

QUILCEDA GARDENS

1248 CEDAR AVE | MARYSVILLE, WA 98270



EXCLUSIVELY LISTED BY:

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Offering Summary

PRICE: UNPRICED

Name	Quilceda Gardens
Address	1248 Cedar Ave Marysville, WA 98270
County	Snohomish
Market	Marysville
Style	Low-Rise / Garden
APN#	300528-002-051-01 300528-002-052-00
Zoning	R28 MFH
Lot Size	147,668 SF
Year Built	1985 // 1986
# of Buildings	14
# of Floors	2
# of Units	61
Net Rentable SF	58,860 SF
Construction	Wood
Roof	Shingle
Heat	Electric
Laundry	In-Unit
Parking	Surface



Property Highlights



QUILCEDA GARDENS APARTMENTS

Westlake Associates, Inc. is pleased to present the 61-unit Quilceda Gardens Apartments for sale. Units in this complex are entirely made up of large 2 bedroom units, (52) of which are townhome units. Recent trends have shown that this layout is extremely desirable for prospective tenants. The property includes outdoor patios and private backyards for outdoor living.

This property could be run as-is. However, a prospective buyer could push value by either renovating or pushing rents in existing condition. Rents at this property are approximately 10% under market in as-is condition. Common areas on this property are in great condition. All renovation dollars could be put towards upgrading units to try to achieve rents of over \$2,000.



PROPERTY HIGHLIGHTS

- All Two-Bedroom Units
- 52 Townhome Units
- In-Unit Washer & Dryers
- Outdoor Patios & Private Backyards
- Renovated Units - Includes Vinyl Flooring & New Carpet
- Ability to raise rents without renovation
- Projected market rent for as-is units: \$1,650 - \$1,695
- Projected rent for full renovation: \$2,000+
- 1 Block from Cedar Park & Ride
- 6 miles south of Amazon Distribution Center that will employ 1,000 people by 2022

Location



Financial Analysis

UNITTYPE	# OF UNITS	AVG SIZE	CURRENT	PSF	MARKET	PSF
2 BD 1BA	9	940	\$1,401	\$1.49	\$1,585	\$1.68
2 BD 1.5 BA	52	980	\$1,501	\$1.53	\$1,685	\$1.72
TOTAL AVG	61	58,860 SF	\$90,682	\$1.51	\$101,885	\$1.70

INCOME

	CURRENT	MARKET
Scheduled Rent Income	\$1,088,184	\$1,222,620
+ Utility Recovery	\$69,156	\$84,180
+ Other Income	\$26,760	\$26,760
+ M-T-M Income	\$0	\$3,600
+ Pet Income	\$7,572	\$7,572
Scheduled Gross Income	\$1,191,675	\$1,344,732
- Vacancy & Credit Losses	5.00% (\$59,584)	(\$67,237)
Gross Income	\$1,132,088	\$1,277,495

EXPENSES

	CURRENT	MARKET
Real Estate Taxes	\$99,945	\$125,000
Property Insurance	\$24,400	\$24,000
Management	\$45,284	\$51,100
Payroll & Administration	\$55,812	\$55,812
Utilities	\$76,343	\$76,343
Repairs & Maintenance	\$61,000	\$61,000
Administration	\$6,606	\$6,606
Marketing	\$8,241	\$8,241
Landscaping	\$12,813	\$12,813
Reserves	\$15,250	\$15,250
Total Expenses	\$405,694	\$436,565

