Total Building SQFT:	4,867
Total Building NRA:	4,867
Year Built:	1963
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	3,085
Total Residential SQFT:	1,782
Total Lot SQFT:	113,641
Total Acres:	2.60884
Number of Buildings:	2

Parcel:	0419312023
Additional Parcel(s):	0419312022
Market Area:	620 - Puyallup/Sumner
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	202006020437
Sale Price:	\$ 650,000
\$/SF:	\$ 133.55
\$/Land SF:	\$ 5.72
Exchange:	Unknown
Days on Market:	552
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 10,575
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	
Prior Sale Price:	\$ N/A

Buyer & Seller Information

Buyer Information	
Buyer:	Export Auto Sales LLC 21820 84th Ave S Kent WA 98032
Buyer Broker(s):	Roberto Laing Engel & Volkers Seattle Downtown 1208 4th Ave. # 6B Seattle WA 98101 (206) 552-0599

Seller Information	
Seller:	Tracey Copeland 16822 Pacific Ave S Spanaway WA 98387
Listing Broker(s):	JR Poulsen Better Properties UP/Fircrest 7105 27th St W University Place WA 98466 (253) 380-5533

Additional Information

Notes: CMA entered 6/9/20.

CMA Detail Report



7301 150th Street SW
 7301 150th St SW Lakewood WA 98439 Pierce County
 Sale Price: \$ 1,300,000

\$/SF:	\$ 514.04
Date Sold:	06/29/2020
Research Confirmed:	No -

Property Description:	
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Property Characteristics

Total Building SQFT:	2,529
Total Building NRA:	2,529
Year Built:	1923
Year Renovated:	
Number of Floors:	2
Number of Elevators:	
Total Industrial SQFT:	2,529
Total Lot SQFT:	40,946
Total Acres:	0.94
Number of Buildings:	3

Parcel:	0219221153
Market Area:	670 - SE Pierce County
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	2
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	Industrial Business Park
Zoning:	IBP
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	202006290564
Sale Price:	\$ 1,300,000
\$/SF:	\$ 514.04
\$/Land SF:	\$ 31.75
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial (Owner User)

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ N/A
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 22,245
Lender:	
Financing Notes:	

Prior Sale

Document Number:	
Prior Sale Price:	\$ N/A

Buyer & Seller Information

Buyer Information

Buyer:	Robert & Kris Schleigh 918 S Karl Johan Ave Tacoma WA 98465
Buyer Broker(s):	

Seller Information

Seller:	Schleigh Family Living Trust 223 21st St NW Puyallup WA 98371
Listing Broker(s):	

Additional Information

Notes:	
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CMA Detail Report



9550 195th Avenue E
 9550 195th Ave E Bonney Lake WA 98391 Pierce County
 Sale Price: \$ 8,976,056

\$/SF:	\$ 411.63
Date Sold:	06/30/2020
Research Confirmed:	No - 07/07/2020

Property Description:
Development site.

Property Characteristics

Total Building SQFT:	21,806
Total Building NRA:	21,806
Year Built:	0
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	21,806
Total Lot SQFT:	83,959
Total Acres:	1.92743
Number of Buildings:	5

Parcel:	2925000590
Market Area:	680 - Bonney Lake
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	
Sale Price:	\$ 8,976,056
\$/SF:	\$ 411.63
\$/Land SF:	\$ 106.91
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 283,716
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	
Prior Sale Price:	\$ N/A

Buyer & Seller Information

Buyer Information	
Buyer:	CF Bonney Lake LLC 3575 Piedmont Rd NE, Bldg 15, Ste 930 Atlanta GA 30305
Buyer Broker(s):	

Seller Information	
Seller:	Multicare Health System PO Box 5299, MS 820-4-CFO Tacoma WA 98405
Listing Broker(s):	

Additional Information

Notes: CMA entered 7/7/20.

