



OFFERING MEMORANDUM

# ARBY'S

2233 BIDDLE ROAD, MEDFORD, OR

Marcus & Millichap  
DIFFIE RETAIL TEAM



**\$1,901,923**

LIST PRICE

**6.50%**

CAP RATE

## PROPERTY SUMMARY

Address	2233 Biddle Rd., Medford, OR
Gross Leasable Area	2,300 SF
Lot Size	0.85 AC
Year Built	2019
Lease Type	Absolute Net
Term Remaining	12+ Years



**EXPERIENCED OPERATOR** - SA Food Services, LLC is a successful, multi-unit operator in the North Western United States operating over 30 locations. The lease is Personally Guaranteed by the principal, Sanjive Datta who has been operating as an Arby's Franchisee for over 20 years.



**DENSE TRADE AREA LOCATION** - The property is located directly off two major highways and surrounded by national and regional tenants with a number of new commercial developments.



**UNMATCHED VISIBILITY** - Highway 63 and Interstate Highway 5 sandwich the property and report over 113,000 vehicles per day combined.



**STRONG DEMOGRAPHICS**- There are over 118,000 residents within five miles of the property, boasting a strong average household income of approximately \$92,000 within the same radius.



**MULTIPLE RENEWAL OPTIONS** - The tenant has over 12 years left on their initial 20-year lease term as well as four, five-year renewal options with rental increases every five years.

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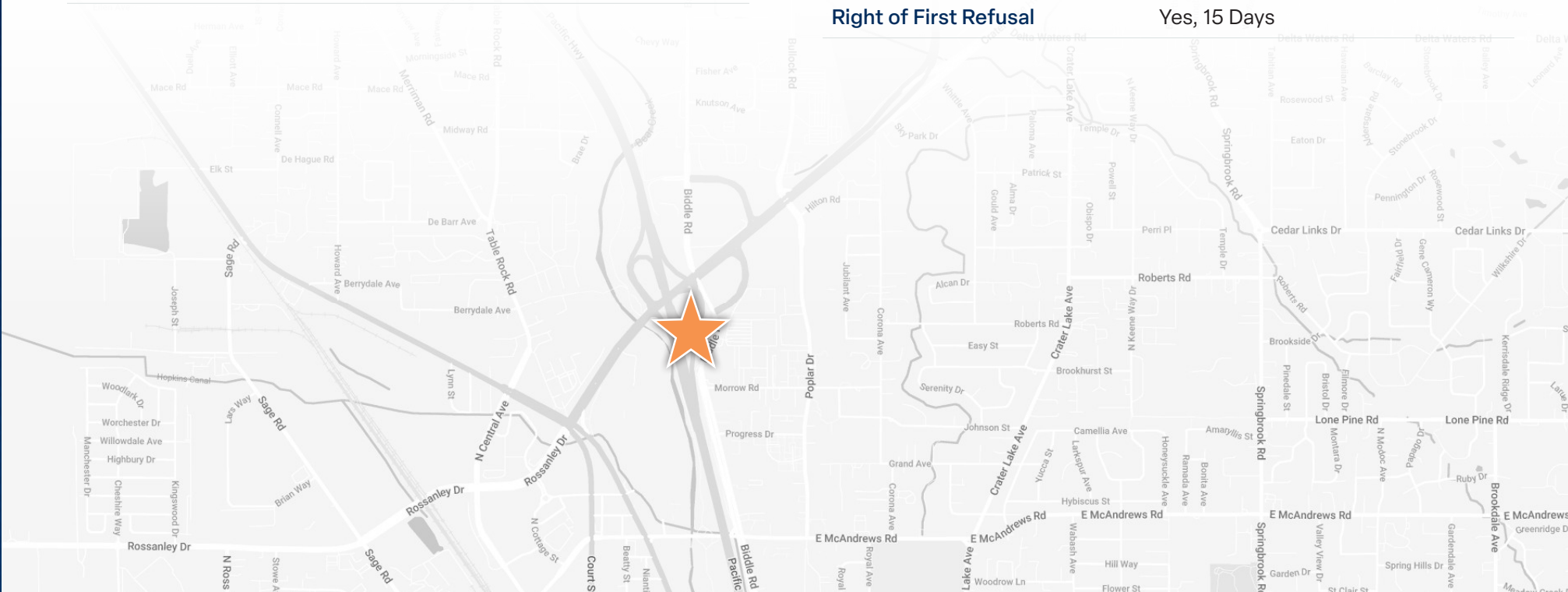
**6.50%**  
CAP RATE

**RENT SCHEDULE**

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current	\$123,625	\$10,302	\$53.75
3/1/2029	\$132,897	\$11,075	\$57.78
3/1/2034	\$142,864	\$11,905	\$62.11
Option 1	\$153,579	\$12,798	\$66.77
Option 2	\$165,097	\$13,758	\$71.78
Option 3	\$177,480	\$14,790	\$77.17
Option 4	\$190,791	\$15,899	\$82.95