OPERATING DATA

	CURRENT	MARKET
Net Operating Income	\$726,395	\$840,931

Rent Roll

UNIT	UNIT TYPE	SF	CURRENT	RENT / SF	MARKET	RENT / SF
1	2 BD 1.5 BA	980	\$1,510	\$1.54	\$1,685	\$1.71
2	2 BD 1.5 BA	980	\$1,550	\$1.58	\$1,685	\$1.71
3	2 BD 1.5 BA	980	\$1,510	\$1.54	\$1,685	\$1.71
4	2 BD 1 BA	940	\$1,410	\$1.43	\$1,585	\$1.68
5	2 BD 1 BA	940	\$1,410	\$1.43	\$1,585	\$1.68
6	2 BD 1.5 BA	980	\$1,475	\$1.50	\$1,685	\$1.71
7	2 BD 1.5 BA	980	\$1,475	\$1.50	\$1,685	\$1.71
8	2 BD 1.5 BA	980	\$1,550	\$1.58	\$1,685	\$1.71
9	2 BD 1.5 BA	980	\$1,595	\$1.62	\$1,685	\$1.71
10	2 BD 1.5 BA	980	\$1,510	\$1.54	\$1,685	\$1.71
11	2 BD 1.5 BA	980	\$1,475	\$1.50	\$1,685	\$1.71
12	2 BD 1 BA	940	\$1,375	\$1.46	\$1,585	\$1.68
13	2 BD 1 BA	940	\$1,410	\$1.50	\$1,585	\$1.68
14	2 BD 1.5 BA	980	\$1,510	\$1.54	\$1,685	\$1.71
15	2 BD 1.5 BA	980	\$1,510	\$1.54	\$1,685	\$1.71
16	2 BD 1.5 BA	980	\$1,510	\$1.54	\$1,685	\$1.71
17	2 BD 1.5 BA	980	\$1,467	\$1.49	\$1,685	\$1.71
18	2 BD 1.5 BA	980	\$1,475	\$1.50	\$1,685	\$1.71
19	2 BD 1.5 BA	980	\$1,475	\$1.50	\$1,685	\$1.71
20	2 BD 1 BA	940	\$1,375	\$1.46	\$1,585	\$1.68
21	2 BD 1 BA	940	\$1,375	\$1.46	\$1,585	\$1.68
22	2 BD 1.5 BA	980	\$1,475	\$1.50	\$1,685	\$1.71
23	2 BD 1.5 BA	980	\$1,475	\$1.50	\$1,685	\$1.71
24	2 BD 1.5 BA	980	\$1,475	\$1.50	\$1,685	\$1.71
25	2 BD 1.5 BA	980	\$1,550	\$1.58	\$1,685	\$1.71
26	2 BD 1.5 BA	980	\$1,550	\$1.58	\$1,685	\$1.71
27	2 BD 1.5 BA	980	\$1,475	\$1.50	\$1,685	\$1.71
28	2 BD 1 BA	940	\$1,375	\$1.46	\$1,585	\$1.68
29	2 BD 1 BA	940	\$1,475	\$1.56	\$1,585	\$1.68
30	2 BD 1.5 BA	980	\$1,510	\$1.54	\$1,685	\$1.71

Rent Roll (cont'd.)

UNIT	UNIT TYPE	SF	CURRENT	RENT / SF	MARKET	RENT / SF
31	2 BD 1.5 BA	980	\$1,510	\$1.54	\$1,685	\$1.71
32	2 BD 1.5 BA	980	\$1,510	\$1.54	\$1,685	\$1.71
33	2 BD 1.5 BA	920	\$1,490	\$1.61	\$1,685	\$1.83
34	2 BD 1.5 BA	920	\$1,460	\$1.58	\$1,685	\$1.83
35	2 BD 1.5 BA	920	\$1,510	\$1.64	\$1,685	\$1.83
36	2 BD 1.5 BA	920	\$1,475	\$1.60	\$1,685	\$1.83
37	2 BD 1.5 BA	920	\$1,550	\$1.68	\$1,685	\$1.83
38	2 BD 1.5 BA	920	\$1,510	\$1.64	\$1,685	\$1.83
39	2 BD 1.5 BA	920	\$1,475	\$1.60	\$1,685	\$1.83
40	2 BD 1.5 BA	920	\$1,475	\$1.60	\$1,685	\$1.83
41	2 BD 1.5 BA	980	\$1,510	\$1.54	\$1,685	\$1.71
42	2 BD 1.5 BA	980	\$1,510	\$1.54	\$1,685	\$1.71
43	2 BD 1.5 BA	980	\$1,510	\$1.54	\$1,685	\$1.71
44	2 BD 1.5 BA	980	\$1,475	\$1.50	\$1,685	\$1.71
45	2 BD 1.5 BA	920	\$1,510	\$1.64	\$1,685	\$1.83
46	2 BD 1.5 BA	920	\$1,550	\$1.68	\$1,685	\$1.83
47	2 BD 1.5 BA	920	\$1,475	\$1.60	\$1,685	\$1.83
48	2 BD 1.5 BA	920	\$1,475	\$1.60	\$1,685	\$1.83
49	2 BD 1.5 BA	920	\$1,510	\$1.54	\$1,685	\$1.83
50	2 BD 1.5 BA	920	\$1,475	\$1.60	\$1,685	\$1.83
51	2 BD 1.5 BA	920	\$1,510	\$1.54	\$1,685	\$1.83
52	2 BD 1.5 BA	920	\$1,510	\$1.54	\$1,685	\$1.83
53	2 BD 1.5 BA	980	\$1,510	\$1.54	\$1,685	\$1.71
54	2 BD 1.5 BA	980	\$1,510	\$1.54	\$1,685	\$1.71
55	2 BD 1.5 BA	980	\$1,510	\$1.54	\$1,685	\$1.71
56	2 BD 1.5 BA	980	\$1,475	\$1.50	\$1,685	\$1.71
57	2 BD 1.5 BA	920	\$1,510	\$1.64	\$1,685	\$1.83
58	2 BD 1.5 BA	920	\$1,475	\$1.50	\$1,685	\$1.83
59	2 BD 1.5 BA	920	\$1,510	\$1.64	\$1,685	\$1.83
60	2 BD 1.5 BA	920	\$1,475	\$1.50	\$1,685	\$1.83
61	2 BD 1 BA	1,100	\$1,475	\$1.47	\$1,585	\$1.44
TOTAL AVG	61	58,860	\$94,495	\$1.54	\$101,885	\$1.74