CMA Detail Report



6240 S Tacoma Way
 6240 S Tacoma Way Tacoma WA 98409 Pierce County
 Sale Price: \$ 775,000

\$/SF:	\$ 67.43
Date Sold:	06/29/2020
Research Confirmed:	No - 07/10/2020

Property Description:	Retail/industrial building located along S Tacoma Way.
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Property Characteristics

Total Building SQFT:	11,493
Total Building NRA:	11,493
Year Built:	1930
Year Renovated:	2016
Number of Floors:	1
Number of Elevators:	
Total Retail SQFT:	11,493
Total Lot SQFT:	15,000
Total Acres:	0.34
Number of Buildings:	1

Parcel:	0220244000
Additional Parcel(s):	0220251009
Market Area:	625 - South Tacoma
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Retail
Office Type:	
Office Class:	
Park Name:	
Zoning:	C2
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	202006290216
Sale Price:	\$ 775,000
\$/SF:	\$ 67.43
\$/Land SF:	\$ 51.67
Exchange:	Unknown
Days on Market:	259
Conditions of Sale:	

Financial

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 12,900
Lender:	
Financing Notes:	

Prior Sale

Document Number:	
Prior Sale Price:	\$ N/A

Buyer & Seller Information

Buyer Information

Buyer:	John West PO Box 7557 Tacoma WA 98417
Buyer Broker(s):	Brandon Gates Kidder Mathews 1201 Pacific Ave, Ste. 1400 TacomaWA98402 (253) 722-1429

Seller Information

Seller:	Tacopa LLC 5466 Hyada Blvd NE Tacoma WA 98422
Listing Broker(s):	Brandon Gates Kidder Mathews 1201 Pacific Ave, Ste. 1400 TacomaWA98402 (253) 722-1429

Additional Information

Notes: CMA entered 7/10/20.

CMA Detail Report



4520 S Adams
 4520 S Adams St Tacoma WA 98409 Pierce County
 Sale Price: \$ 2,285,000

\$/SF:	\$ 87.66
Date Sold:	06/15/2020
Research Confirmed:	No - 07/06/2020

Property Description:
Industrial building located along Adams.

Property Characteristics

Total Building SQFT:	26,068
Total Building NRA:	26,068
Year Built:	1961
Year Renovated:	1994
Number of Floors:	1
Number of Elevators:	0
Total Office SQFT:	1,275
Total Industrial SQFT:	24,793
Total Lot SQFT:	37,625
Total Acres:	0.86
Number of Buildings:	1

Parcel:	5160000200
Market Area:	650 - Nalley Valley
Anchor / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	5
Rail Doors:	
Truck Doors:	2
Min Clearance:	11
Max Clearance:	18
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M2
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	202006150825
Sale Price:	\$ 2,285,000
\$/SF:	\$ 87.66
\$/Land SF:	\$ 60.73
Exchange:	Unknown
Days on Market:	206
Conditions of Sale:	

Financial (Investment)	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 51,317
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	
Prior Sale Price:	\$ N/A

Buyer & Seller Information

Buyer Information	
Buyer:	Dennis Street LLC 4520 S Adams St Tacoma WA 98409
Buyer Broker(s):	Brandon Gates Raymond Schuler Kidder Mathews 1201 Pacific Ave, Ste. 1400 Tacoma WA 98402 (253) 722-1429

Seller Information	
Seller:	BELCO LLC PO Box 24479 Federal Way WA 98093
Listing Broker(s):	Brandon Gates Raymond Schuler Kidder Mathews 1201 Pacific Ave, Ste. 1400 Tacoma WA 98402 (253) 722-1429

Additional Information

Notes: CMA entered 7/6/20.