**LEASE SUMMARY**

<b>Tenant</b>	SA Food Services, LLC dba Arby's
<b>Guaranty</b>	Personal, Sanjive Datta (Franchisee)
<b>Type of Ownership</b>	Fee Simple
<b>Lease Type</b>	Absolute Net
<b>Lease Commencement</b>	March 1, 2019
<b>Lease Expiration</b>	February 28, 2039
<b>Term Remaining</b>	12+ Years
<b>Increases</b>	7.5% Every 5 Years
<b>Renewal Options</b>	Four (4), 5-Year Options
<b>Landlord Responsibilities</b>	None
<b>Tenant Responsibilities</b>	All
<b>Right of First Refusal</b>	Yes, 15 Days







**BI-MART** McDonald's

Lithia Toyota of Medford

**Rouge Valley Mall**  
 Over 80 Retail/Dining Options  
 3 Anchor Tenants

Interstate Hwy 5  
VPD: 54,622

Highway 62  
VPD: 43,191

MARKET of CHOICE

Biddle Road  
VPD: 19,615

Dairy Queen

Wilson Elementary School





**HOBBY LOBBY**

**Walmart**  
Supercenter

**Office DEPOT** **Auto Zone**  
**Michael's** **LOWE'S**

Kennedy Elementary School

**SAFeway** **PETSMART**  
**Olive Garden**  
ITALIAN KITCHEN



**DAZEY'S SUPPLY** **O'Reilly** **DUTCH BROS** **LAVA LANES** **DEL TACO**  
**Adapt** **MILLER AUTO CARE**

Rouge Valley International Medford Airport

**DISCOUNT TIRE** **SONIC** **AT&T**  
**PANDA EXPRESS** **TEXAS ROADHOUSE** **BUFFALO WILD WINGS**

U.S Department of the Interior

**Guitar Center**

Southern Oregon Subaru

**MINI STORAGE WAREHOUSE**

**Highway 62**  
VPD: 43,191

**ROSS** **Aaron's**  
DRESS FOR LESS  
**TACO BELL** **BEST BUY** **SPIRIT HALLOWEEN**

**LITHIA**  
BODY & PAINT

**The Den**

**Biddle Road**  
VPD: 19,615

**6** **Comfort**  
ROGUE REGENCY INN

**Fred Meyer**

Airport Chevrolet

**Sherm's** **FOOD 4 LESS**  
MEDFORD

**CRATER LAKE**  
Ford



**Elmer's** **Quality**  
**Burger** **BURGERS**  
BY CHOICE HOTELS

**Interstate Hwy 5**  
VPD: 54,622

**FREIGHTLINER**  
NORTHWEST



Arby's is a popular American fast-food restaurant chain known for its roast beef sandwiches and a variety of meats, offering a menu that stands apart from typical burger-focused competitors. Founded in 1964 in Boardman, Ohio, Arby's has grown into one of the largest sandwich chains in the United States, recognized for its slogan "We Have the Meats." The restaurant ranked third in 2024 for total U.S. systemwide sales among sandwich shops and has over 3,600 locations worldwide. Arby's emphasizes quality ingredients, hearty portions, and flavorful options, appealing to customers looking for a satisfying alternative to traditional fast food.



Website: [www.arbys.com](http://www.arbys.com)



Locations: 3,600+ (worldwide)



Headquarters: Sandy Springs, GA



Year Founded: 1964

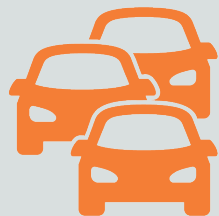
# MEDFORD, OREGON

Medford, Oregon, is a mid-sized city located in southern Oregon’s Rogue Valley, surrounded by mountains, forests, and vineyards. It’s the county seat of Jackson County and serves as the region’s commercial and medical hub. As of 2024, Medford has a population of roughly 87,000 residents, making it the largest city in southern Oregon.

The city is known for its mild climate, outdoor recreation, and proximity to attractions like Crater Lake National Park, the Rogue River, and Mt. Ashland Ski Area. Medford is also close to Ashland, home of the Oregon Shakespeare Festival, and Jacksonville, a historic Gold Rush town and wine destination.