Rent Increase Schedule | September 2021

Unit #19	2 BD 1.5 BA	\$1,475 Rent Increase will be an additional \$120.00	\$1,595
Unit #27	2 BD 1.5 BA	\$1,475 Rent Increase will be an additional \$120.00	\$1,595
Unit #54	2 BD 1.5 BA	\$1,510 Rent Increase will be an additional \$85.00	\$1,595
Unit #61	2 BD 1 BA	\$1,475 Rent Increase will be an additional \$120.00	\$1,595

The following are Section 8 and are pending the Housing Authority approval.

Unit #34	2 BD 1.5 BA	\$1,460 Rent Increase will be an additional \$135.00	\$1,595
Unit #36	2 BD 1.5 BA	\$1,475 Rent Increase will be an additional \$120.00	\$1,595
Unit #40	2 BD 1.5 BA	\$1,475 Rent Increase will be an additional \$120.00	\$1,595

A total of **\$905** Rent Increase

Unit #15	2 BD 1.5 BA	Rent was \$1,510. Unit has been leased for \$1,595	\$1,595
Unit #56	2 BD 1.5 BA	Rent was \$1,475. Unit has been leased \$1,595	\$1,595

Sales Comparables

ALDERWOOD PARK

18031 36th Ave W
Lynnwood, WA 98037



SALE COMPARABLE	
SALE DATE	12/02/2020
LIST PRICE	\$49,000,000
PRICE / SF	\$222
PRICE / UNIT	\$236,866
CAP RATE	-
YEAR BUILT	1983
# OF UNITS	188

AVAYA @ TOWN CENTER

10436 SE Carr Rd
Renton, WA 98055



SALE COMPARABLE	
SALE DATE	06/10/2021
LIST PRICE	\$13,000,000
PRICE / SF	\$238
PRICE / UNIT	\$250,000
CAP RATE	4.80%
YEAR BUILT	2012
# OF UNITS	52

THE PARK TOWNHOMES

12135 122nd Ave E
Puyallup, WA 98374



SALE COMPARABLE	
SALE DATE	12/22/2020
SALE PRICE	\$17,000,000
PRICE / SF	\$222
PRICE / UNIT	\$333,333
CAP RATE	-
YEAR BUILT	2009
# OF UNITS	51

THE ENCORE

5825 200th St SW
Lynnwood, WA 98036



SALE COMPARABLE	
SALE DATE	12/02/2019
SALE PRICE	\$13,400,000
PRICE / SF	\$285
PRICE / UNIT	\$223,333
CAP RATE	-
YEAR BUILT	1968
# OF UNITS	60

Sales Comparables

SMOKEY POINT - 54

14701 50th Dr NE
Marysville, WA 98271



SALE COMPARABLE	
SALE DATE	09/25/2019
LIST PRICE	\$12,725,000
PRICE / SF	\$219
PRICE / UNIT	\$235,648
CAP RATE	6.83%
YEAR BUILT	2012
# OF UNITS	54

PINNACLE TOWNHOMES

16503 6th Ave W
Lynnwood, WA 98037



SALE COMPARABLE	
SALE DATE	PENDING
LIST PRICE	\$11,999,999
PRICE / SF	\$268
PRICE / UNIT	\$400,000
CAP RATE	3.85%
YEAR BUILT	2015
# OF UNITS	30

EDGEWOOD NORTH

7207-7227 196th St SW
Lynnwood, WA 98036



SALE COMPARABLE	
SALE DATE	PENDING
LIST PRICE	\$14,500,000
PRICE / SF	\$282
PRICE / UNIT	\$315,217
CAP RATE	3.5%
YEAR BUILT	1991 / 1998
# OF UNITS	46

