



Corporate Guaranty (300+ Locations) | 8+ Years of Term Remaining | 11.00% Rent Increase in 4 years



OFFERING MEMORANDUM

BATTLE GROUND, WASHINGTON (VANCOUVER MSA)

Marcus & Millichap
THE SULO GROUP

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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OFFERING SUMMARY

PROPERTY ADDRESS

Classic Collision

1701 W Main Street

Battle Ground, WA 98604

OFFERING SUMMARY	
Price:	\$3,324,000
Cap Rate:	6.50%
Net Operating Income:	\$216,000
Building Square Footage:	12,168 Sq Ft
Year Built:	2003
Lot Size:	+/- 0.88 Acres
LEASE SUMMARY	
Tenant:	Classic Collision
Guaranty:	Corporate
Lease Commencement:	2/7/2025
Rent Commencement:	2/7/2025
Lease Expiration:	2/28/2035
Lease Term Remaining:	10 Years
Lease Type:	Double Net
Roof and Structure:	Landlord Responsible
Rental Increases:	11.00% in Year 6, 2.00% Annually Thereafter
Renewal Options:	Three, Five-Year
Right of First Refusal:	30 Days

OPERATING DATA				
Year	Start Date	End Date	Annual Rent	Cap Rate
1-5	2/7/2025	2/28/2030	\$216,000	6.50%
6	3/1/2030	2/28/2031	\$240,000	7.22%
7	3/1/2031	2/29/2032	\$244,800	7.36%
8	3/1/2032	2/28/2033	\$249,696	7.51%
9	3/1/2033	2/28/2034	\$254,690	7.66%
10	3/1/2034	2/28/2035	\$259,784	7.82%
11-15 (Option 1)	3/1/2035	2/29/2040	\$264,979	7.97%
16-20 (Option 2)	3/1/2040	2/28/2045	\$292,559	8.80%
21-25 (Option 3)	3/1/2045	2/28/2050	\$323,008	9.72%

INVESTMENT HIGHLIGHTS

- Corporate Guaranty from Classic Collision (300+ location operator)**
 - Classic Collision is the 4th largest collision center operator nationally growing through build-to-suit and MSO acquisitions nationwide
 - TPG Capital (NASDAQ: TPG) acquired Classic Collision from New Mountain Capital in 2024
<https://shareholders.tpg.com/news-releases/news-release-details/tpg-agrees-acquire-classic-collision>
 - TPG Capital is the U.S. and European private equity platform of TPG (\$303B in AUM). TPG was created in 1992 and is a leading global alternative asset manager.
- Attractive Rent Increases, Minimal Landlord Responsibilities, and Long Lease Term**
 - 11% rental increase in 4 years (Year 6) with 2% annual rental increases each year after
 - Landlord is responsible for repair or replacement of roof, structure, parking lot (over \$5,000 during a rolling 48-month period), Bioswale
 - 8+ years of base term remaining with 3, 5-year tenant options
- Vancouver, WA MSA – Northern Suburb in an Income Tax Free State**
 - 0.3 miles from “Main & Main” in Battle Ground, WA
 - Frontage and access to W Main St with 24,073 CPD
 - 5.6% annual population growth in the MSA
- Historical Occupancy and Lack of Competition**
 - Classic Collision acquired Elite Collision in Feb of 2025
 - Elite Collision operated at this location from 2003 to 2025 (22 years)
 - Only “Big 5” corporate collision center in town with the nearest facility over 7 miles away



SITE PLAN



AERIAL OVERVIEW



AERIAL OVERVIEW



AERIAL OVERVIEW



TENANT PROFILE

Classic Collision was established in 1983 in Atlanta, Georgia with one single goal: offer quality service with integrity and honesty. Classic Collision is one of the largest privately held national providers of auto body repair services, with over 300 state-of-the-art repair facilities in 18 states across the U.S.

For over 40 years, Classic Collision has put customer satisfaction first in all we do. We are proud to provide high-quality auto body repairs with properly trained technicians and the appropriate equipment. We hold numerous manufacturer certifications and factory-direct training, which makes us a leader in comprehensive collision repair.