CMA Detail Report



Belina Interiors
 4540 S Adams St Tacoma WA 98409 Pierce County
 Sale Price: \$ 2,675,000

\$/SF:	\$ 70.49
Date Sold:	06/12/2020
Research Confirmed:	No - 07/06/2020

Property Description:	Industrial building located along Adams.
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Property Characteristics

Total Building SQFT:	37,950
Total Building NRA:	37,950
Year Built:	1941
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	37,950
Total Lot SQFT:	58,838
Total Acres:	1.35
Number of Buildings:	1

Parcel:	2605000120
Additional Parcel(s):	2605000130, 2605000141
Market Area:	650 - Nalley Valley
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M2
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	202006121213
Sale Price:	\$ 2,675,000
\$/SF:	\$ 70.49
\$/Land SF:	\$ 45.46
Exchange:	Unknown
Days on Market:	203
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 63,992
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	
Prior Sale Price:	\$ N/A

Buyer & Seller Information

Buyer Information	
Buyer:	Caro Holdings LLC 4540 S Adams St Tacoma WA 98409
Buyer Broker(s):	Brandon Gates Raymond Schuler Kidder Mathews 1201 Pacific Ave, Ste. 1400 TacomaWA98402 (253) 722-1429

Seller Information	
Seller:	Belco LLC PO Box 24479 Federal Way WA 98093
Listing Broker(s):	Brandon Gates Raymond Schuler Kidder Mathews 1201 Pacific Ave, Ste. 1400 TacomaWA98402 (253) 722-1429

Additional Information

Notes: CMA entred 7/6/20.

CMA Detail Report



Macco
 3502 S Pine St Tacoma WA 98402 Pierce County
 Sale Price: \$ 1,700,000

\$/SF:	\$ 123.53
Date Sold:	04/29/2020
Research Confirmed:	No - 05/19/2020

Property Description:	Auto service located along Pine St.
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Property Characteristics

Total Building SQFT:	13,762
Total Building NRA:	13,762
Year Built:	1959
Year Renovated:	1996
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	13,762
Total Lot SQFT:	31,725
Total Acres:	0.72831
Number of Buildings:	1

Parcel:	9710000021
Market Area:	625 - South Tacoma
Anchor / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	202004290278
Sale Price:	\$ 1,700,000
\$/SF:	\$ 123.53
\$/Land SF:	\$ 53.59
Exchange:	Unknown
Days on Market:	132
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 32,305
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	
Prior Sale Price:	\$ N/A

Buyer & Seller Information

Buyer Information	
Buyer:	Sakina Holdings LLC 24850 SE 13th Pl Sammamish WA 98075
Buyer Broker(s):	Joel Shabel Raymond Schuler Kidder Mathews 1201 Pacific Ave, Ste. 1400 TacomaWA98402 (253) 722-1406

Seller Information	
Seller:	S&D Kel LLC 7142 Teal Lp Gig Harbor WA 98335
Listing Broker(s):	Joel Shabel Raymond Schuler Kidder Mathews 1201 Pacific Ave, Ste. 1400 TacomaWA98402 (253) 722-1406

Additional Information

Notes: CMA entered 5/19/20.

CMA Detail Report



Bridge Point Sumner 60
 1710 136th Ave E Sumner WA 98390 Pierce County
 Sale Price: \$ 13,347,000

\$/SF:	\$ 198.80
Date Sold:	05/01/2020
Research Confirmed:	No - 05/19/2020

Property Description:	New industrial building located along 136th.
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Property Characteristics

Total Building SQFT:	67,137
Total Building NRA:	67,137
Year Built:	2019
Year Renovated:	
Number of Floors:	1
Number of Elevators:	0
Total Industrial SQFT:	67,137
Total Lot SQFT:	127,195
Total Acres:	2.92
Number of Buildings:	1

Parcel:	4495401101
Market Area:	620 - Puyallup/Sumner
Anchor / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	10
Rail Doors:	
Truck Doors:	3
Min Clearance:	30
Max Clearance:	30
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M1
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	202005010336
Sale Price:	\$ 13,347,000
\$/SF:	\$ 198.80
\$/Land SF:	\$ 104.93
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 436,700
Lender:	
Financing Notes:	

Prior Sale

Document Number:	
Prior Sale Price:	\$ N/A

Buyer & Seller Information

Buyer Information

Buyer:	PPF Industrial 1710 136th Ave E LLC 1585 Broadway, 37th Fl New York NY 10036 312-706-4467
Buyer Broker(s):	

Seller Information

Seller:	Bridge Point Sumner 60 LLC 1000 W Irving Park Rd #150 Chicago IL 60143 312-980-2061
Listing Broker(s):	

Additional Information

Notes: CMA entered 5/18/20.