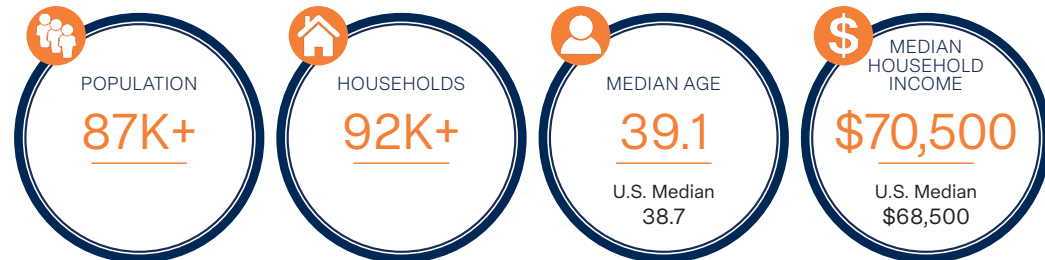


Economically, Medford’s main industries include healthcare, agriculture (especially pears and wine grapes), retail, and tourism. The Rogue Valley Medical Center and Harry & David, a major gourmet food and gift company, are among its largest employers. The area’s mix of small-town charm, scenic beauty, and growing economy make it a popular choice for retirees and families alike.




### Distance to Major Cities

Klamath Falls, OR	76 Miles (1 Hr, 35 Min)
Eugene, OR	168 Miles (2 Hr, 42 Min)
Portland, OR	273 Miles (4 Hr, 22 Min)
Sacramento, CA	308 Miles (4 Hr, 52 Min)



POPULATION

	1 Mile	3 Miles	5 Miles
 2030 Projection	10,524	82,091	121,584
2025 Estimate	10,241	79,899	118,261
2020 Census	10,260	80,285	117,902

HOUSEHOLDS

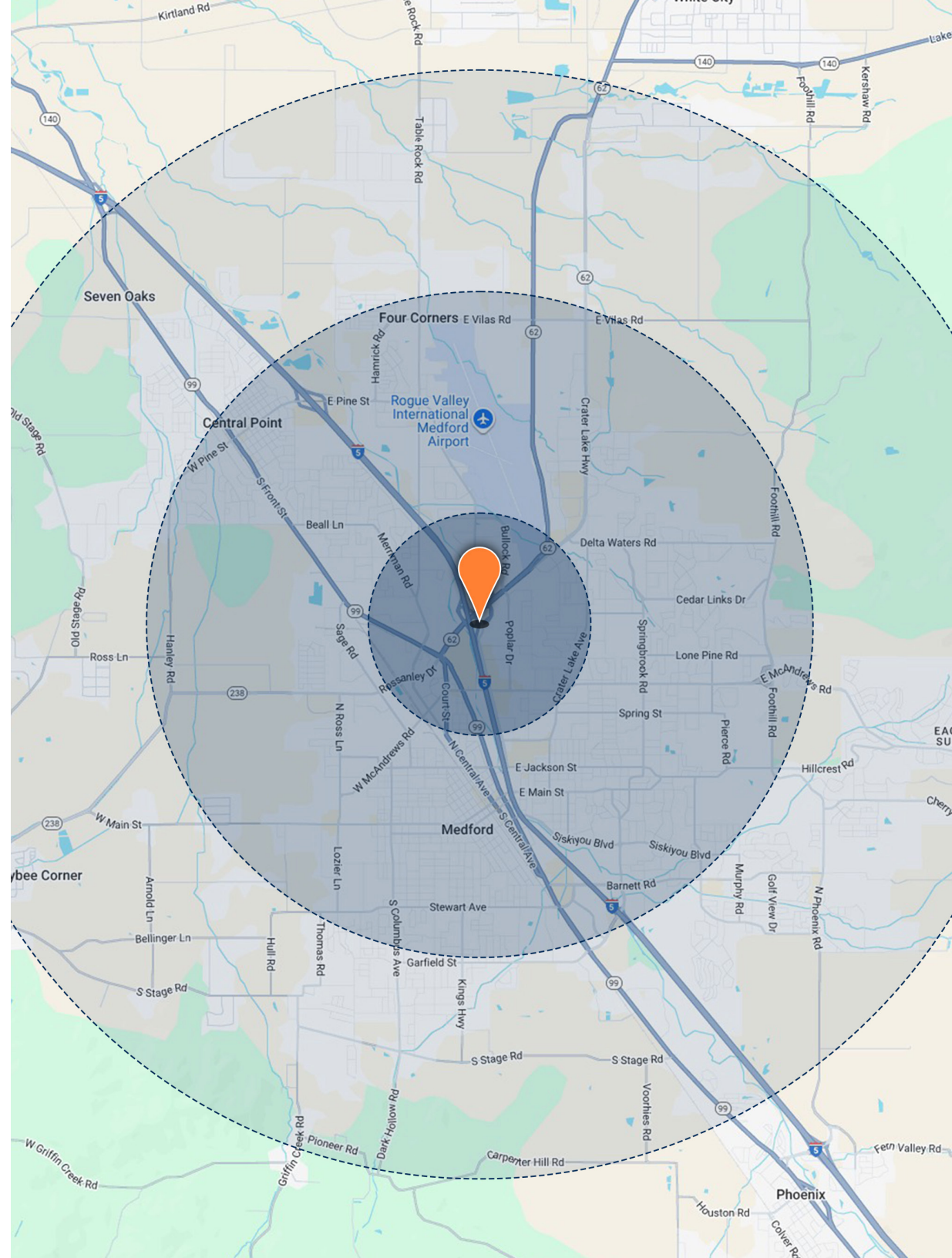
	1 Mile	3 Miles	5 Miles
 2030 Projection	4,597	34,366	51,392
2025 Estimate	4,449	33,309	49,760
2020 Census	4,167	31,304	46,660

