



RELIGIOUS FACILITIES, SCHOOLS & NONPROFIT REAL ESTATE SERVICES

*We help our clients buy, sell, and
lease special-purpose real estate.*

STEVE PELLUER
Senior Vice President, Shareholder

KIM HUTCHINS
Senior Vice President, Shareholder

ZEKE PELLUER
Associate Vice President

EXCEPTIONAL OUTCOMES REQUIRE AN *EXCEPTIONAL TEAM*

The team of Steve Pelluer, Kim Hutchins, & Zeke Pelluer are members of the Kidder Mathews Religious & Educational Facilities group, and are the #1 producer of church real estate sales and leases in the Puget Sound region.

60+

YEARS OF COMBINED
EXPERIENCE

\$350M+

SALE & LEASE TRANSACTIONS

150+

NONPROFITS SERVED





**STEVE
PELLUER**

Senior Vice
President,
Shareholder



**KIM
HUTCHINS**

Senior Vice
President,
Shareholder



**ZEKE
PELLUER**

Associate Vice
President

Steve Pelluer is a 25-year real estate veteran specializing in commercial building sales. His expertise is with special-purpose real estate, helping nonprofit institutions as well as for profit companies and individual owners buy, sell and lease property throughout the Puget Sound. After playing quarterback in the NFL for eight seasons, Steve began his real estate career in 1997, specializing in building sales with Cannon Commercial. He founded and ran Pelluer Property Group from 2012 to 2014. Prior to joining Kidder Mathews, Steve was a senior vice president at Colliers International. Steve has sold or leased more than \$350 million in transactions over his commercial real estate career.

Kim Hutchins has 40+ years of experience in commercial real estate. He was a regional partner with Hines Industrial and has owned commercial real estate development, investment, and brokerage firms in Texas, Colorado, California, and Washington State. Kim co-founded Mars Hill Graduate School, a Seattle-based Christian seminary (now The Seattle School). Before joining Kidder Mathews, Kim was a senior vice president at Colliers International where he started the Nonprofit Advisory Group with Steve Pelluer. He has represented religious organizations, private schools and other nonprofit clients in their successful purchase, sale or lease of more than \$350 million in transactions in the Puget Sound region.

Kim is a licensed real estate broker in Arizona, California, and Washington.

Zeke Pelluer first joined Kidder Mathews as a summer intern, where he assisted with the sales and leasing of religious, non-profit, and educational facilities. In 2023, he became an associate under the guidance of Steve Pelluer and Kim Hutchins. With a passion for excellence, Zeke places a high value on honor, consistency, and credibility. He is an advocate for his clients and is eager to assist them in achieving their goals.

Zeke graduated from the University of Washington’s Runstad Department of Real Estate with a bachelor’s degree in real estate and a minor in business, specializing in commercial real estate and data analysis. Zeke played as a tight end for the UW Huskies for four years, while simultaneously receiving the PAC-12 Academic Honor Roll in 2020 and 2021.

SOLUTIONS THAT SERVE

OBJECTIVE COUNSEL TO LEADERSHIP TEAMS

Church and private school listings are often mishandled by unqualified agents who undervalue the properties or keep them on the market too long. Many lack an understanding of how to price special purpose, assembly-type real estate. We are experts in this field.

SEASONED NEGOTIATORS

Our team has over 60 years of combined real estate experience and has sold or leased over \$350 million in church and private school properties. We know Puget Sound real estate inside and out.

QUALIFIED BUYER/TENANT SOURCING

We specialize in direct mail and internet marketing strategies, tailor made to attract the most likely buyers or tenants for your property.

PROPERTIES THAT MATCH YOUR MISSION

Churches and private schools often buy or lease properties that are ill suited for their true needs. We understand special-purpose properties and how they can best be utilized.

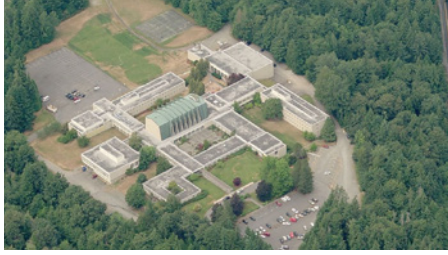
HIGHEST & BEST USE STRATEGIES

Your property may have unrealized development potential that could be tapped to provide additional cash for your ministry.

CREATIVE FINANCING SOLUTIONS

Your existing mortgage may be costing you money. We can show you how to reduce or restructure your debt, improve monthly cash flow, and free up funds for your ministry.