CMA Detail Report



Tacoma Distribution Center
 1525 E D St Tacoma WA 98421 Pierce County
 Sale Price: \$ 42,250,000

\$/SF:	\$ 80.06
Date Sold:	05/05/2020
Research Confirmed:	No - 05/22/2020

Property Description:	
Industrial buildings located off of D St.	

Property Characteristics

Total Building SQFT:	527,705
Total Building NRA:	527,705
Year Built:	1965
Year Renovated:	1982
Number of Floors:	5
Number of Elevators:	0
Total Office SQFT:	10,567
Total Industrial SQFT:	517,138
Total Lot SQFT:	1,055,693
Total Acres:	24.24
Number of Buildings:	1

Parcel:	8950001652
Additional Parcel(s):	6370000011, 6370000012, 6370000051, 6370000093
Market Area:	615 - Port of Tacoma/Fife
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	0
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M-3
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	202005050662
Sale Price:	\$ 42,250,000
\$/SF:	\$ 80.06
\$/Land SF:	\$ 40.02
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 1,448,305
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	
Prior Sale Price:	\$ N/A

Buyer & Seller Information

Buyer Information	
Buyer:	Tacoma 1525 LLC 11111 Santa Monica Blvd #800 Los Angeles CA 90025 310-806-4434
Buyer Broker(s):	

Seller Information	
Seller:	SuperValu Holdings Operations Co LLC 11840 Valley View Rd Eden Prairie MN 55344 952-828-4000
Listing Broker(s):	

Additional Information

Notes: CMA entered 5/22/20.

CMA Detail Report



NPC Building
 824 Martin Luther King Jr Way Tacoma WA 98405 Pierce County
 Sale Price: \$ 660,000

\$/SF:	\$ 36.18
Date Sold:	05/06/2020
Research Confirmed:	No - 07/07/2020

Property Description:
Industrial building located along Martin Luther King Jr Way.

Property Characteristics

Total Building SQFT:	18,240
Total Building NRA:	18,240
Year Built:	1925
Year Renovated:	1985
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	18,240
Total Lot SQFT:	29,250
Total Acres:	0.67
Number of Buildings:	1

Parcel:	2008220050
Additional Parcel(s):	2008220030, 2008220040
Market Area:	630 - Allenmore Medical District
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	12
Max Clearance:	
Property Type:	Industrial
Office Type:	Multi-Tenant
Office Class:	C
Park Name:	
Zoning:	Commercial
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	202005060298
Sale Price:	\$ 660,000
\$/SF:	\$ 36.18
\$/Land SF:	\$ 22.56
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial (Owner User)	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 10,853
Lender:	

Prior Sale	
Document Number:	
Prior Sale Price:	\$ N/A

Financing Notes:	
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Buyer & Seller Information

Buyer Information	
Buyer:	KOZ Development LLC 1830 Bickford Ave, Ste 201 Snohomish WA 98290 425-622-5943
Buyer Broker(s):	

Seller Information	
Seller:	Tacoma Community Redevelopment Authority 747 Market St, Rm 900 Tacoma WA 98402 253-591-5224
Listing Broker(s):	

Additional Information

Notes: CMA entered 7/7/20.

CMA Detail Report



1640 E Marc Avenue
 1640 E Marc Ave Tacoma WA 98433 Pierce County
 Sale Price: \$ 33,500,000

\$/SF:	\$ 174.93
Date Sold:	06/24/2020
Research Confirmed:	No - 07/07/2020

Property Description:
Industrial-use property located off of Marc Ave.

