

**FOR SALE**

# National Single Tenant Investment Opportunity | JJ Fish & Chicken

9815 Gravelly Lake Dr SW, Lakewood, WA



## CONTACT

**Cramer Foster**  
253.722.1423 | cfoster@kiddermathews.com

**Jeff Kraft**  
253.722.1405 | jkraft@kiddermathews.com



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## Features

|                                  |   |
|----------------------------------|---|
| <b>TENANT</b>                    | National tenant penetrating West Coast Market<br><b>JJ Fish &amp; Chicken</b><br>148 locations nationwide |
| <b>BUILDING</b>                  | 1,440 SF including walk-in coolers, in-ground grease interceptor, hood and drive-thru                     |
| <b>NOI</b>                       | \$55,200 / Year   |
| <b>TERM</b>                      | 10 years commencing 10/18/17  |
| <b>PURCHASE PRICE</b>            | \$995,000   |
| <b>TOURING</b>                   | Please don't disturb current Tenant   |
| <b>INCREASES</b>                 | Base rent increases 3% annually   |
| <b>LANDLORD RESPONSIBILITIES</b> | Minimal landlord responsibilities   |



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**km Kidder Mathews**

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**JJ FISH and CHICKEN**

"Fresh Fried Chicken & Fish!"

— OPEN DAILY 10AM-10PM —

9815 Gravelly Lake Dr. • SW Lakewood, WA 98499

**253.584.1455**

[www.jjfishandchicken.biz](http://www.jjfishandchicken.biz)

### Chicken Dinners

|                            |          |            |            |            |
|----------------------------|----------|------------|------------|------------|
| #20 Mix Thigh, Leg, Wing   | 3pc 5.99 | 6pc 10.99  | 9pc 15.99  |            |
| #21 Buffalo/Honey BBQ Wing | 3pc 3.99 | 6pc 9.99   | 10pc 14.99 | 50pc 49.99 |
| #22 Chicken Wings          | 3pc 5.99 | 6pc 10.99  | 10pc 15.99 | 50pc 59.99 |
| #23 Chicken Tender         | 3pc 8.99 | 5pc 10.99  |            |            |
| #24 Chicken Nugget         | 6pc 6.99 | 10pc 10.99 |            |            |

### Soup

|                   |       |
|-------------------|-------|
| #25 Seafood Gumbo |       |
| Small             | 7.49  |
| Medium            | 10.49 |
| Large             | 17.99 |

### Salads

|                                    |       |
|------------------------------------|-------|
| #26 Green Salad                    | 7.99  |
| #27 Green Salad w/ Grilled Shrimp  | 12.99 |
| #28 Green Salad w/ Grilled Chicken | 11.99 |
| #29 Green Salad w/ Grilled Salmon  | 13.99 |

### Sides

|                    |         |         |
|--------------------|---------|---------|
| Cole Slaw          | 2.99    |         |
| Okra               | 3.99    |         |
| Hush Puppies       | 3.99    |         |
| Onion Rings        | 3.99    |         |
| Mushrooms          | 3.99    |         |
| Jalapenos          | 3.99    |         |
| Cheese Sticks(8pc) | 4.99    |         |
| Fries              | Sm 1.99 | Lg 5.99 |
| Pizza Pie w/ Fries | 5.99    |         |
| Rice               | 3.99    |         |
| Broiled Veggie     | 5.99    |         |

### Fish Dinners

|                    |           |           |
|--------------------|-----------|-----------|
| #1 Ocean Perch     | 3pc 10.99 | 4pc 12.99 |
| #2 Whiting         | 3pc 10.99 | 4pc 15.99 |
| #3 Shrimp          | ½lb 12.99 | 1lb 22.99 |
| #4 Jumbo Shrimp    | ½lb 13.99 | 1lb 26.99 |
| #5 Fillets         | 2pc 12.99 | 3pc 16.99 |
| #6 Catfish Nuggets | ½lb 9.99  | 1lb 17.99 |
| #7 Tilapia Fillets | 2pc 10.99 | 3pc 15.99 |
| #8 Cod             | 4oz 13.99 | 6oz 18.99 |
| #9 Salmon          | 4oz 13.99 | 6oz 18.99 |
| #10 Oyster         | 5pc 11.99 | 7pc 14.99 |
| #11 Red Snapper    | 4oz 12.99 | 6oz 18.99 |
| #12 Calamari       | Sm 10.99  | Lg 18.99  |
| #13 Mussels        | Sm 10.10  | Lg 18.10  |
| #14 Cat Fish Steak | 3pc 10.99 | 4pc 13.99 |

### Sandwiches

|                     |       |
|---------------------|-------|
| #15 Crispy Chicken  | 8.99  |
| #16 Grilled Chicken | 9.99  |
| #17 Fish Sandwich   | 9.99  |
| #18 Shrimp Sandwich | 10.99 |
| #19 Italian Beef    | 9.99  |

### Dessert

|                |      |
|----------------|------|
| Cheesecake     | 3.99 |
| Banana Pudding | 3.99 |
| Cake           | 3.99 |

### Drinks

|          |      |
|----------|------|
| Soda-pop | 1.99 |
| Water    | 1.99 |
| Iced Tea | 2.99 |

PRICES SUBJECT TO CHANGE WITHOUT NOTICE.

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