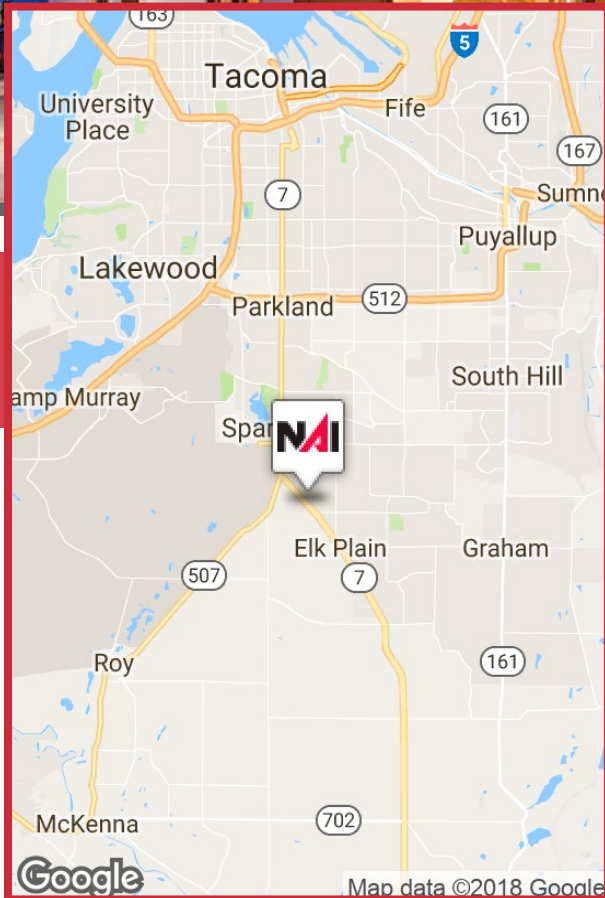


For Sale

Under Construction - Summer Completion

Representative Photo



Spanaway Arby's

20517 Mountain Highway E, Spanaway, WA 98387

- Under construction; opening Summer 2018
- Absolute NNN single-tenant lease
- 20-year lease with 7.5% bumps every 5 years
- Leading national brand
- Strong multi-unit operator w/ 50+ Arby's
- New "Class A" construction
- \$115,000 annual scheduled income on lease
- No landlord responsibilities
- Strong residential growth market

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Spanaway Arby's

20517 Mountain Highway E, Spanaway, WA 98387

PROPERTY OVERVIEW

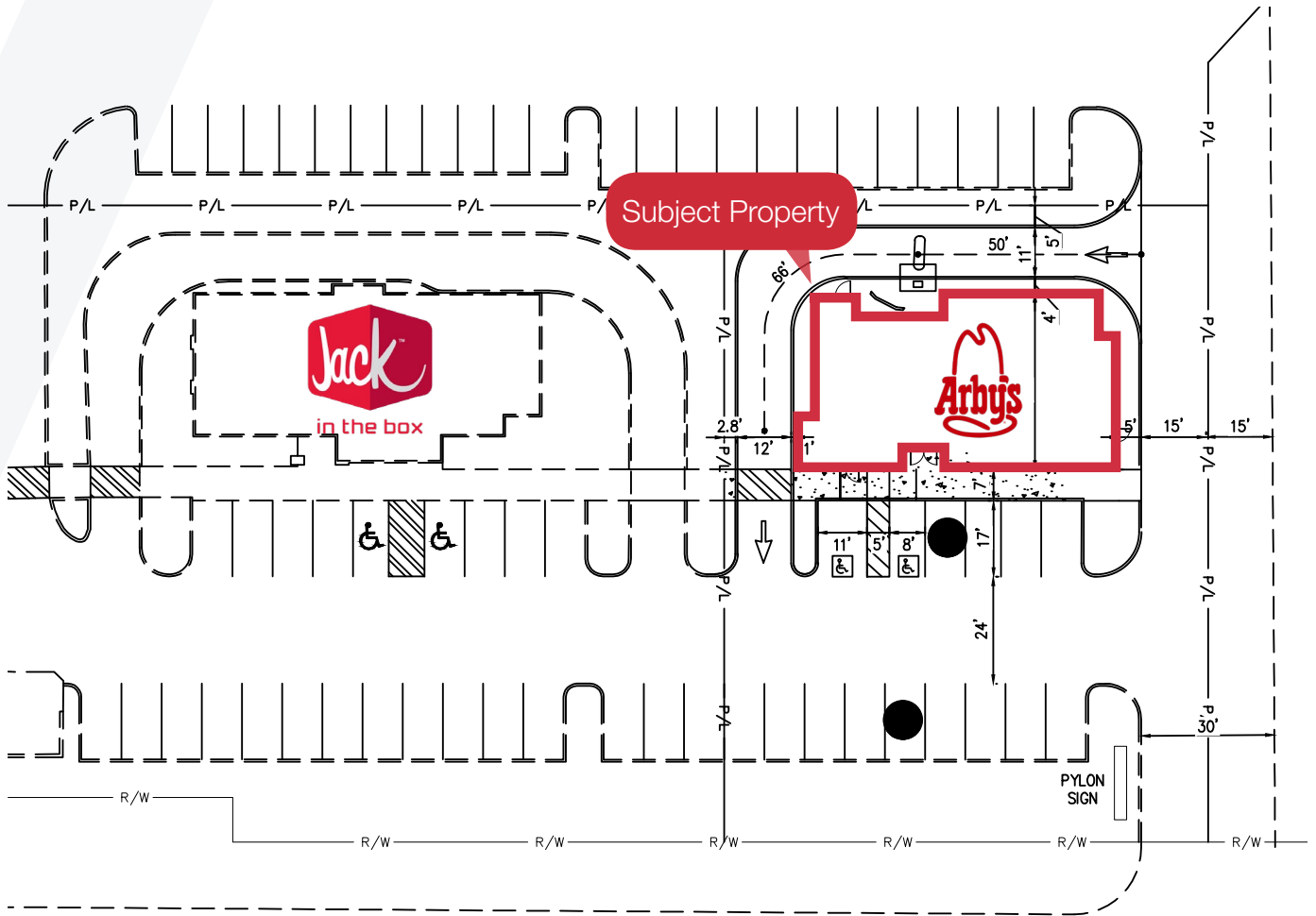
This is a Absolute NNN Investment property with a brand new 20-year lease that has 7.5% bumps every 5 years. The franchisee currently owns and operates 50+ Arby's locations in Washington, California and Utah.

LOCATION OVERVIEW

The site is located in Spanaway, Washington, just east of Lewis-McChord Joint Base and Interstate 5. The immediate market is anchored by a Super Walmart and benefits from strong traffic on Highway 7 and a high-growth residential population.



Site Plan



Property Summary

SALE PRICE	\$2,421,000
CAP RATE	4.75%
NOI	\$115,000
LOT SIZE	15,460 SF
BUILDING SIZE	2,562 SF

For Sale

20517 Mountain Hwy E