Classic Collision wants to be here to give you peace of mind by making the repair process as easy and stress free for you as possible from drop-off to pick-up. We put customer satisfaction first in all that we do while holding several OE manufacturer certifications and trainings making us a leader in comprehensive collision repair.

Classic Collision is continuously looking to add new collision repair locations and automotive glass businesses to its existing network as well as expand into new markets within the U.S.

Company Type: Private

Location: Atlanta, Georgia (300+ Locations)

Website: <https://classiccollision.com/>

1983

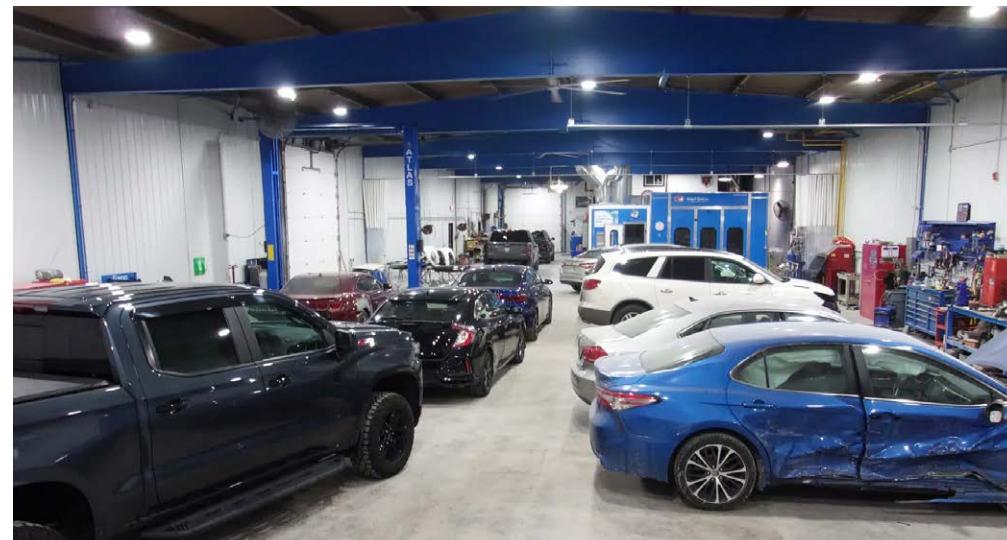
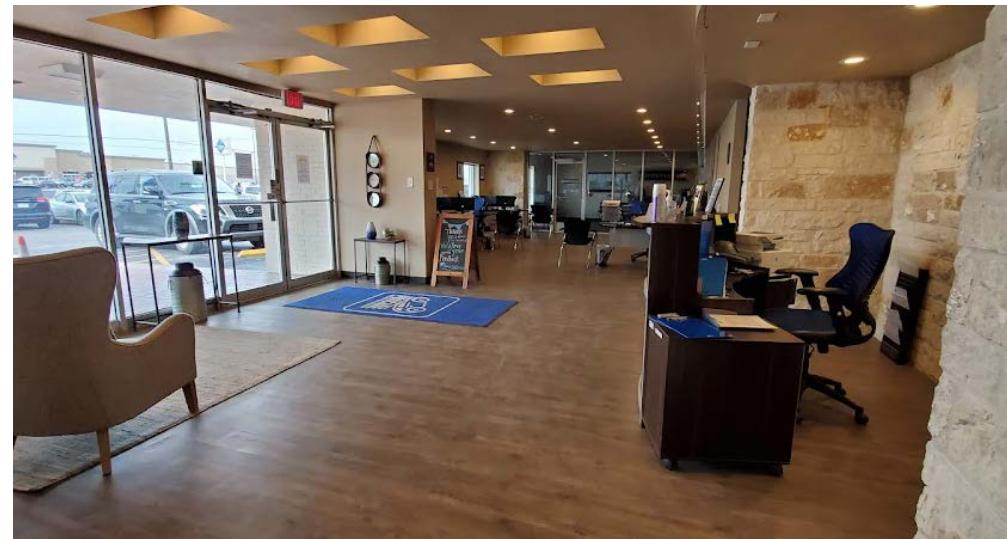
Year
Founded

