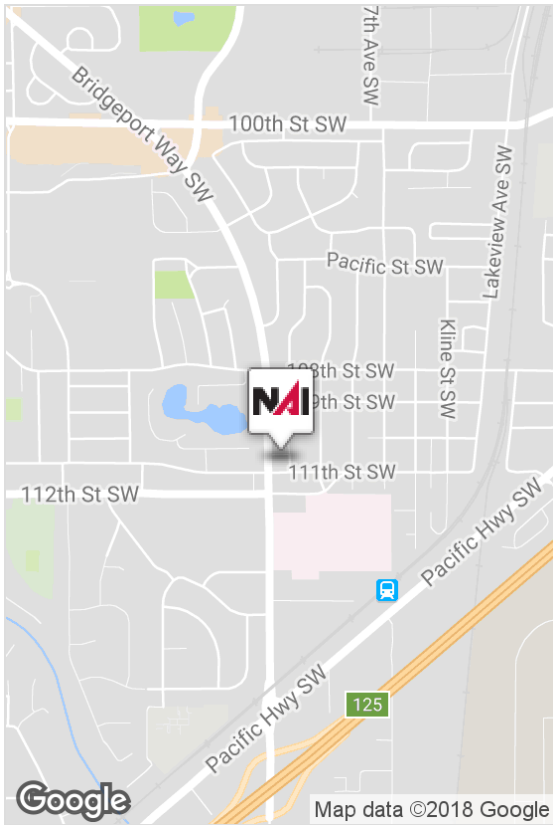


# Investment Sale

\$2,526,000



## Jack In The Box NNN

11023 Bridgeport Way SW, Lakewood, WA 98499

- National Brand with strong Franchise Developer
- Absolute NNN Investment Property
- New 20-year lease with annual increases (10% increases every 5 years)
- High traffic counts of 23,000+ VPD on Bridgeport Way SW
- Sale Price: \$2,526,000
- NOI: \$120,000
- Cap Rate: 4.75%

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1700 Seventh Avenue, Suite 2050  
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Retail for Sale

# Jack In The Box NNN



## Property Summary

Sale Price:	\$2,526,000
Cap Rate:	4.75%
NOI:	\$120,000
Lot Size:	0.58 Acres
Building Size:	2,516 SF
Zoning:	Neighborhood Commercial
Cross Streets:	Bridgeport Way and 110th

## Property Overview

This is a Absolute NNN Investment property with a brand new 20-year lease. The franchisee currently owns and operates 48 Jack in the Box's, 7 Jimmy Johns, and 50 Arby's on the West Coast.

## Location Overview

Located in Lakewood, WA just off Interstate 5. The Jack In The Box is within 1/2 mile of the Lakewood Towne Center and JBLM. The Lakewood Towne Center has over 40 retailers that include Target, Safeway, Burlington Coat, AMC Theatres, Bed Bath & Beyond, Michaels, Marshall's, PetSmart, Red Robin and Panera Bread. The site benefits from strong traffic and population density.



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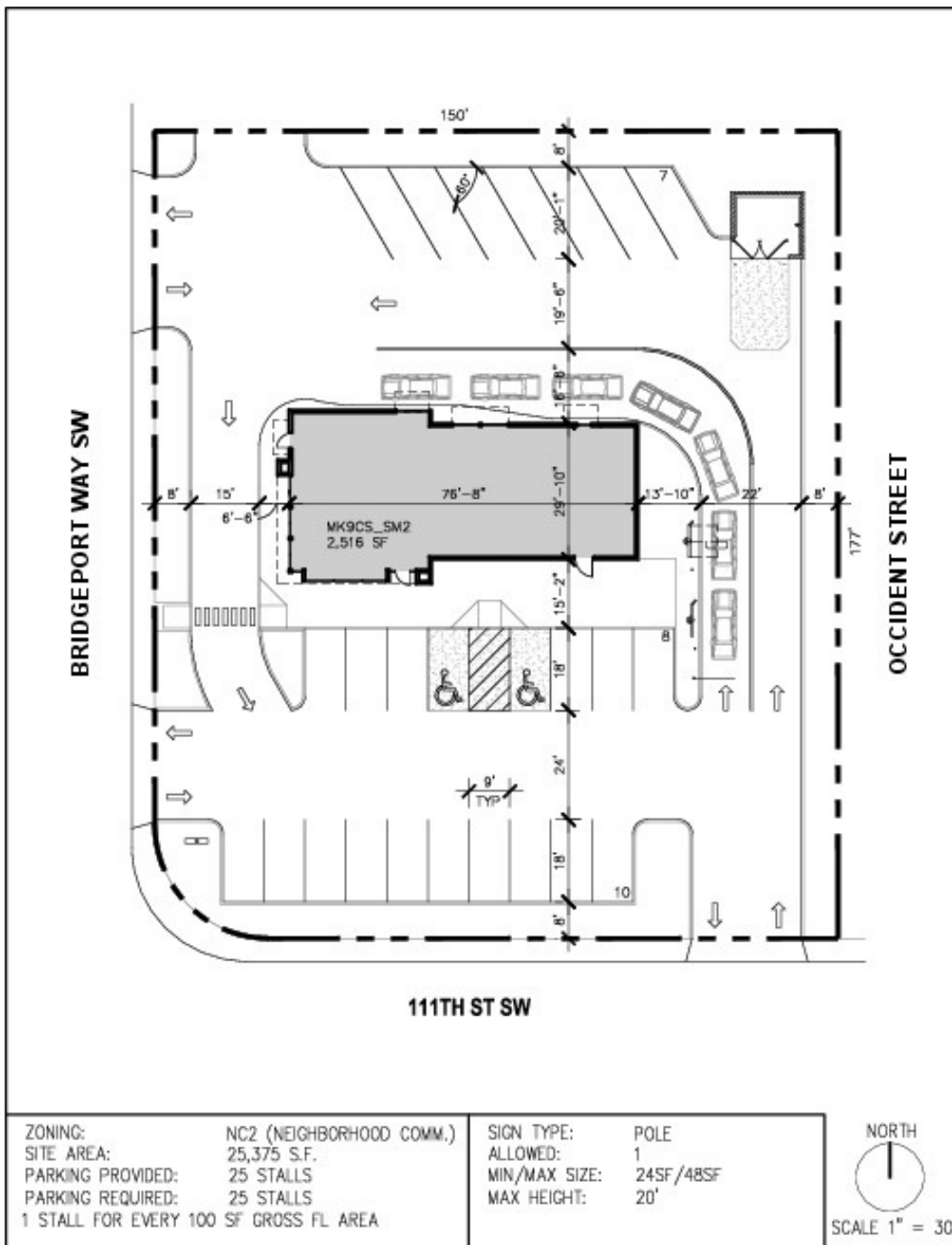
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For Sale

