



HAGEN ROAD STORAGE

1975 Hagen Rd.
Richland, WA 99354

INVESTMENT OFFERING



CASTER INVESTMENT GROUP
Self Storage Advisors

208.938.4000
533 E. Riverside Dr., Ste. 104, Eagle, ID 83616



CONFIDENTIALITY AGREEMENT

SIGN AND RETURN VIA EMAIL OR FAX TO:

Trevor Caster – Caster Investment Group, 533 E. Riverside Drive – Ste. 104, Eagle, ID 83616

Email: trevor@casterinvestment.com - **Fax:** 208-506-7858

In connection with the offering of Hagen Road Storage located at 1975 Hagen Rd., Richland, WA 99354 ("Property") for sale by Caster Investment Group, the undersigned has requested copies of the investment offering package for the Property (such package, together with any other documents or information provided through Caster Investment Group [its "Agent"] regarding the Property being referred to collectively below as the "Information").

Caster Investment Group is or will be furnishing the Information to the undersigned on the condition that the undersigned will keep the information confidential.

In consideration of the foregoing and other good and valuable consideration, the undersigned hereby agrees that it will keep the Information confidential, and the Information shall not be disclosed to anyone other than the Potential Purchaser's partners, employees, legal counsel and institutional lender (who the undersigned shall require to keep the Information confidential, "Related Parties"), for the purpose of evaluating the potential purchase of the property. The undersigned further agrees and represents that neither it nor its Related Parties will use any of the Information received or derived from Agent in any manner detrimental to the interest of Caster Investment Group, Agent or the Owner.



**PLEASE DO NOT VISIT THE PROPERTY WITHOUT PRIOR EXPRESS PERMISSION.
PLEASE DO NOT CONTACT ON-SITE PERSONNEL OR TENANTS.**



The undersigned hereby agrees to not enter the Property and to not contact any on-site personnel or tenants or Property Owner in any way either directly or through Related Parties without prior receipt of express permission from Owner.

Potential Purchaser hereby indemnifies and holds harmless Property Owner, its Agent and their respective affiliates and successors and assigns against and from any damage, loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this agreement.

The undersigned certifies that all information relative to this offering will not be disseminated to or used by any principals, agents or parties other than those stated hereunder. Potential Purchaser is acting as a Principal and hereby represents that no other broker or agent is involved on the Potential Purchaser's behalf.

Your signature below confirms that you have accepted this registration.

POTENTIAL PURCHASER:

By: _____

Print Name: _____

Title: _____

Date: _____

Company: _____

Address: _____

Telephone: _____

Fax: _____

Email: _____



EXECUTIVE SUMMARY

Hagen Road Storage • 1975 Hagen Rd. • Richland, WA 99354



\$5,270,000

Exclusive Fee Simple Offering

OFFERING HIGHLIGHTS

New Class A construction with certificate of occupancy priced at a 7.61% capitalization rate at stabilization

High visibility location at signalized intersection of State Route 240 with 18,000 daily traffic count

Widening and improvements to State Route 240 intersection from Bypass Highway to Hagen Road to be completed early this fall

\$45 billion Department of Energy project at the Hanford Site has been approved for work to begin

20 acre Old Trapper site at Horn Rapids Industrial Park announced plans to triple job forecasts and nearby \$600M Darigold facility has commenced construction

Tri-Cities MSA population and income growth demographics remain among the top in the nation

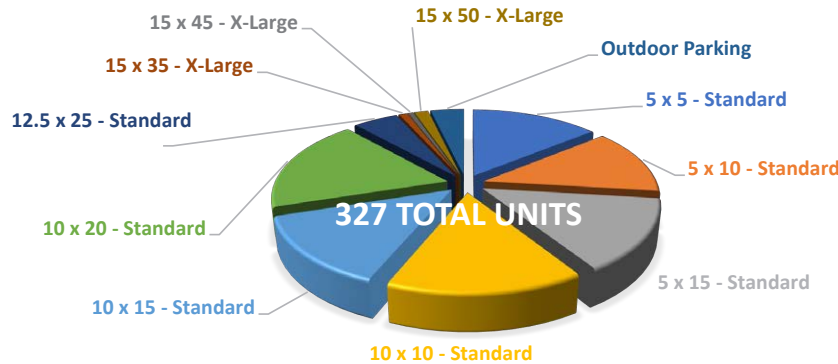


PROPERTY DETAILS

Exterior Construction	Metal on Steel Frame
Interior Construction	Metal on Steel Frame
Ground Surface	Asphalt Paving
Office	855 sf with Retail Display Area, Bathroom & Kitchenette; 17' Front Roof Line
Year Built	Certificate of Occupancy April 2025
Lot Size	Approximately +/-2.77 Acres
Traffic Count	18,000 AADT on Highway 240 at Hagen Road (WSDOT 2023)



