

JACKIE'S

6+ YR LEASE TERM | 7% CASH-ON-CASH | NEXT TO SOHO HOUSE

930 SE SANDY BLVD, PORTLAND, OR 97214



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FULCRUM PACIFIC
COMMERCIAL REAL ESTATE



BURNSIDE BRIDGE

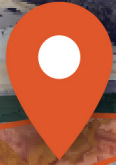
SE MARTIN LUTHER KING JR BLVD

SE GRAND AVE

E BURNSIDE ST

SE SANDY BLVD

SE STARK ST



JACKIE'S

OFFERING SUMMARY

930 SE Sandy Blvd, Portland, OR 97214

Fulcrum Pacific is pleased to offer for sale the fee simple ownership of **Jackie's**, a highly successful net-leased restaurant in Portland, Oregon. Occupying a 6,300-square-foot space, Jackie's recently extended its lease for an additional five years, securing tenancy through 2031. The operator, a well-regarded restaurateur with a history of popular venues in Portland, continues to grow their local footprint and reports extremely strong sales at this location.

The property was fully renovated in 2016, with significant updates including new electrical systems, HVAC units, waterlines, and a full sprinkler system, ensuring long-term efficiency and reducing future maintenance needs. Positioned in a prime area on Portland's inner east side, the property is adjacent to the upscale Soho House, further enhancing its appeal in this sought-after district. Jackie's operates on a NNN lease with 3% annual rent escalations, offering investors a steady income stream with built-in growth. This fully stabilized asset combines a premier location with a well-established tenant, making it an exceptional addition to any portfolio.



Price: **\$4,300,000**

Cap Rate: **6.14%**

INVESTMENT HIGHLIGHTS

ESTABLISHED TENANT WITH PROVEN SUCCESS: Tenant reports extremely strong sales at this location, demonstrating reliability and performance. Contact brokers for further information.

SECURE NNN LEASE WITH INCREASES: Long-term NNN lease with 3% annual rent escalations, providing consistent income and built-in rent growth.

THRIVING LOCATION IN A GROWING MARKET: Situated in Portland's desirable inner east side, adjacent to the prestigious Soho House, positioning the property in a vibrant, high-demand area.

EXTENSIVELY RENOVATED ASSET: Fully updated in 2016, including electrical systems, HVAC, waterlines, and a sprinkler system. Offers long-term efficiency and reduced maintenance costs.





New 12-story, 274-unit high-rise apartment building with 3 retail spaces. Permit under review as of 11/12/24

