

Ground Lease | For Sale



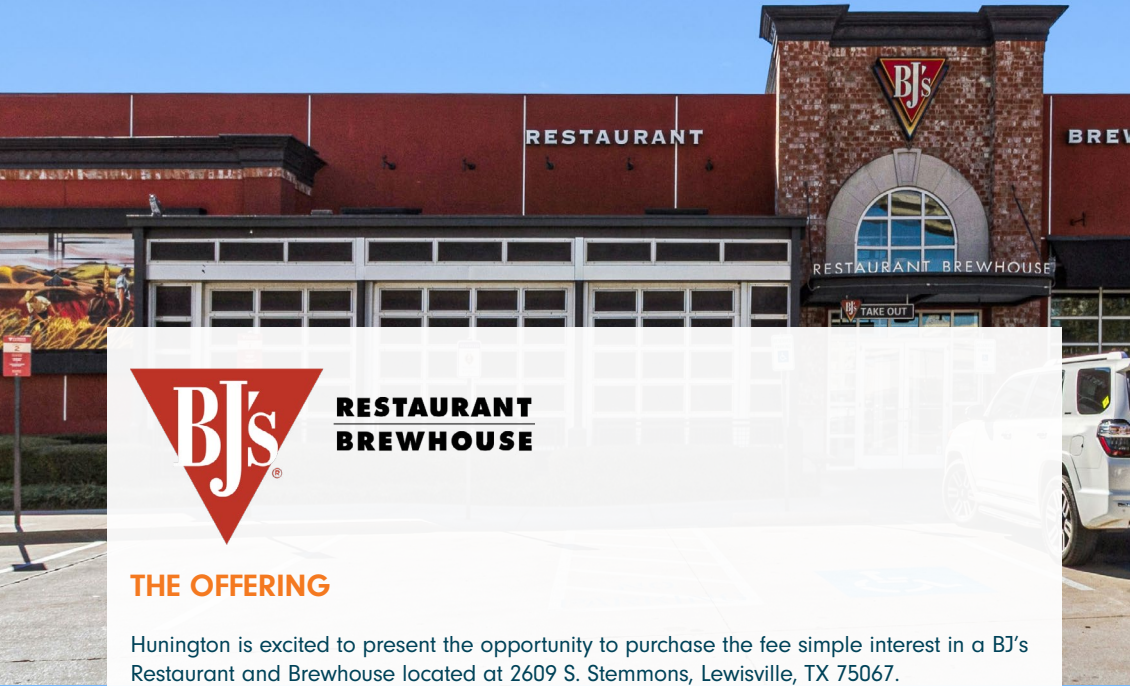
BJ's Restaurant and Brewhouse

2609 S. Stemmons, Lewisville, TX 75067



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Ste. 800, Houston, Texas 77046
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THE OFFERING

Hunington is excited to present the opportunity to purchase the fee simple interest in a BJ's Restaurant and Brewhouse located at 2609 S. Stemmons, Lewisville, TX 75067.

BJ's Restaurant and Brewhouse is a nationally recognized, full service dining concept known for its broad menu, craft beer program, and strong brand presence across the United States.

This offering represents an exceptional chance to acquire a ground lease under a well-positioned retail and dining asset in the Vista Ridge Marketplace anchored by Costco. Situated in a thriving retail corridor with convenient highway access, the property benefits from strong traffic drivers and is anchored by an established, high-quality tenant.

INVESTMENT HIGHLIGHTS

- **Prime I 35E frontage and access:** Highly visible location along one of the primary north south commuter and regional corridors connecting Lewisville, Denton, and Dallas.
- **Strong retail concentration:** Positioned within an established big box and daily retail node that drives consistent traffic throughout the week.
- **Dense, growing North DFW rooftops:** Surrounded by mature neighborhoods and continued residential growth across Lewisville, Flower Mound, Highland Village, and The Colony.

BJ'S RESTAURANT AND BREWHOUSE

2609 S. Stemmons, Lewisville, TX 75067



Executive Summary

Sale Price:	\$2,938,053.00
CAP Rate:	5.65%
Original Lease Term:	20 years
Remaining Lease Term	6.8 Years
Remaining Options	(2) 5-year options
Annual Rent:	\$166,000
Lease Type:	Ground Lease – Absolute Net Rent
Rent Commencement:	10/1/2002
Square Footage:	Approx. 9,000 SF
Land Size:	1.59 AC
Tenant:	Chicago Pizza and Brewery, Inc.