SITE SUMMARY



LOCATION

- Adjacent to WA Highway 240
- 3 minutes to Richland Airport
- 7 minutes to Downtown Richland
- 13 minutes to Interstate 182
- 3hrs 10min to Seattle, WA
- 2hrs 13min to Spokane, WA



PRICE METRICS

Cap Rate at Stabilization	7.61%
Price/SF	\$125.10
Price/Unit	\$16,116



UNIT SUMMARY

	Unit	SF
Total Rentable Enclosed	327	42,125
Standard Storage	305	35,450
Enclosed RV Storage	10	6,675
Outdoor Parking	12	N/A



The Department of Energy has approved work to begin, under a contract valued at up to \$45 billion, at the Hanford Site near Richland.

Tri-City Herald

Old Trapper plans to build a 50,000 SF facility on a 20-acre site at Horn Rapids Industrial Park in Richland.



The WA DOT is underway on widening a portion of the Highway 240 Bypass from Stevens Dr. to Hagen Rd., which is anticipated to be finished in September.



PROPERTY PICTURES





PROPERTY PICTURES



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PROPERTY PICTURES





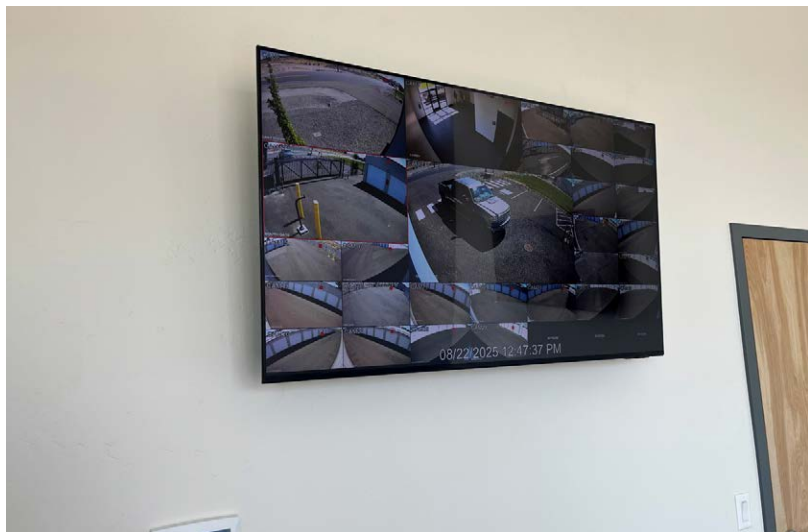
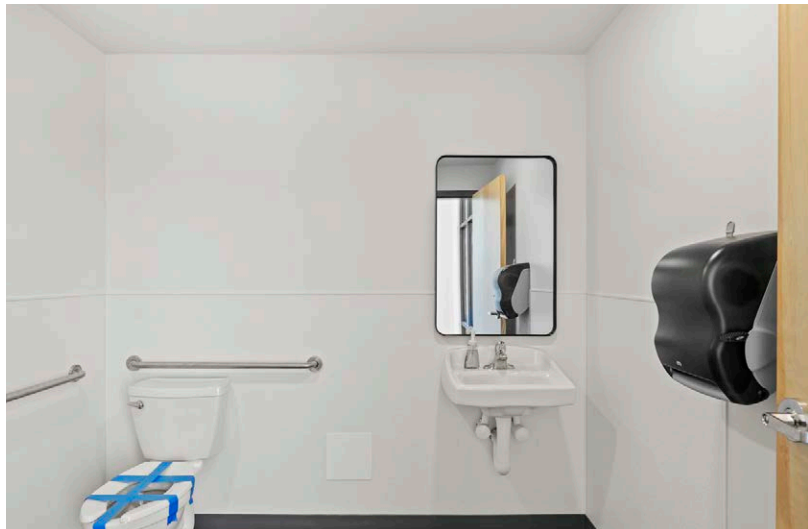
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CASTER INVESTMENT GROUP

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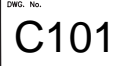