Sales Comparable Summary

	SALE COMPS	# OF UNITS	SALE DATE	PRICE	PRICE / UNIT	PRICE / NRSF	CAP	YEAR BUILT
01	18031 36TH AVE W Lynnwood, WA 98037	188	12/02/2020	\$49,000,000	\$236,866	\$222	-	1983
02	10436 SE CARR RD Renton, WA 98055	52	06/10/2021	\$13,000,000	\$250,000	\$238	4.80%	2012
03	12135 122ND AVE E Puyallup, WA 98374	51	12/22/2020	\$17,000,000	\$333,333	\$222	-	2009
04	5825 200TH ST SW Lynnwood, WA 98036	60	12/02/2019	\$13,400,000	\$223,333	\$285	-	1968
05	14701 50TH DR NE Marysville, WA 98271	54	09/25/2019	\$12,725,000	\$235,648	\$219	6.83%	2012
06	16503 6TH AVE E Lynnwood, WA 98037	30	PENDING	\$11,999,999	\$400,000	\$268	3.85%	2015
07	7207-7227 196th St SW Lynnwood, WA 98036	46	PENDING	\$14,500,000	\$315,217	\$282	3.5%	1991 / 1998
AVERAGES				\$18,803,571	\$284,914	\$248	4.75%	

Rent Comparables



CEDAR HOUSE

5705 Grove St | Marysville

YEAR BUILT	1965
UNITS	9

UNIT TYPE	SF	RENT	RENT / SF
2 BD 1BA	980	\$1,750	\$1.78



ARLINGTON

1829 188th St NE | Arlington

YEAR BUILT	1989
UNITS	1

UNIT TYPE	SF	RENT	RENT / SF
2 BD 1BA	1,200	\$1,850	\$1.54



ARLINGTON

20616 64th Dr NE | Arlington

YEAR BUILT	1970
UNITS	2

UNIT TYPE	SF	RENT	RENT / SF
2 BD 1BA	900	\$1,800	\$2.00



MARYSVILLE

9228 50th Ave NE | Marysville

YEAR BUILT	1988
UNITS	2

UNIT TYPE	SF	RENT	RENT / SF
2 BD 1.5 BA	1,054	\$1,895	\$1.79

Rent Comparables



VILLAS AT PORTAGE CREEK

7980 200th St NE | Arlington

YEAR BUILT	1992
UNITS	109

UNIT TYPE	SF	RENT	RENT / SF
2 BD 1.5 BD	937	\$2,083 - \$2,100	\$2.22 - \$2.24



ARLINGTON

18707 29th Ave NE | Arlington

YEAR BUILT	2000
UNITS	2

UNIT TYPE	SF	RENT	RENT / SF
2 BD 1.5 BA	1,224	\$2,095	\$1.71



THE LODGE

17500 25th Ave NE | Marysville

YEAR BUILT	2015
UNITS	182

UNIT TYPE	SF	RENT	RENT / SF
2 BD 2 BA	1,176	\$2,162	\$1.83

Rent Comparable Summary

	RENT COMPS	TYPE	AVAILABLE SF	RENT	RENT / SF
1	5705 GROVE ST Marysville, WA 98270	2 BD 1 BA	980	\$1,750	\$1.78
2	1829 188TH ST NE Arlington, WA 98223	2 BD 1 BA	1,200	\$1,850	\$1.54
3	20616 64TH DR NE Arlington, WA 98223	2 BD 1 BA	900	\$1,800	\$2.00
4	9228 50TH AVE NE Marysville, WA 98270	2 BD 1.5 BA	1,054	\$1,895	\$1.79
5	7980 200TH ST NE Arlington, WA 98223	2 BD 1.5 BA	937	\$2,100	\$2.24
6	18707 29TH AVE NE Arlington, WA 98223	2 BD 1.5 BA	1,224	\$2,095	\$1.71
7	17500 25TH AVE NE Marysville, WA 98271	2 BD 2 BA	1,176	\$2,162	\$1.83
	Averages			\$1,950	\$1.84