4th

Largest Collision Center
Operator Nationwide

300+

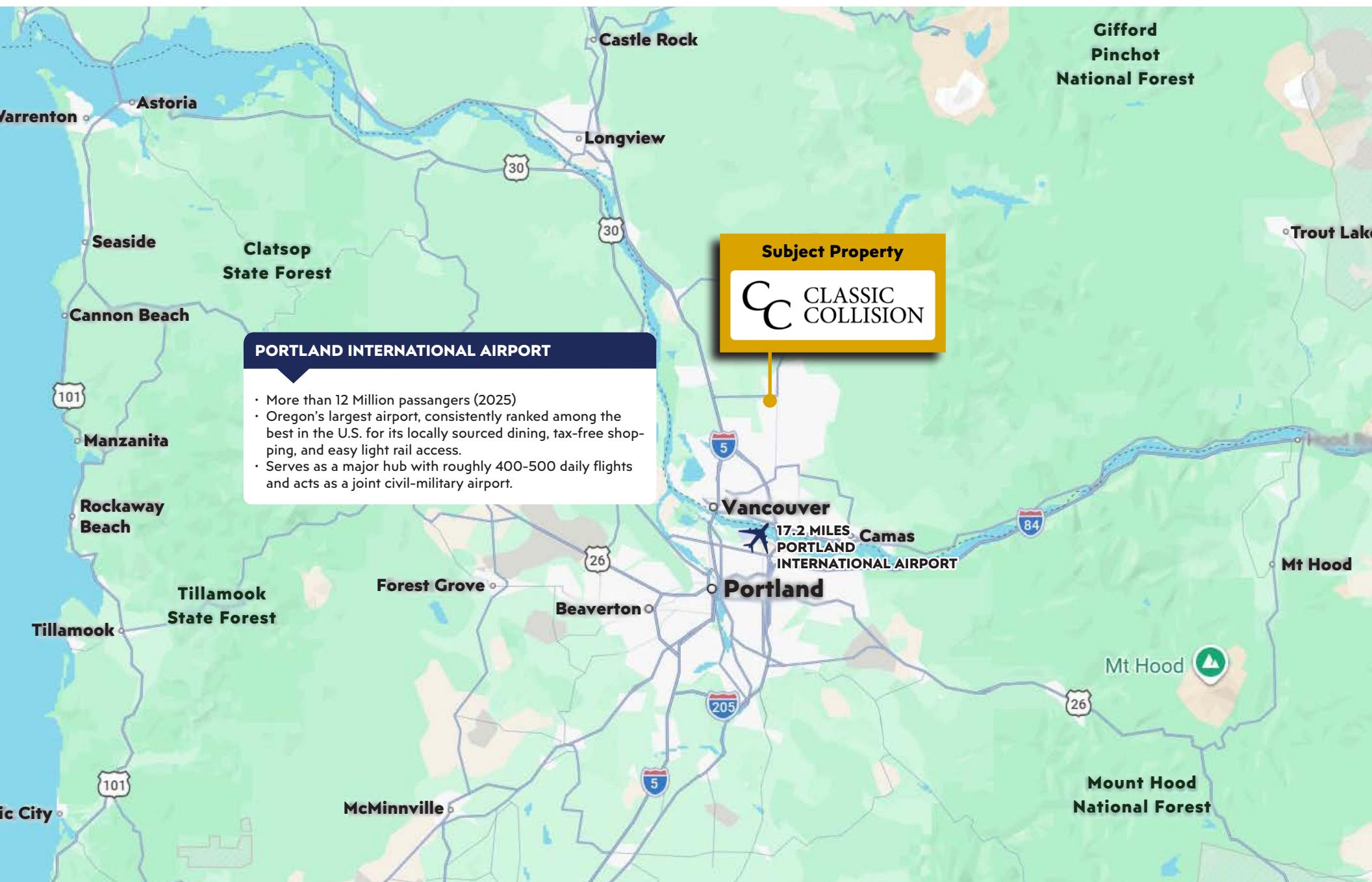
Locations
Nationally



PROPERTY PHOTOS



REGIONAL MAP



AREA OVERVIEW

BATTLE GROUND

- The City of Battle Ground has seen fast growth in the past decade, yielding the benefits of development: services within reach, the extension of infrastructure and the overall livability of the community.
- Situated near the Cascade Mountains and the Pacific Coast, it has grown from a quiet, rural town into a bustling suburban city, attracting families and professionals seeking a more laid-back lifestyle compared to nearby Vancouver.
- Located 30 minutes from Portland, Oregon, it offers a blend of suburban living, natural surroundings, local wineries, and a strong sense of community with easy access to outdoor recreation.
- The area features numerous parks, trails, and, most notably, Battle Ground Lake State Park, a popular destination for fishing, camping, and swimming in a volcanic lake.
- The city boasts a mix of established businesses and modern retail on Main Street and the 503 corridor. It serves as a central hub with schools, restaurants, and shops.
- Today, Battle Ground continues to cultivate this growth by building infrastructure, fostering land development and growing a strong workforce that attracts private investors.
- The city and its partners are committed to enhancing business recruitment and retention.

VANCOUVER

- The Vancouver market is part of the Portland-Vancouver metro and encompasses all of Clark County, Washington.
- Located across the Columbia River, the city itself is nine miles from downtown Portland. The local economy is characterized by the attractive tax environment.
- The state of Washington levies no individual or corporate income taxes, and the state of Oregon has no sales tax, which elevates Vancouver's retail sector. Meanwhile, rigid development laws help other types of real estate thrive.