CASTER INVESTMENT GROUP

PROPERTY PICTURES



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TRI-CITIES AREA DESCRIPTION

Tri-Cities, WA - The Tri-Cities Metropolitan Statistical Area (MSA) is comprised of Pasco, Richland, and Kennewick. Each city borders at least one other city or one of the area's rivers, making the Tri-Cities seem like one uninterrupted mid-sized city. The three cities function as the center of the MSA, which has a population of more than 316,000. The Tri-Cities is one of Washington's fastest-growing regions and has grown more than 24% between 2010 and 2023. The Tri-Cities also boasts a robust and rapidly growing economy with the most highly educated population and fastest growing workforce in the state. Driven largely by R&D technology, manufacturing, health care and food processing, the area has seen significant job growth in recent years. Pacific Northwest National Laboratory (PNNL) is one of the U.S. Department of Energy's national laboratories, which performs over \$1 billion in research annually. Major employers in the area include PNNL, Kadlec Regional Medical Center, Bechtel National, CH2M Hill, ConAgra/Lamb Weston, Amazon, and Tyson Fresh Meats.



U.S. DEPARTMENT OF
ENERGY

The Department of Energy has approved to begin work under a contract valued at up to \$45 billion at the Hanford Site near Richland.

Tri-City Herald

Old Trapper plans to build a 50,000 SF facility on a 20-acre site at Horn Rapids Industrial Park in Richland.

TRI-CITIES AREA
JOURNAL of BUSINESS

Darigold's \$600M protein & butter plant in Tri-Cities is under construction & expected to be fully operating by mid year.



Washington State
Department of Transportation

The WA DOT is underway on a project to widen a portion of the Highway 240 Bypass from Stevens Drive to Hagen Road, which is anticipated to be finished in September.

Tri-City Herald

A deal that could lead to a \$4.5 billion nuclear fuel production facility in Richland has been proposed. The project would require a 1 million SF nuclear fuel cycle facility that would directly employ at least 1,000 people.

BARGHAUSEN

Badger Mountain South, in Richland, is working on a 1,500-acre development to bring over 5,000 homes to the city. Over 1,000 homes have already been constructed.



The Washington Department of Transportation is currently underway on a \$6.4 million improvement project of Highway 240 between Stevens Drive and Hagen Road in Richland. This project will span from approximately January to April. When completed, the new stretch of Highway 240 will feature new street lights and traffic signals, wider lanes, and pedestrian crossings. At the same time, the Port of Benton will be upgrading a bumpy railroad crossing near the intersection of Stevens Drive and Highway 240. The railroad work has been funded with an \$865,000 grant from the Washington Department of Transportation and port funds.



The \$600 million Darigold plant is currently under construction with the capacity to process 8 million pounds of dairy products per day, supplied by 100 dairy farms in the region. The plant is expected to be fully operational by mid year and employ roughly 200 employees. Old Trapper has plans to build a 50,000 SF facility in Richland on a 20-acre site at Horn Rapids Industrial Park. The project is expected to bring at least 100 jobs with it, with future phases potentially tripling the job forecast. The Department of Energy approved cleanup work to begin at the Hanford Site under a contract valued at \$45 billion over a 10-year period.



The Tri-Cities offers a multitude of higher education options. Washington State University Tri-Cities is one of six campuses that make up Washington State University. WSU Tri-Cities, located in Richland, offers 20 baccalaureate, 17 master's, and 14 doctoral degree programs. Additionally, freshman and sophomore courses were added in 2007, making WSU Tri-Cities a true four-year public university. Columbia Basin College located in Pasco, Washington has served the area for nearly 60 years and currently has a 150-acre campus with more than 8,000 students per quarter. The faculty includes 140 full-time instructors and 300 part-time instructors.





DEMOGRAPHICS

COMMUNITY PROFILE

Hagen Road Storage
Ring of 3 miles

34,674	1.56%	2.46	58.5	37.5	\$92,030	\$432,307	\$255,124	22.7%	59.2%	18.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