Interior Photos



South Aerial

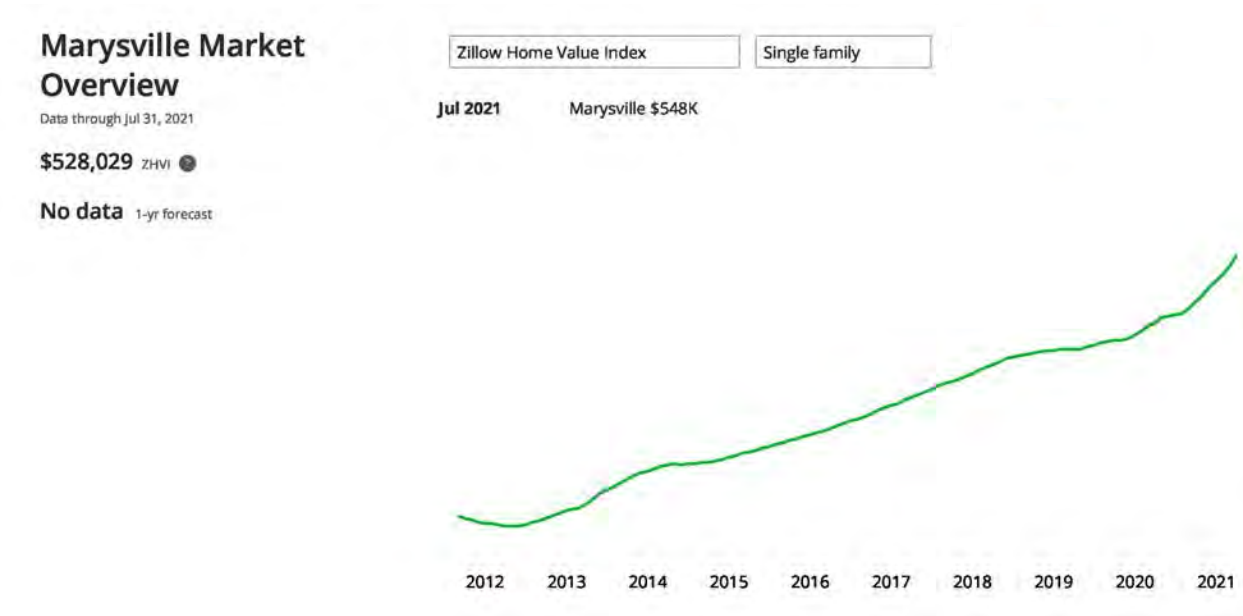


East Aerial



Marysville Market Overview

Per Zillow as of July 31, 2021, the median home price in Marysville, WA is an incredible \$528,029. This is a 28.5% change over 12 months prior. This housing pressure is creating a tightening squeeze throughout the housing market and multifamily owners are benefiting. Countywide the median home value is \$651,562. With a modest amount of new construction and continued economic and population growth, there seems to be no relief in sight.



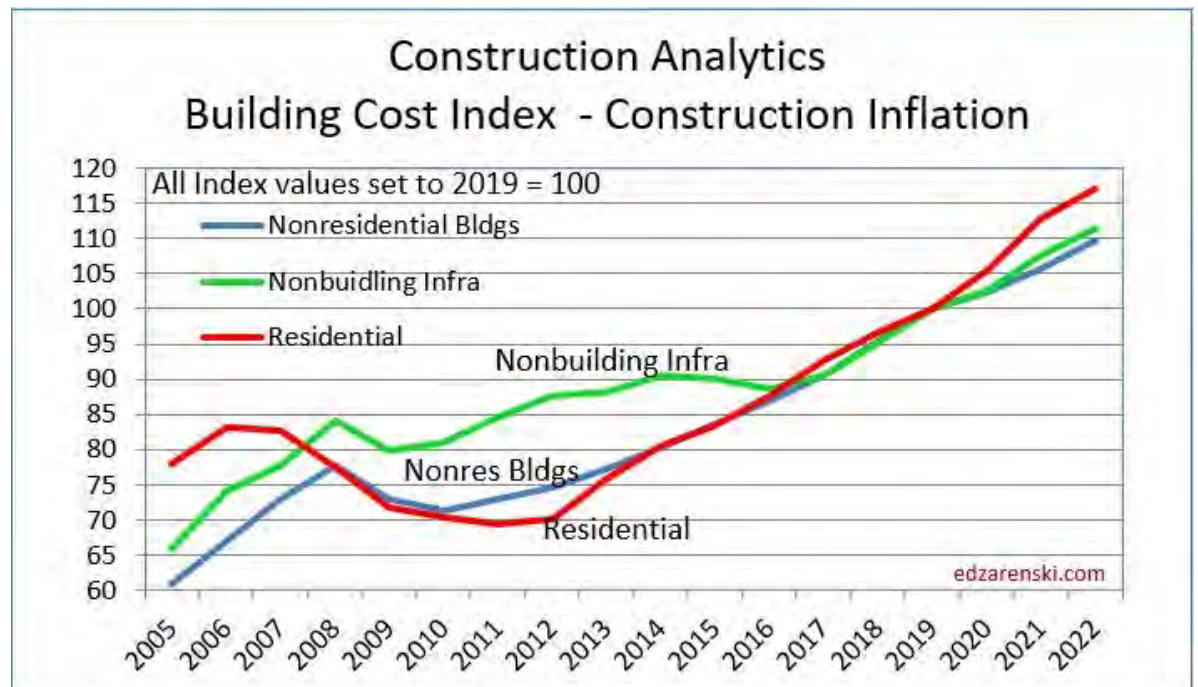
What can \$350,000 buy you?