# Jack In The Box NNN



418-313 JACK IN THE BOX  
SCHEMATIC SITE PLAN C | LAKEWOOD WA 05.19.2016



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For Sale

# Jack In The Box NNN



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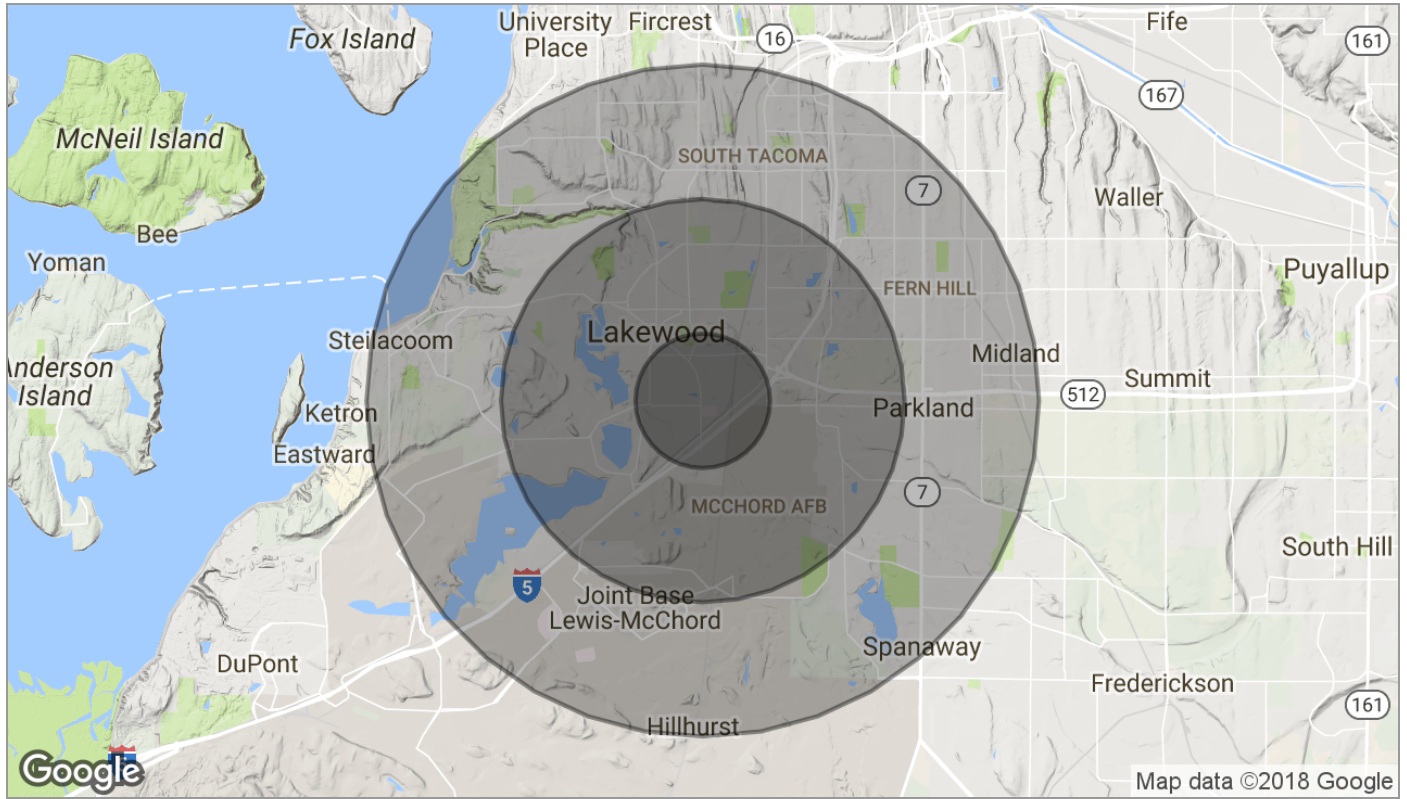
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For Sale

# Jack In The Box NNN



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	13,355	73,692	211,653
MEDIAN AGE	32.8	32.0	32.9
MEDIAN AGE (MALE)	30.2	30.1	31.6
MEDIAN AGE (FEMALE)	34.3	33.5	34.5

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	5,771	30,374	82,545
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	\$42,327	\$54,409	\$57,036
AVERAGE HOUSE VALUE	\$235,784	\$246,122	\$258,449

\* Demographic data derived from 2010 US Census



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