12.8%
Services

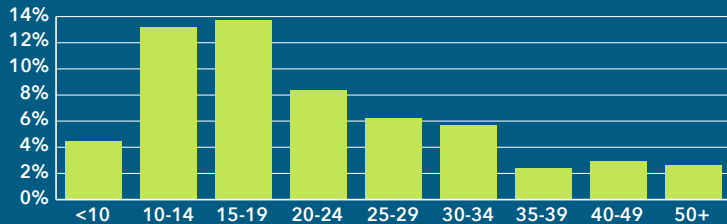


16.6%
Blue Collar

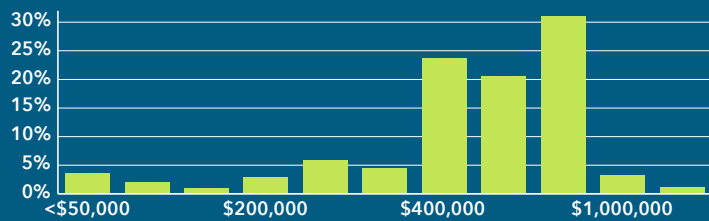


70.6%
White Collar

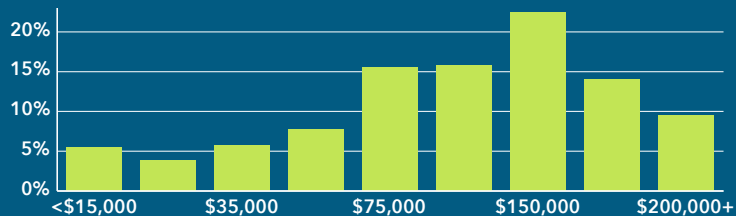
Mortgage as Percent of Salary



Home Value



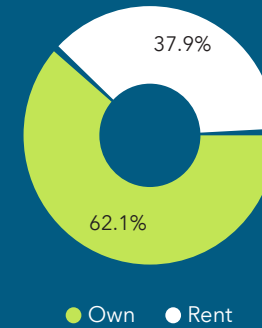
Household Income



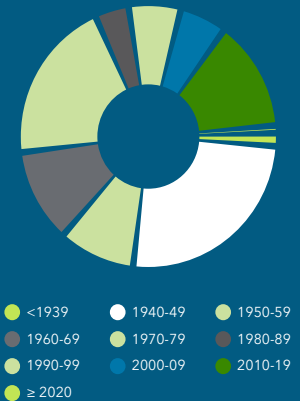
Age Profile: 5 Year Increments



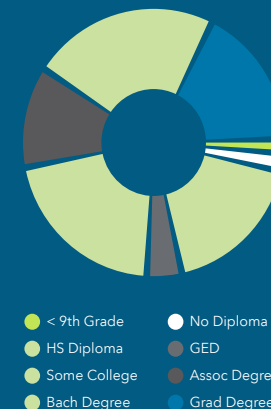
Home Ownership



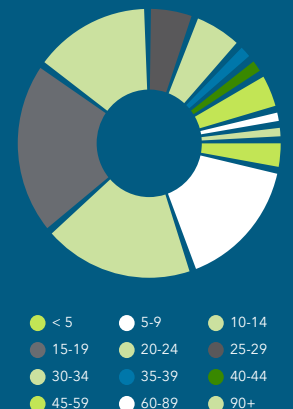
Housing: Year Built



Educational Attainment



Commute Time: Minutes

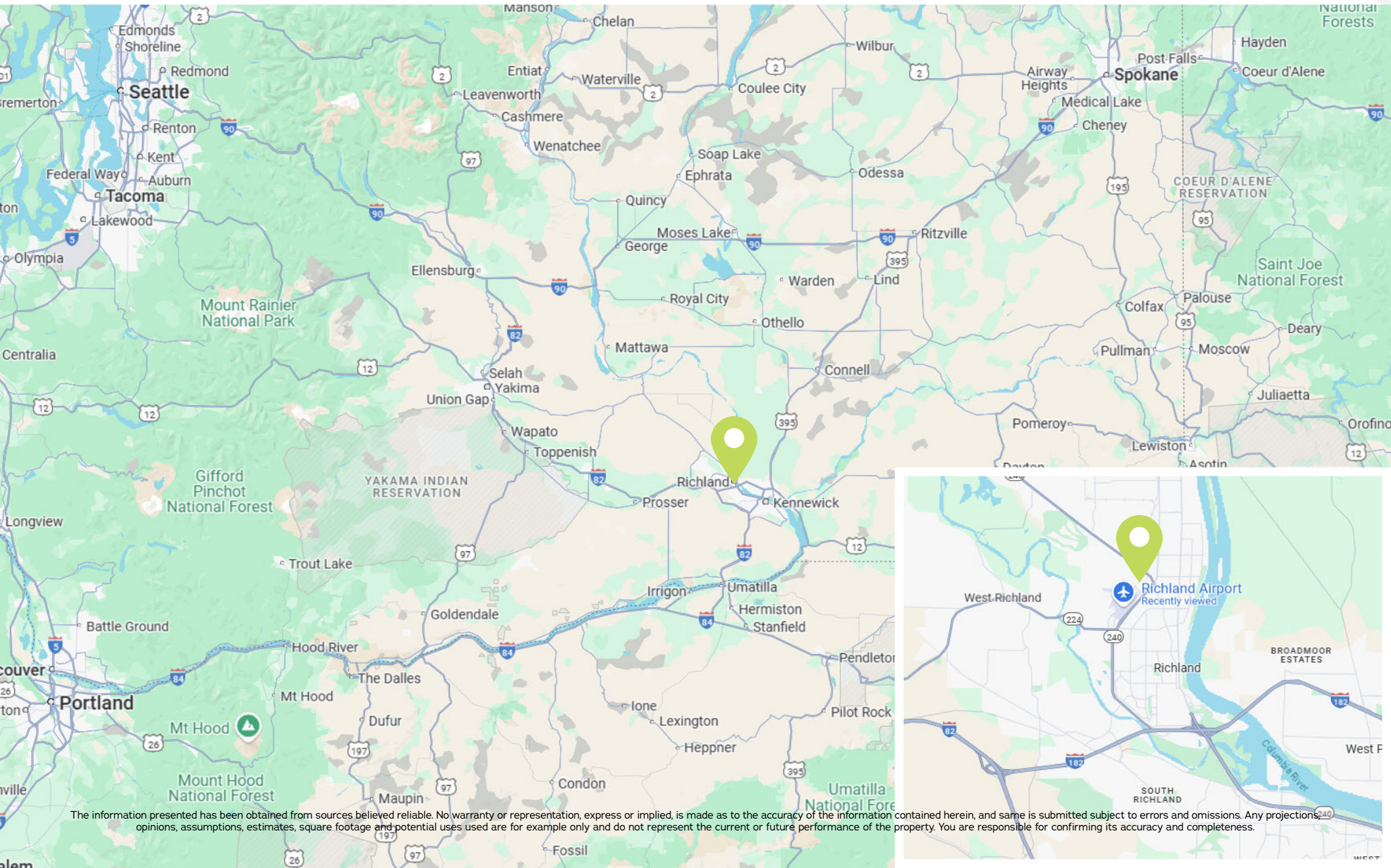


Dots show comparison to

Benton County



AREA MAP



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POINTS OF INTEREST MAP



GLOBAL REACH

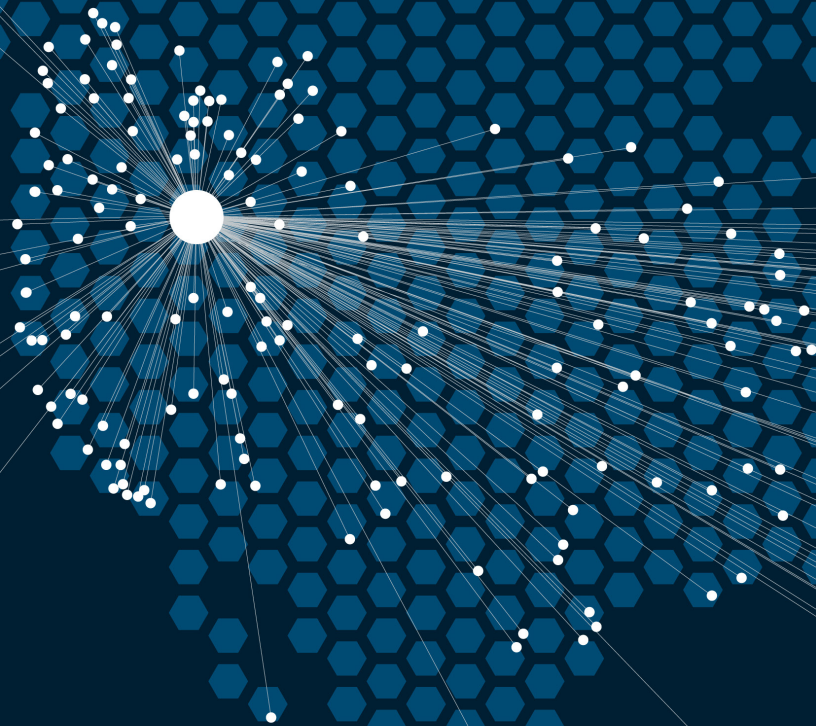
CASTER INVESTMENT GROUP

Caster Investment Group Real Estate Advisors was launched by Trevor Caster to provide a level of specialization, customization and client service beyond what can be provided by local agents and national franchises. Mr. Caster has established an unparalleled track record of integrity by consistently creating value through superior representation for his clients.

Mr. Caster has acted as the primary agent representing the Seller and/or the Buyer in over \$600,000,000 of commercial real estate transactions and has been a participating senior member of brokerage groups during the sale of over \$1,000,000,000 of commercial real estate.



Creating value through
superior representation.





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