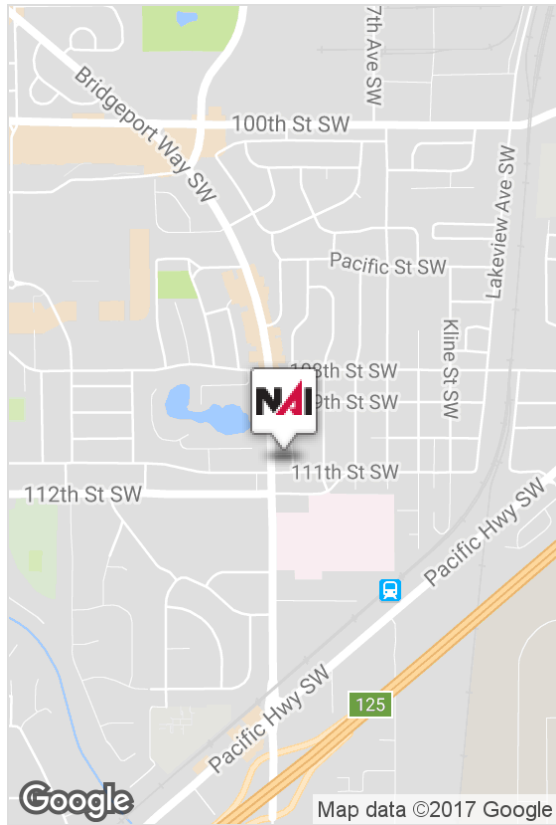


Jack In The Box

Absolute NNN



Representative Photo



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)
- New Class "A" Construction scheduled for completion November 2017
- Cap Rate 4.5
- Sale price: \$2,667,000
- NOI \$120,000

Rick A. Graff

+1 206 332 1493 • rgraff@nai-psp.com

Andrew Graff

+1 206 332 1486 • agraff@nai-psp.com

Kyle Graff

+1 206 332 1494 • kgraff@nai-psp.com



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1700 Seventh Avenue, Suite 2050
Seattle, WA 98101
+1 206 332 1466

<https://www.nai-psp.com>

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For Sale

Jack In The Box NNN



Property Summary

Sale Price:	\$2,667,000
Cap Rate:	4.5%
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 very strong multi unit operator. This site is currently under construction and is due to open in late September 2017.

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 consist of retail, restaurants, office, service and entertainment with over 40 retailers including 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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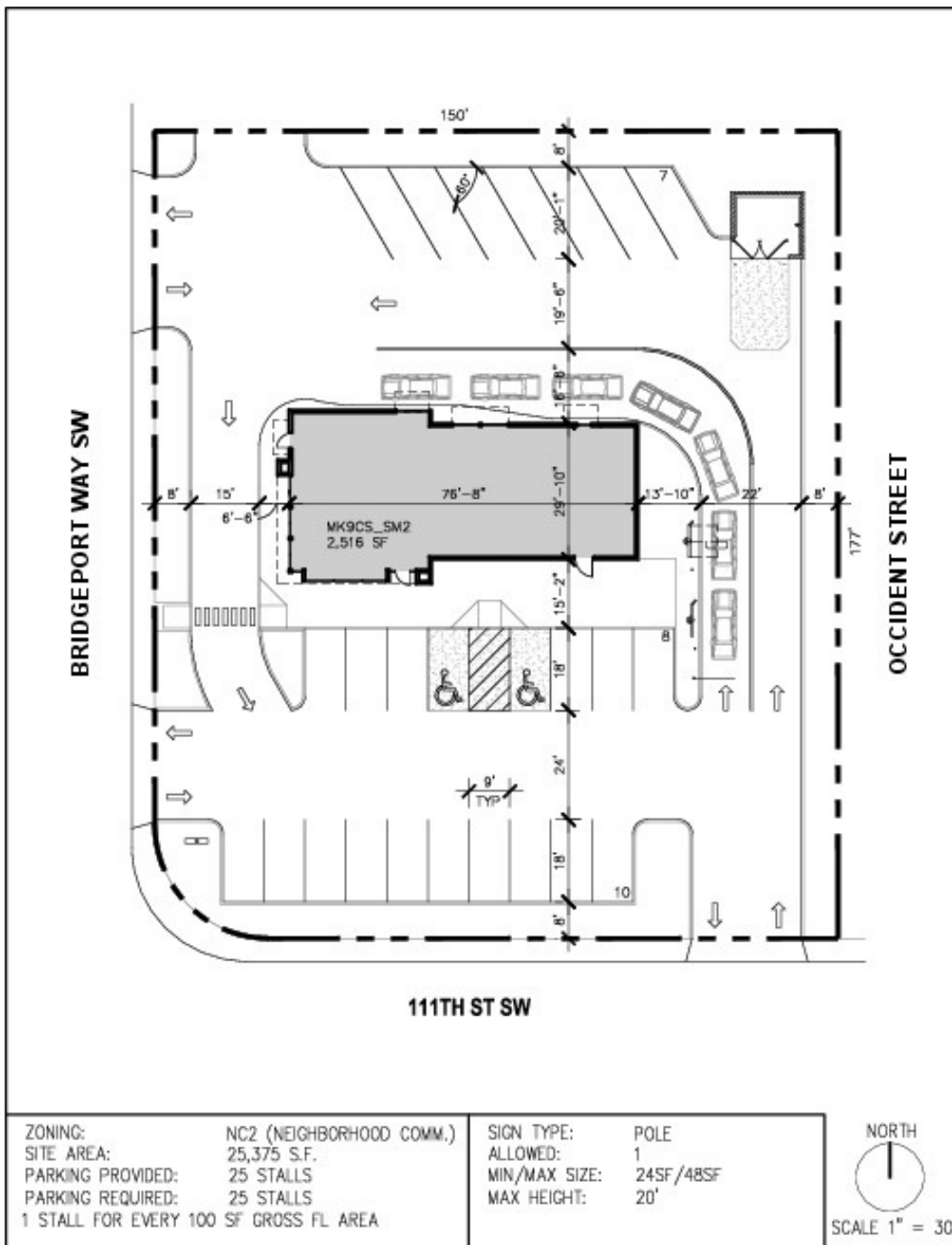
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For Sale