- Famous landmarks include the 1,000-acre Stanley Park, Granville Island, the Capilano Suspension Bridge, and the historic Gastown district.
- Key industries include international trade (via Canada's busiest port), film production, tourism, and technology.

ECONOMY

- The local economy is largely driven by nearby Portland, as many Vancouver residents choose to live here for its comparatively affordable housing while commuting for employment opportunities.
- Despite a median household income above the United States median, affordability complications hold the metro's homeownership rate below the national level.
- Interstates 5 and 205 connect Clark County with major markets in the Pacific Northwest and beyond. In addition to Portland International Airport, Pearson Field in downtown Vancouver provides air service, while BNSF operates a rail facility in the metro.



BATTLE GROUND LAKE STATE PARK



WASHINGTON STATE UNIVERSITY VANCOUVER



VANCOUVER WATERFRONT

DEMOGRAPHICS

POPULATION	1-MILE	5-MILE	10-MILE
2010 Population	10,146	40,002	257,385
2020 Population	11,531	45,682	312,424
2024 Population	12,035	49,651	332,585
2029 Population	12,449	52,598	350,198
HOUSEHOLDS	1-MILE	5-MILE	10-MILE
2010 Households	3,116	13,369	91,980
2020 Households	3,811	15,632	111,820
2024 Households	4,167	17,855	125,460
2029 Households	4,353	19,019	132,599
OWNER OCCUPIED HOUSING UNITS	1-MILE	5-MILE	10-MILE
2010 Owner Occupied Housing Units	70.1%	76.7%	66.6%
2020 Owner Occupied Housing Units	70.2%	77.9%	66.8%
2024 Owner Occupied Housing Units	71.1%	78.8%	67.7%
2029 Owner Occupied Housing Units	71.1%	79.0%	67.9%
RENTER OCCUPIED HOUSING UNITS	1-MILE	5-MILE	10-MILE
2010 Renter Occupied Housing Units	25.3%	18.5%	28.3%
2020 Renter Occupied Housing Units	26.5%	18.7%	29.6%
2024 Renter Occupied Housing Units	25.5%	17.6%	28.5%
2029 Renter Occupied Housing Units	25.4%	17.4%	28.3%
AVERAGE HOUSEHOLD INCOME	\$114,508	\$136,583	\$126,002