SE PINE STREET

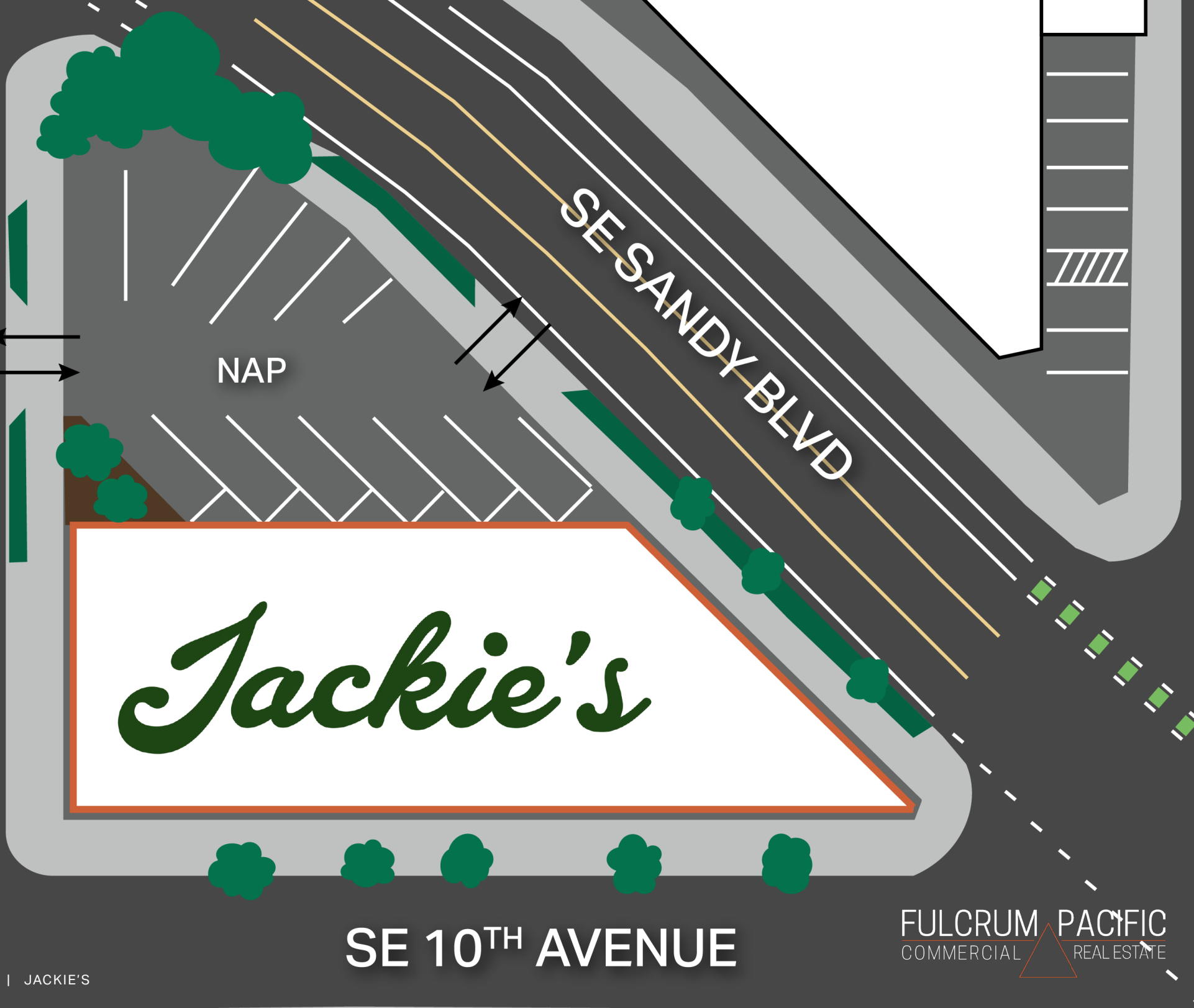
SE SANDY BLVD

NAP

Jackie's

SE 10TH AVENUE

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SOHO HOUSE PORTLAND

Jackie's benefits from its proximity to Soho House Portland, an exclusive private members' club catering to professionals in media, arts, and fashion. Opened in March 2024 as the first Pacific Northwest location, Soho House has attracted a dynamic, upscale clientele to the neighborhood. Located in the historic Troy Laundry Building, purchased in 2019 for \$15.6 million and fully renovated, the venue has further enhanced the neighborhood's profile.

Soho House's global brand recognition, dedication to fostering creative communities, and a waitlist at this location exceeding 1,200 individuals uniquely position Jackie's to benefit from increased foot traffic, enhanced visibility, and elevated market appeal.

Learn more about Soho House Portland here: <https://www.sohohouse.com/en-us/houses/soho-house-portland>





JACKIE'S

PRICING DETAILS

Jackie's

NNN RETAIL

930 SE Sandy Blvd, Portland, OR 97214

OFFERING PRICE
\$4,300,000

CAP RATE
6.14%

NOI	\$264,000
Price Per Square Foot	\$683/SF
Gross Leasable Area (GLA)	6,300 SF
Lot Size	0.14 Acres
Lease Type	NNN
Ownership	Fee Simple
Zoning	EX

The Central Employment (EX) zone allows a full range of high density commercial, light industrial, institutional and residential uses. This zone is intended for sites in or near the Central City and in Gateway. Maximum height allowed is 65 ft, which is approximately 6 stories high.