Property Characteristics

Total Building SQFT:	191,500
Total Building NRA:	191,500
Year Built:	1950
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	191,500
Total Lot SQFT:	1,888,515
Total Acres:	43.35434
Number of Buildings:	1

Parcel:	8950000246
Additional Parcel(s):	8950000245
Market Area:	615 - Port of Tacoma/Fife
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	202006241008
Sale Price:	\$ 33,500,000
\$/SF:	\$ 174.93
\$/Land SF:	\$ 17.74
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 1,142,055
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	
Prior Sale Price:	\$ N/A

Buyer & Seller Information

Buyer Information	
Buyer:	Exchange 1640 E Marc St LLC 1800 Wazee St, Ste 500 Denver CO 80202 303-567-5000
Buyer Broker(s):	

Seller Information	
Seller:	Tyee Management Co LLC 5501 Pacific Hwy E Ste 2 Fife WA 98424 253-922-4902
Listing Broker(s):	

Additional Information

Notes: CMA entered 7/7/20.

CMA Detail Report



Stadium Self Storage
 1 Broadway S Tacoma WA 98402 Pierce County
 Sale Price: \$ 450,000

\$/SF:	\$ 129.24
Date Sold:	05/15/2020
Research Confirmed:	No - 06/04/2020

Property Description:
Commercial storage located along Broadway.

Property Characteristics

Total Building SQFT:	3,482
Total Building NRA:	3,482
Year Built:	2001
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	3,482
Total Lot SQFT:	3,168
Total Acres:	0.07273
Number of Buildings:	3

Parcel:	9006010010
Additional Parcel(s):	9002840290, 9002840300
Market Area:	655 - North Tacoma
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	202005150720
Sale Price:	\$ 450,000
\$/SF:	\$ 129.24
\$/Land SF:	\$ 142.05
Exchange:	Unknown
Days on Market:	424
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 7,205
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	
Prior Sale Price:	\$ N/A

Buyer & Seller Information

Buyer Information	
Buyer:	Rane Shaub 1117 Broadway Ste 500 Tacoma WA 98402
Buyer Broker(s):	Andrea Peterson Bob Hacker CBRE 1201 Pacific Ave, Suite 1502 TacomaWA98402 (253) 596-0029

Seller Information	
Seller:	The Overlook at Broadway LLC 9837 Hilltop Rd Bellevue WA 98004
Listing Broker(s):	Andrea Peterson Bob Hacker CBRE 1201 Pacific Ave, Suite 1502 TacomaWA98402 (253) 596-0029

Additional Information

Notes: CMA entered 6/4/20.

CMA Detail Report



Specialty Forest Products
 306 Ellingson Rd Auburn WA 98001 King County
 Sale Price: \$ 4,625,000

\$/SF:	\$ 87.12
Date Sold:	05/29/2020
Research Confirmed:	No - 06/02/2020

Property Description:	
A 3-building light industrial manufacturing complex on a 2.99 acre lot in Algona.	

Property Characteristics

Total Building SQFT:	53,088
Total Building NRA:	53,088
Year Built:	1992
Year Renovated:	2006
Number of Floors:	1
Number of Elevators:	0
Total Office SQFT:	4,300
Total Industrial SQFT:	48,788
Total Lot SQFT:	130,320
Total Acres:	2.99
Number of Buildings:	3

Parcel:	3621049094
Market Area:	405 - Algona/Pacific
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	0
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M1
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20200529002105
Sale Price:	\$ 4,625,000
\$/SF:	\$ 87.12
\$/Land SF:	\$ 35.49
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 131,430
Lender:	Genworth Life & Annuity Ins
Financing Notes:	

Prior Sale	
Document Number:	
Prior Sale Price:	\$ N/A

Buyer & Seller Information

Buyer Information	
Buyer:	RH Algona Associates, LLC Rosen Harbottle PO Box 5003 Bellevue WA 98009
Buyer Broker(s):	

Seller Information	
Seller:	Barton Holbrook, Victor Lindstrom, et al 306 Ellingson Rd Algona WA 98001
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Light Industrial District, City of Algona.

CMA Detail Report



Counter Craft
 1401 R St NW Auburn WA 98001 King County
 Sale Price: \$ 1,200,000

\$/SF:	\$ 166.67
Date Sold:	04/03/2020
Research Confirmed:	No - 05/28/2020

Property Description:	
A manufacturing warehouse on a .97 acre lot in Auburn.	