As of July 24, 2021, there are a total of 100 listings in Snohomish County available under \$350,000. Of this amount, only 21 were single-family homes. 42 were condos – the remaining were a mix of manufactured homes, townhome and 'other'. The (21) available single-family homes averaged 1,044 square feet, built in the year 1966, and were typically in need of major improvements, extremely rural, or on busy corridors. Most condos at that price point were a mix of 1985 constructs averaging 933 square feet with 1.8 bedrooms.

Rising Construction Costs

Construction Inflation

Rising construction costs are another big factor on the supply pipeline. John Burns Real Estate Consulting data shows that the cost of building a home has risen by 22% year-over-year. And while apartment buildings aren't the same as single-family houses, a broad-based increase in the cost of construction will similarly impact multifamily and overall housing supply pressure. The line graph on the right provided by edzarenski.com demonstrates a clear increase of cost in 2020.



Rents & Vacancy Trends

Outlying Snohomish County Daily Rents & Vacancy

Outlying Snohomish County has had an amazing run through 2020 and 2021. Vacancy is at an all-time low in this market, sitting at 3%. Outlying Snohomish is an extremely supply constrained market. Development in this market has been very minimal. There have been a few large deliveries in recent years, but there is not much in the pipeline for new development.

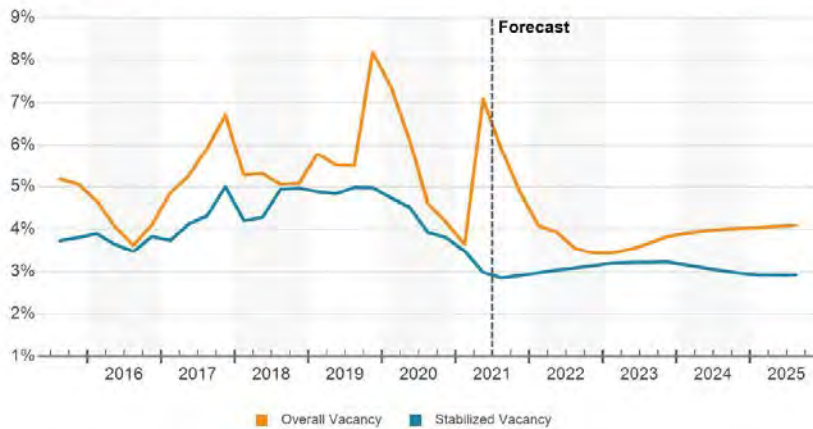
Demographics trends could also explain the tight rental market in these areas. Tenants have been fleeing urban centers in exchange for more space and less dense housing situations. Outlying Snohomish is ideal for this type of housing.

Rents have had modest but consistent growth over the past few years. Seeing growth rates between 2-4%, Snohomish has been slow and steady compared to King and Pierce counties. However, in 2021 we have seen rents start to spike in Outlying Snohomish. To date we have already seen an 6-8% gains in rents in this submarket. According to Costar projections, they expect this rate to continue and accelerate over the next two years and a return to current levels in 2024.

