



Jimmy John's

1238 South Riverside Avenue, Medford, OR

Price: \$1,610,000

Cap Rate: 6.00%



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THE OFFERING

The Offering is an absolute NNN single tenant Jimmy John's adjacent to a recently developed master planned community. There are approximately nine years remaining on an absolute NNN lease with an established multi-unit operator in Oregon and California. The building is high-quality build-to-suit construction with a drive-thru, exposed to high traffic counts of 17,500+ VPD with frontage on a main arterial, S Riverside Drive. The Property benefits from an increased draw to the trade area via nearby major national retailers.

HIGHLIGHTS

- High-quality build-to-suit, absolute NNN Jimmy John's and drive-thru, with approximately nine years remaining on an original 15-year lease
- 7.5% rent increases scheduled every five years, including at the start of all three, five-year option periods, offering a strong hedge against inflation
- Growing multi-unit operator with strong net worth, operating Jimmy John's locations in Southern Oregon and California as well as additional franchise concepts owned in California
- The Property has high exposure along main arterial, S Riverside Drive, with 17,500 VPD+
- Located across the street from a Grocery Outlet, Goodwill, and Staples-anchored shopping center, and in close proximity to a Fred Meyer, Walmart Supercenter, Winco Foods, and more, providing additional traffic and draw to the area
- Adjacent to a 79-acre mixed-use, master-planned community, Stewart Meadows Village, featuring residential, retail, and a 64,000 SF Providence medical facility with urgent care



Northmarq
4949 Meadows Rd, Suite 490
Lake Oswego, OR 97035
northmarq.com



Sean Mack
Senior Vice President
smack@northmarq.com
503.675.8378
OR Lic. #990100161