Property Characteristics

Total Building SQFT:	7,200
Total Building NRA:	7,200
Year Built:	1984
Year Renovated:	1990
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	264
Total Industrial SQFT:	6,936
Total Lot SQFT:	42,072
Total Acres:	0.96584
Number of Buildings:	1

Parcel:	0303500140
Market Area:	410 - Auburn
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M1
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20200403000593
Sale Price:	\$ 1,200,000
\$/SF:	\$ 166.67
\$/Land SF:	\$ 28.52
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 960,000
Excise Tax:	\$ 20,465
Lender:	Bank of the West
Financing Notes:	

Prior Sale

Document Number:	
Prior Sale Price:	\$ N/A

Buyer & Seller Information

Buyer Information

Buyer:	CBMK Holdings LLC Stacy Bartolotta, Viktor Kondratyev et al 1401 R Street NW Auburn WA 98001
Buyer Broker(s):	

Seller Information

Seller:	Countercraft LLC 10006 SE 304th PI Auburn WA 98092
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Light Industrial, City of Auburn.

CMA Detail Report



Marianne Business Park - Building C
 1401 20th St NW Auburn WA 98001 King County
 Sale Price: \$ 530,000

\$/SF:	\$ 164.09
Date Sold:	05/08/2020
Research Confirmed:	No - 05/21/2020

Property Description:	
A 3,230 sf storage warehouse on a .3 acre lot in Auburn.	

Property Characteristics

Total Building SQFT:	3,230
Total Building NRA:	3,230
Year Built:	1992
Year Renovated:	2000
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	3,230
Total Lot SQFT:	12,957
Total Acres:	0.29745
Number of Buildings:	1

Parcel:	9452000011
Market Area:	410 - Auburn
Anchor / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	Marianne Business Park
Zoning:	M1
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20200508001972
Sale Price:	\$ 530,000
\$/SF:	\$ 164.09
\$/Land SF:	\$ 40.90
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial (Investment)

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 8,539
Lender:	First Citizens Bank & Trust
Financing Notes:	

Prior Sale

Document Number:	
Prior Sale Price:	\$ N/A

Buyer & Seller Information

Buyer Information

Buyer:	KBK Properties LLC Kyle Kranz & Breana Kranz 1521 15th St NW #6 Auburn WA 98001
Buyer Broker(s):	

Seller Information

Seller:	Marianne Business Park, LLC 25502 Plamer PI Black Diamond WA 98010
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Light Industrial, City of Auburn.

CMA Detail Report



813 44th Street NW
 813 44th St NW Auburn WA 98001 King County
 Sale Price: \$ 5,327,500

\$/SF:	\$ 107.77
Date Sold:	04/01/2020
Research Confirmed:	No - 04/02/2020

Property Description:
A 49,435 sf warehouse on a 2.5 acre lot in Auburn.

Property Characteristics

Total Building SQFT:	49,435
Total Building NRA:	49,435
Year Built:	2014
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	5,935
Total Industrial SQFT:	43,500
Total Lot SQFT:	109,064
Total Acres:	2.5
Number of Buildings:	1

Parcel:	3622049021
Market Area:	440 - Kent
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M1
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20200401000284
Sale Price:	\$ 5,327,500
\$/SF:	\$ 107.77
\$/Land SF:	\$ 48.85
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 156,718
Lender:	Wells Fargo Bank
Financing Notes:	

Prior Sale

Document Number:	20130819001389
Prior Sale Price:	\$ 954,310

Buyer & Seller Information

Buyer Information

Buyer:	Michael Nelson Properties LLC 5937 N Cutter Circle Portland OR 97217
Buyer Broker(s):	

Seller Information

Seller:	DCT Auburn 44 LLC 1800 Wazee St #500 Denver CO 80202
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Light Industrial, City of Auburn. The prior transaction in 2013 was a land sale

CMA Detail Report



TTF East Park Building
 4620 B St NW Auburn WA 98001 King County
 Sale Price: \$ 10,500,000

\$/SF:	\$ 150.52
Date Sold:	05/29/2020
Research Confirmed:	No - 06/02/2020

Property Description:
A manufacturing and distribution warehouse with 16 dock high doors and heavy power in Auburn.

