



Burger King

658 Oregon Way | Longview, WA 98632

\$ Price: \$3,490,000

% Cap Rate: 6.00%



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THE OFFERING

The Offering provides the opportunity to acquire a Burger King drive-thru in Longview, Washington, with approximately 12 years remaining on an absolute net lease. The Property underwent a complete remodel in 2018 and is operated by an experienced franchisee overseeing approximately 200 quick-service restaurants. The lease provides scheduled rent escalations of 8% every five years, including at the beginning of each of the four, five-year renewal options.



INVESTMENT HIGHLIGHTS

- Absolute NNN lease provides zero management responsibility
- Approximately 12 years remaining with four, five-year extension options
- Strong history of high-performing sales
- Scheduled rent increases of 8% every five years with the next scheduled rent increase to occur on 6/1/2027
- Successful franchisee with over 200 QSR restaurants
- Fully remodeled in 2018 and equipped with a drive-thru
- Strategically located off Highway 432, connecting I-5 to the Washington and Oregon coasts; Longview is the largest city between Portland and the Greater Puget Sound



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