Jack In The Box NNN



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



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Seattle, WA 98101
+1 206 332 1466

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For Sale

Jack In The Box NNN



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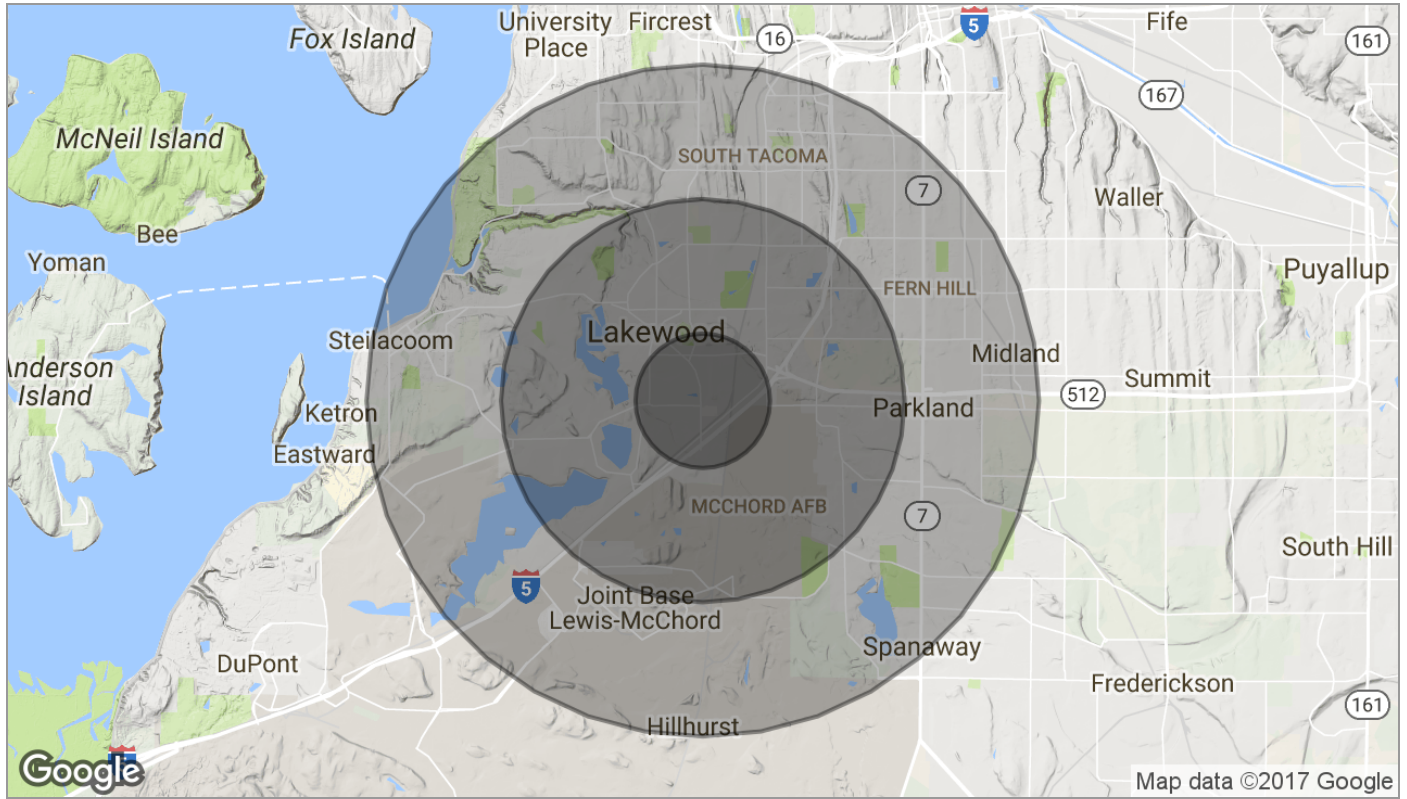
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For Sale

Jack In The Box NNN



	1 Mile	3 Miles	5 Miles
Population			
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			
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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