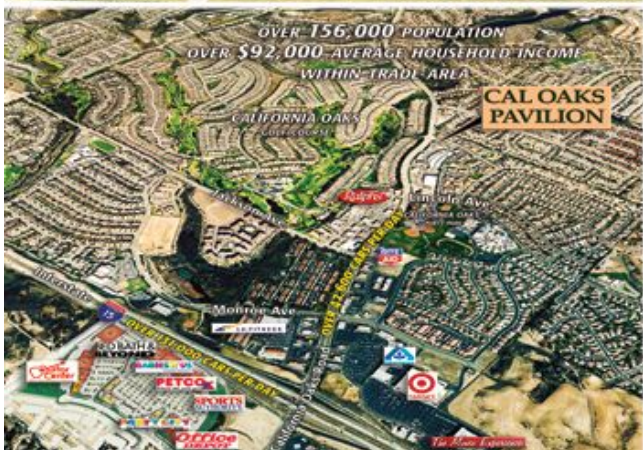


Usasia Pacific, Inc. is proud to offer for sale a multi tenant retail/medical office building situated within a densely populated and affluent residential area along Cal Oaks Road, a major thoroughfare connecting to Interstate 15.

[Contact Michael Lai @ 206-838-5990 / michaellai@usasiapacific.com](mailto:michaellai@usasiapacific.com)



\$3,200,000

- ❖ Medical / Retail opportunity - 61% medical / 39% retail tenancy / Recession resistant tenants
- ❖ Below market Medical / Retail lease rates
- ❖ Ease of Management - 5 tenant investment
- ❖ Seasoned tenant base / 7 year average tenancy within the subject property
- ❖ Affluent dense in-fill demographics / 74,347 residents (3-mile) / \$92,834 average household income
- ❖ 3-4% rental increase / Exceptional cash flow appreciation

For a Complete Offering Memorandum, Please Contact:

Lead Investment Advisor:

Michael Lai

CEO

206-838-5990 Direct

<mailto:MichaelLai@usasiapacific.com>



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