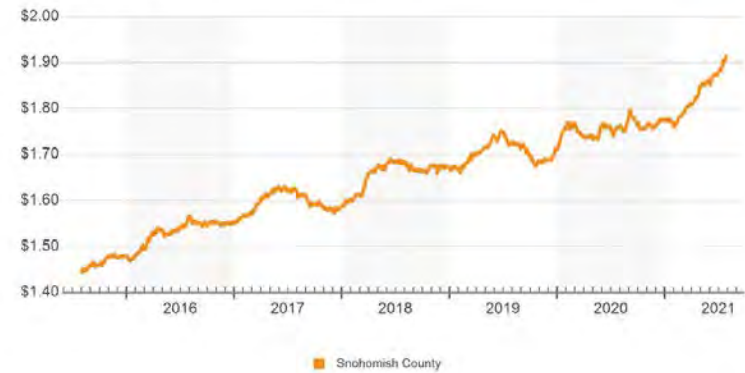
Vacancy

Snohomish County Multi-Family

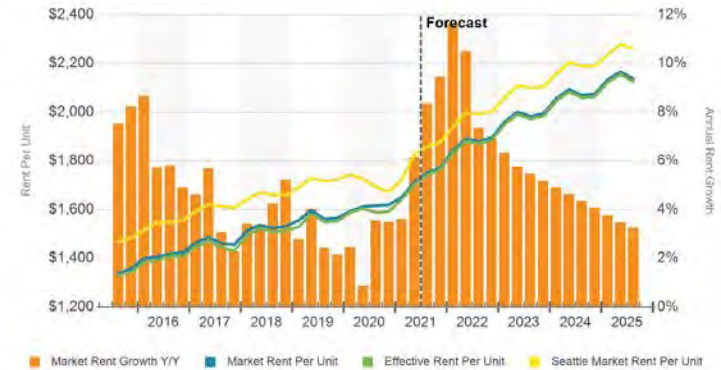
OVERALL & STABILIZED VACANCY



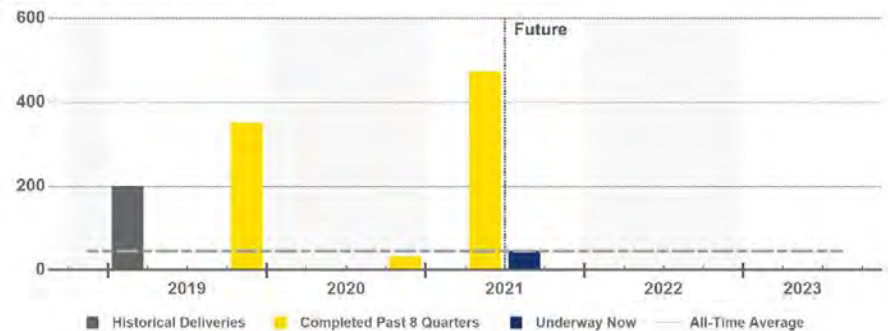
DAILY ASKING RENT PER SF



MARKET RENT PER UNIT & RENT GROWTH



PAST & FUTURE DELIVERIES IN UNITS



Site Demographics & Amenities

WHAT'S NEARBY

RETAIL

Safeway	Marysville Bike Shop
Value Village	Planet Fitness
O'Reilly Auto Parts	Grocery Outlet
Sally Beauty	Fred Meyer
Haggen	Coastal Farm & Ranch
Albertsons	The Home Depot
Dollar Tree	Walmart
Bartell Drugs	Cabela's

FOOD & DRINKS

Dutch Bros	Burger Mill
KFC	Krazy Snackz
Starbucks	Teriyaki Bowl
Maephim Thai	Dons
Cristiano's Pizza	Las Margaritas
Buzz Inn Steakhouse	MOD Pizza
Ladybug Espresso	Village Taphouse & Grill
Noble Palace	Chick-fil-A
Teriyaki Point	Applebee's Grill & Bar
Papa Murphy's	Korea House BBQ
The Creamery Co. Coffee	Lucky Saloon 13
Henry Donuts	Pizza Hut
Grand Buffet	Starbucks
Attic Secrets Tea Room	Sunny Teriyaki
Walker's Coffee	Jersey Mike's Subs
Pizza Hut	Sharetea Tulalip
Tacos Guaymas	Bob's Burgers & Brew
Pac South	
Beijing Chinese Cuisine	
Fanny's Restaurant	
AJ's Burgers	

SCHOOLS & SERVICES

Liberty Elementary	Marysville Cedar & Grove Park & Ride
Totem Middle School	Strawberry Lanes
Marysville Middle School	Marysville Skate Park
Marysville Skate Center	Jennings Park
Marysville Fire District	

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	10,562	56,326	99,118
Growth 2021 - 2026 (est.)	5.01%	5.56%	5.49%
Median Age	35.8	36.4	36.5
HOUSEHOLDS & INCOME	1-MILE	3-MILE	5-MILE
Total Households	4,437	20,188	35,462
Median HH Income	\$49,768	\$81,912	\$83,821
Renter Occupied Housing	62.53%	32.28%	31.65%