NOTABLE TRANSACTIONS



TRINITY LUTHERAN COLLEGE

LOCATION	Issaquah, WA
SALE PRICE	\$24,000,000
SIZE	225,000 SF
CLIENT	City Church



CENTER FOR SPIRITUAL LIVING

LOCATION	Seattle, WA
SALE PRICE	\$17,000,000
SIZE	50,000 SF
CLIENT	Center for Spiritual Living



MARS HILL CHURCH - LEARY

LOCATION	Seattle, WA
SALE PRICE	\$9,000,000
SIZE	24,000 SF
CLIENT	Mars Hill Church



TRINITY UNITED METHODIST CHURCH

LOCATION	Seattle, WA
SALE PRICE	\$6,100,000
SIZE	36,000 SF
CLIENT	Trinity United Methodist Church



PROVIDENCE CLASSICAL CHRISTIAN SCHOOL

LOCATION	Bothell, WA
SALE PRICE	\$5,500,000
SIZE	17,000 SF
CLIENT	Providence Classical Christian School



HARVEST CHRISTIAN CENTER

LOCATION	Everett, WA
SALE PRICE	\$4,875,000
SIZE	40,000 SF
CLIENT	Harvest Christian Center



SUMMIT CLASSICAL CHRISTIAN SCHOOL

LOCATION	Issaquah, WA
SALE PRICE	\$12,250,000
SIZE	53,566 SF
CLIENT	Summit Classical Christian School



SEATTLE UNION GOSPEL MISSION HEADQUARTERS

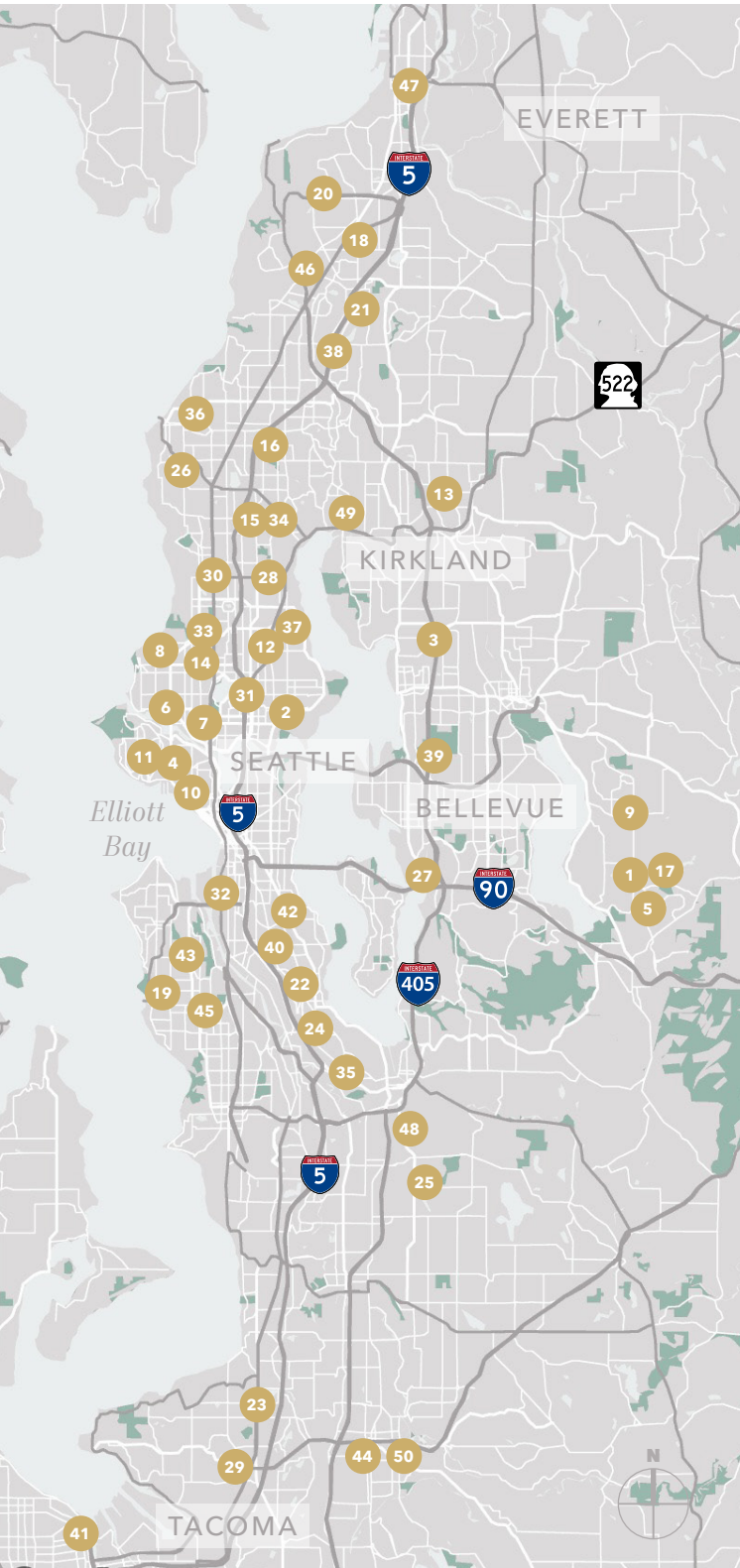
LOCATION	Renton, WA
LEASE	10-yr deal
SIZE	19,242 SF
CLIENT	Seattle Union Gospel Mission