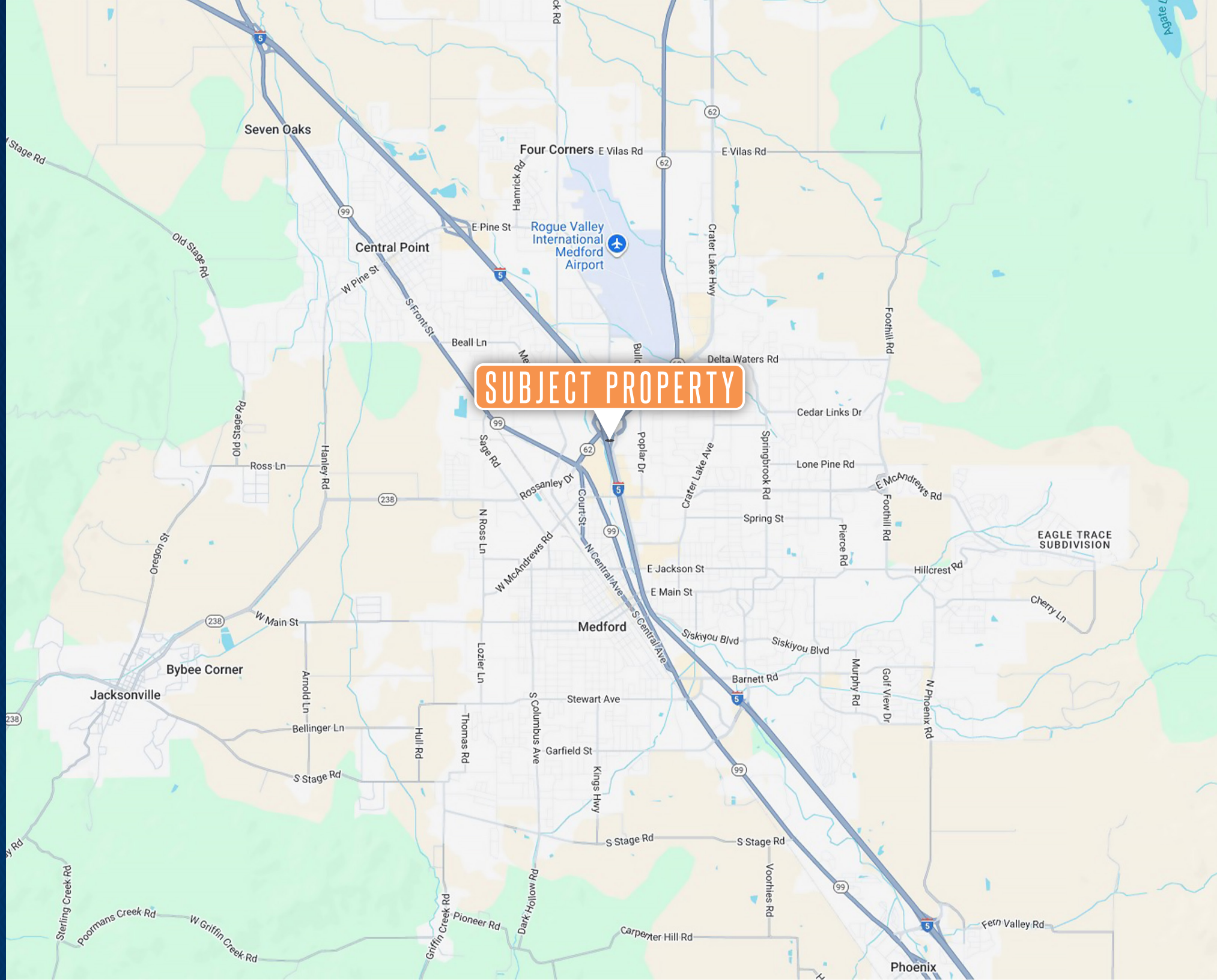
HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
 Average	\$65,245	\$82,544	\$92,026
Median	\$57,682	\$70,497	\$77,467
Per Capita	\$29,154	\$34,391	\$38,446

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
 2025 Daytime Pop.	15,299	88,318	131,430
2025 Unemployment	3.82%	3.18%	2.88%
Average Travel (Min)	21	19	19





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