Property Characteristics

Total Building SQFT:	69,760
Total Building NRA:	69,760
Year Built:	1995
Year Renovated:	2000
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	7,140
Total Industrial SQFT:	62,620
Total Lot SQFT:	134,600
Total Acres:	3.1
Number of Buildings:	1

Parcel:	9360000131
Market Area:	440 - Kent
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	7
Rail Doors:	
Truck Doors:	1
Min Clearance:	12
Max Clearance:	24
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M1
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20200529001436
Sale Price:	\$ 10,500,000
\$/SF:	\$ 150.52
\$/Land SF:	\$ 78.01
Exchange:	Unknown
Days on Market:	89
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 337,055
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	20130802002096
Prior Sale Price:	\$ 5,675,000

Buyer & Seller Information

Buyer Information	
Buyer:	CIVF VI-WA1M01, LLC Cabot Properties of Boston One Beacon St #2800 Boston MA 02108
Buyer Broker(s):	

Seller Information	
Seller:	Resource Transition Consultants, LLC 4100 194th St SW #208 Lynnwood WA 98036
Listing Broker(s):	David Butler Scott Clements Orion Commercial Partners, LLC 1218 Third Ave. Ste. 2200 Seattle WA 98101 (206) 445-7665

Additional Information

Notes: This property was sold through a receivership. This parcel is zoned Light Industrial District, City of Auburn.

CMA Detail Report



CM2 Bridges Ave Property
 627 Bridges Ave S Kent WA 98032 King County
 Sale Price: \$ 214,000

\$/SF:	\$ 121.25
Date Sold:	05/04/2020
Research Confirmed:	Yes - 05/26/2020

Property Description:	
An industrial zoned property with a single family residence, a garage, and an outbuilding on a .15 acre lot in Kent.	

Property Characteristics

Total Building SQFT:	1,765
Total Building NRA:	1,765
Year Built:	1948
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	845
Total Residential SQFT:	920
Total Lot SQFT:	6,600
Total Acres:	0.15152
Number of Buildings:	3

Parcel:	3828000130
Market Area:	440 - Kent
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	CM2
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20200504001241
Sale Price:	\$ 214,000
\$/SF:	\$ 121.25
\$/Land SF:	\$ 32.42
Exchange:	Unknown
Days on Market:	237
Conditions of Sale:	

Prior Sale

Document Number:	20041029002767
Prior Sale Price:	\$ 180,000

Financial (Owner User)

Gross Income:	\$ 0
Vacancy %:	0.00%
Operating Expense:	\$ 0
Net Oper Income:	\$ 0
Cap Rate:	0.00 %
Balance:	\$ 285,000
Excise Tax:	\$ 3,429
Lender:	Private Individual
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	A-1 Corp Scott Haymond 136 Stewart Rd SE #1J Pacific WA 98047
Buyer Broker(s):	Erin McNulty 4U Realty (253) 286-9755

Seller Information

Seller:	Virgilo De La Cruz Suero & Julia Altagracia Valera 4400 Shadow Crest Pl Orlando FL 32811
Listing Broker(s):	Jasmine Santana Coldwell Banker Danforth 33313 1st Way S. Federal Way WA 98003 (206) 422-5618

Additional Information

Notes: This property was purchased as an investment opportunity. The buyer plans to renovate and repair the buildings then flip the property. This parcel is zoned Commercial Manufacturing 2, City of Kent. Confirmed by Jasmine Santana.

CMA Detail Report



Rainier Pallet
 20045 84th Ave S Kent WA 98032 King County
 Sale Price: \$ 4,500,000

\$/SF:	\$ 297.70
Date Sold:	04/17/2020
Research Confirmed:	No - 04/23/2020

Property Description:
A 2.82 acre industrial property in Kent with 2 storage buildings and a small office.