RESURRECTION CHURCH TACOMA

LOCATION	Tacoma, WA
SALE PRICE	\$1,900,000
SIZE	33,000 SF
CLIENT	Mars Hill Church

SUCCESS STORIES



1	Trinity Lutheran College	Issaquah	\$24,000,000
2	Center for Spiritual Living	Seattle	\$17,000,000
3	Eastside Christian Fellowship	Kirkland	\$12,500,000
4	Downtown Cornerstone Church	Seattle	\$11,100,000
5	Eastside Community School	Issaquah	\$9,200,000
6	Mars Hill Church Leary	Seattle	\$9,000,000
7	Mars Hill Church Admin	Seattle	\$6,900,000
8	Trinity United Methodist Church	Seattle	\$6,100,000
9	Mars Hill Church	Sammamish	\$6,100,000
10	Mars Hill Church Seattle	Seattle	\$6,000,000
11	The City Church	Seattle	\$6,000,000
12	Third Christian Church UW	Seattle	\$5,700,000
13	Providence Classical Christian	Bothell	\$5,500,000
14	Green Lake Presbyterian	Seattle	\$5,300,000
15	Bethel Lutheran Church	Shoreline	\$5,300,000
16	The City Church	Mountlake Terrace	\$5,000,000
17	Shepherd of the Hills Church	Issaquah	\$4,915,000
18	Harvest Christian Center	Everett	\$4,875,000
19	Freedom Church	Seattle	\$4,750,000
20	Gateway Centre Church	Everett	\$4,750,000
21	Cedar Park Church Land	Mill Creek	\$4,107,000
22	Buddha Jewel	Seattle	\$3,795,000
23	Steel Lake Presbyterian	Federal Way	\$3,750,000
24	Amazing Grace Lutheran	Seattle	\$3,600,000
25	New Beginnings Fellowship	Renton	\$3,500,000
26	Salem Evangelical Lutheran	Edmonds	\$3,400,000
27	Bellevue Christian Church	Bellevue	\$3,336,000
28	City Calvary Church	Shoreline	\$3,000,000
29	High Point Lighthouse	Federal Way	\$2,890,000
30	Shoreline Christian Church	Shoreline	\$2,874,000
31	University Baptist Church	Seattle	\$2,500,000
32	Central Baptist Church	Seattle	\$2,600,000
33	Mosaic Community Church	Seattle	\$2,400,000
34	North City Retail- Bethel Lutheran	Shoreline	\$2,200,000
35	Skyway Church of God	Renton	\$2,150,000
36	Edmonds Lutheran CCLE	Edmonds	\$2,100,000
37	One Life Community Church	Seattle	\$2,000,000
38	Canyon Creek Church	Lynnwood	\$2,000,000
39	Olive Crest	Bellevue	\$2,000,000
40	High Point Lighthouse	Seattle	\$2,000,000
41	Mars Hill Church Tacoma	Tacoma	\$1,900,000
42	Findlay Christian Church	Seattle	\$1,900,000
43	Calvary Lutheran Church	Seattle	\$1,900,000
44	Faith and Victory	Auburn	\$1,860,000
45	Living Hope Presbyterian	Seattle	\$1,850,000
46	Slavic Pentecostal	Mukilteo	\$1,800,000
47	Spirit of Grace UMC	Everett	\$1,800,000
48	First Presbyterian Church	Renton	\$1,760,000
49	Bothell Worship Center	Kenmore	\$1,700,000
50	Habitat For Humanity	Auburn	15-Yr Lease

WE KNOW THE WEST COAST. IN FACT, WE'RE ITS LARGEST INDEPENDENT COMMERCIAL REAL ESTATE FIRM.

Commercial Brokerage

\$10B

3-YEAR AVERAGE
TRANSACTION
VOLUME

500+

NO. OF
BROKERS

Asset Services

55M SF

MANAGEMENT
PORTFOLIO

800+

ASSETS UNDER
MANAGEMENT

Valuation Advisory

2,600

3-YEAR AVERAGE
ASSIGNMENTS

43/27

TOTAL NO. OF
APPRAISERS/MAI'S

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