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Marysville

AS A PLACE TO LIVE OR VISIT, Marysville is a vibrant city whose charm is exceeded only by the remarkable people who call it home. While the times are changing, the friendliness and hospitality that recall a simpler era haven't. Two major social-economic forces have transformed the face of the Marysville area for the better: The influx of sailors and their families stationed at Naval Station Everett, who have added character to our community, a burgeoning retail market in Marysville, and the economic revival of our good neighbors, the Tulalip Tribes, who have provided many jobs through their 227,000-square-foot Tulalip Casino, Quil Ceda Village Business Park, Seattle Premium Outlets, and 13-story destination resort hotel. Marysville became a magnet for local and regional shoppers in north Snohomish

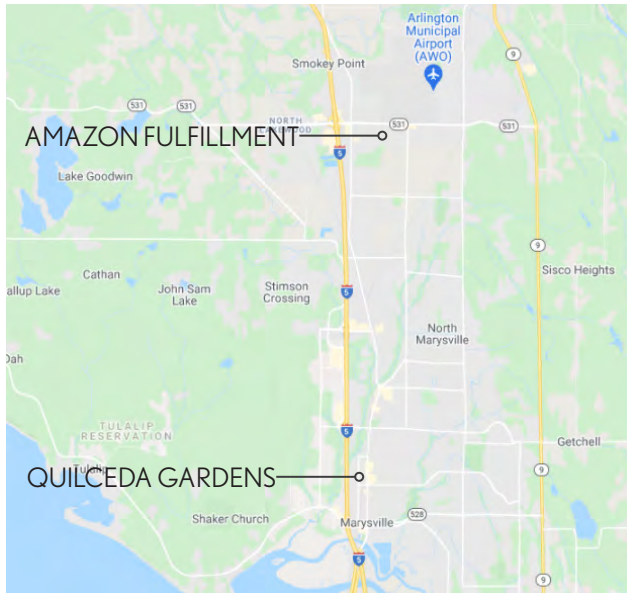
County with the opening of the 476,000-square-foot Lakewood Crossing off Smokey Point-Lakewood Exit 206, with anchor stores Costco, Target and Best Buy; and Gateway Shopping Center, with anchor tenants Winco Foods and the state's first Kohl's department store. Among other notable new commercial openings, American Legend rolled into Marysville in 2006 with the construction of the Harley-Davidson dealership in Washington. The building is an attraction unto itself, specifically designed after H-D's original factory in Minnesota. The facility gives riders a meeting place as they explore the backroads of Marysville and the county.



In the News



AMAZON TO OPEN NEW FULFILLMENT CENTER IN ARLINGTON WITH OVER 1,000 EMPLOYEES



ARLINGTON, Wash. - Amazon announced plans Thursday to open a new fulfillment center in Arlington later this year.

The new facility will create more than 1,000 full-time jobs with a \$15-per-hour starting wage, a benefit package and career opportunities for local residents, said Amazon spokesperson Karen Riley Sawyer.

The new five-story, 600,000-square-foot fulfillment center will be located at 4620 - 172nd Street NE in Arlington's Cascade Industrial Center. Workers and robotics there will help pick, pack and ship customer orders to communities across Snohomish County, Washington state and beyond.

Seattle-based Amazon currently employs more than 80,000 workers throughout the state.

"We're excited to open a new, state-of-the-art fulfillment center in the city of Arlington," said Alicia Boler Davis, Amazon's vice president of global customer fulfillment. "Arlington and surrounding communities in Snohomish County offer a talented workforce, and we look forward to growing employment beyond the more than 80,000 employees already serving customers in the region."

Arlington Mayor Barbara Tolbert said the city welcomes the new Amazon facility.

"Amazon brings great jobs with great pay and benefits as well as opportunities for longer-term careers," Tolbert said. "This will help working families across our region."

Arlington city officials said Thursday that construction at the Amazon location will begin the week of April 12, starting with grading of the site. The general contractor is Clark Construction Group, LLC.

Street and traffic improvements - including a roundabout and a new roadway for increased traffic - also will be constructed at the site.

Snohomish County Executive Dave Somers says the new Amazon fulfillment center will help the county rebuild its economy from the COVID pandemic.

"We look forward to working with Amazon as they expand in business-friendly Snohomish County," he said.

About Westlake



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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 40 year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

PROUD MEMBERS OF:

Commercial Brokers Association (CBA)

Northwest Multiple Listing Services (NWMLS)

LoopNet National Listing Services

CoStar Commercial Real Estate Data & National Listing

Commercial Investment Real Estate (CREI)

Washington State Realtors Association (WSMA)

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