FINANCIAL ANALYSIS

THE OFFERING	
Price	\$4,300,000
Capitalization Rate	6.14%
Price/SF	\$682.54

PROPERTY DESCRIPTION	
Year Built/Renovated*	1959/2016
Gross Leasable Area	6,300 SF
Type of Ownership	Fee Simple
Lot Size	0.14 Acres

*The property was fully renovated in 2016, including new electrical, HVAC units, waterlines, & a full sprinkler system.

LEASE SUMMARY	
Tenant	Webster Ave LLC
Rent Increases	3% Annually (Beginning June 2027)
Guarantor	Personal Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	12/05/2021
Lease Expiration	05/31/2031
Renewal Options	None
Term Remaining on Lease (Yrs)	6 Years
Landlord Responsibility	Roof & Structure
Tenant Responsibility	Taxes, Insurance, Maintenance & Repairs

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$264,000	\$22,000	\$41.90	6.14%
6/1/2025 - 5/31/2026	\$264,000	\$22,000	\$41.90	6.14%
6/1/2026 - 5/31/2027	\$264,000	\$22,000	\$41.90	6.14%
6/1/2027 - 5/31/2028	\$271,920	\$22,660	\$43.16	6.32%
6/1/2028 - 5/31/2029	\$280,078	\$23,340	\$44.46	6.51%
6/1/2029 - 5/31/2030	\$288,480	\$24,040	\$45.79	6.71%
6/1/2030 - 5/31/2031	\$297,134	\$24,761	\$47.16	6.91%

The new rent at \$22k/month begins 6/1/26. Seller will credit the difference at closing.

FINANCING

Seller financing available with immediate 7% cash-on-cash return
*Subject to seller review

Reach out to brokers for details





HAWTHORNE BRIDGE



SE MORRISON ST



SE STARK ST



SE SANDY BLVD





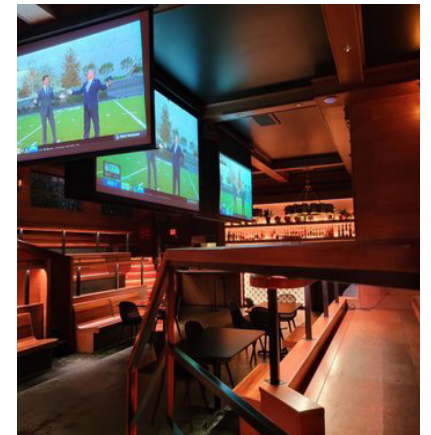
TENANT OVERVIEW

Jackie's

Jackie's is a vibrant restaurant in Portland, known for its lively atmosphere and delicious offerings. The venue features a variety of spaces, including a rooftop patio, stadium bar, and VIP areas, making it ideal for both casual dining and private events.

The menu offers a mix of food and drink options, with specialties for brunch, late-night bites, and game-day specials. Jackie's is well-regarded for its social ambiance, appealing to both locals and visitors seeking a fun, energetic experience.

For more information, visit <https://jackiespdx.com/>






PORTLAND LOCATION OVERVIEW

The Portland metropolitan area is a vibrant and diverse city located in the Pacific Northwest. Known for its robust and varied economy, key industries include technology, manufacturing, healthcare, and outdoor apparel. Major companies like Nike and Intel contribute to Portland's status as an innovation and tech hub. The city features a growing tech sector, a renowned outdoor and athletic apparel industry, and a commitment to sustainability.

In terms of housing, Portland has experienced a competitive market with rising home prices, driven by factors such as population growth and limited inventory. The city's rental market is also competitive, and affordability challenges have led to discussions about potential policy interventions.

Portland is recognized for its unique land-use planning, including the implementation of an Urban Growth Boundary (UGB), aimed at controlling urban sprawl and promoting density while preserving rural areas. Local governments actively address housing challenges through policies focusing on increasing affordable housing options and promoting sustainable and equitable solutions. Overall, Portland is known for its dynamic economy, outdoor recreational opportunities, cultural richness, and commitment to environmental sustainability.

	2022 POPULATION	2.5M
	2022 MEDIAN AGE	39.4
	2022 HOUSEHOLDS	1M
	MEDIAN HOUSEHOLD INCOME	\$89,312

Source: CensusReporter.org



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area.

Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Fulcrum Pacific Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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Jackie's

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