Property Characteristics

Total Building SQFT:	15,116
Total Building NRA:	15,116
Year Built:	1963
Year Renovated:	1985
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	576
Total Industrial SQFT:	14,540
Total Lot SQFT:	122,622
Total Acres:	2.81501
Number of Buildings:	3

Parcel:	0122049014
Market Area:	440 - Kent
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M2
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20200417000776
Sale Price:	\$ 4,500,000
\$/SF:	\$ 297.70
\$/Land SF:	\$ 36.70
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 127,055
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	20081107000684
Prior Sale Price:	\$ 1,800,000

Buyer & Seller Information

Buyer Information	
Buyer:	Terreno Kent 84th LLC Terreno Realty LLC 101 Montgomery St #200 San Francisco CA 94104
Buyer Broker(s):	

Seller Information	
Seller:	PSRT Investments LLC 1028 269th Ave SE Sammamish WA 98075
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Limited Industrial District, City of Kent.

CMA Detail Report



530 Strander Boulevard
 530 Strander Blvd Tukwila WA 98188 King County
 Sale Price: \$ 259,883

\$/SF:	\$ 57.75
Date Sold:	04/24/2020
Research Confirmed:	No - 05/19/2020

Property Description:
A warehouse with showroom and office space on a .46 acre lot in Tukwila.

Property Characteristics

Total Building SQFT:	4,500
Total Building NRA:	4,500
Year Built:	1972
Year Renovated:	1982
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	600
Total Industrial SQFT:	3,900
Total Lot SQFT:	20,114
Total Acres:	0.46
Number of Buildings:	1

Parcel:	0223200042
Market Area:	460 - Tukwila
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	TUC-TOD
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20200424000008
Sale Price:	\$ 259,883
\$/SF:	\$ 57.75
\$/Land SF:	\$ 12.92
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 4,163
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	
Prior Sale Price:	\$ N/A

Buyer & Seller Information

Buyer Information	
Buyer:	Stephen Polich 2116 N 193rd St Shoreline WA 98133
Buyer Broker(s):	

Seller Information	
Seller:	Stephen Polich, Trustee Andrew and Bonita Polich Trust 2116 N 193rd St Shoreline WA 98133
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Tukwila Urban Center, City of Tukwila.

CMA Detail Report



10818 Myers Way - Warehouse
 10818 Myers Way S Seattle WA 98168 King County
 Sale Price: \$ 1,050,000

\$/SF:	\$ 96.93
Date Sold:	06/19/2020
Research Confirmed:	No - 06/24/2020

Property Description:	
A 3-building warehouse complex on a .29 acre lot off of SR 509.	

Property Characteristics

Total Building SQFT:	10,833
Total Building NRA:	10,833
Year Built:	1975
Year Renovated:	1980
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	10,833
Total Lot SQFT:	12,437
Total Acres:	0.28551
Number of Buildings:	3

Parcel:	0795000025
Market Area:	420 - Burien/Normandy Park
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	CBSO
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20200619001366
Sale Price:	\$ 1,050,000
\$/SF:	\$ 96.93
\$/Land SF:	\$ 84.43
Exchange:	Unknown
Days on Market:	92
Conditions of Sale:	There was \$10,000 claimed as personal property in the sale. The taxable sale price was \$1,040,000.

Financial (Owner User)

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 17,617
Lender:	Seller
Financing Notes:	

Prior Sale

Document Number:	198703111472
Prior Sale Price:	\$ 235,000

Buyer & Seller Information

Buyer Information

Buyer:	Vinason Corporation Quyen Phan 2108 NE 27th St Renton WA 98056
Buyer Broker(s):	Susanna Tran West Coast Commercial Realty 2101 Fourth Ave. Suite 920 SeattleWA98121 (206) 947-1144

Seller Information

Seller:	Ramos Properties, LLC 15735 Ambaum Blvd SW Burien WA 98166
Listing Broker(s):	Rodolfo Hernandez- McIntyre Keller Williams Realty Puget Sound - Burien 455 SW 152nd St SeattleWA98166 (206) 291-8329

Additional Information

Notes: This parcel is zoned Community Business-Special Overlay, King County.