Demographics

Population (2025)	1 mi. - 7,564
	3 mi. - 93,538
	5 mi. - 260,786
Average HHI (2025)	1 mi. - \$103,431
	3 mi. - \$143,851
	5 mi. - \$145,139

Traffic Counts
Stemmons Fwy: 57,926 vpd
Hwy 121: 110,560 vpd



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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

Lease Abstract

CHICAGO PIZZA AND BREWERY, INC.	
Address	2609 S. Stemmons, Lewisville, TX 75067
Lease Type	Absolute Net Rent
Ownership Type	Ground Lease
Tenant Guarantor	Corporate
NOI	\$166,000.00
Cap Rate	5.65%
Primary Term	20 Years
Rent Increases	\$182,000 on 10/1/2027
Lease Commencement	10/1/2002
Lease Expiration	9/30/2032
Building Size (Sq Ft)	Approx. 9,000 SF
Land Size (Acres)	1.59 AC
Year Built	2002

LEASE YEAR	ANNUAL RENT	CAP RATE
Current - 09/30/2027	\$166,000	5.65%
10/01/2027 - 09/30/2032	\$182,000	6.19%

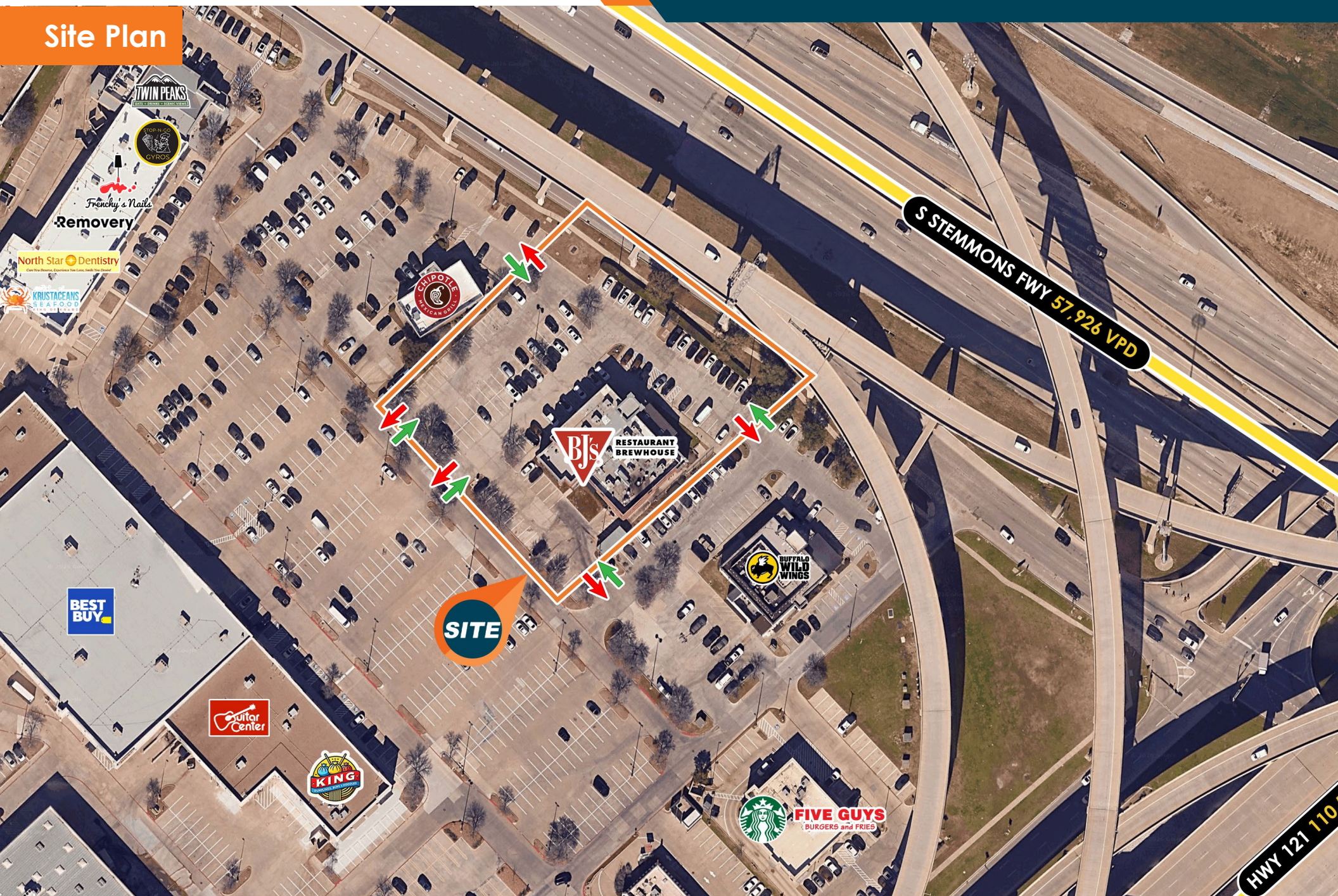
OPTIONS	CAP RATE	
Option 1 (5-Years)	\$200,000/year	6.81%
Option 2 (5-Years)	\$220,000/year	7.49%



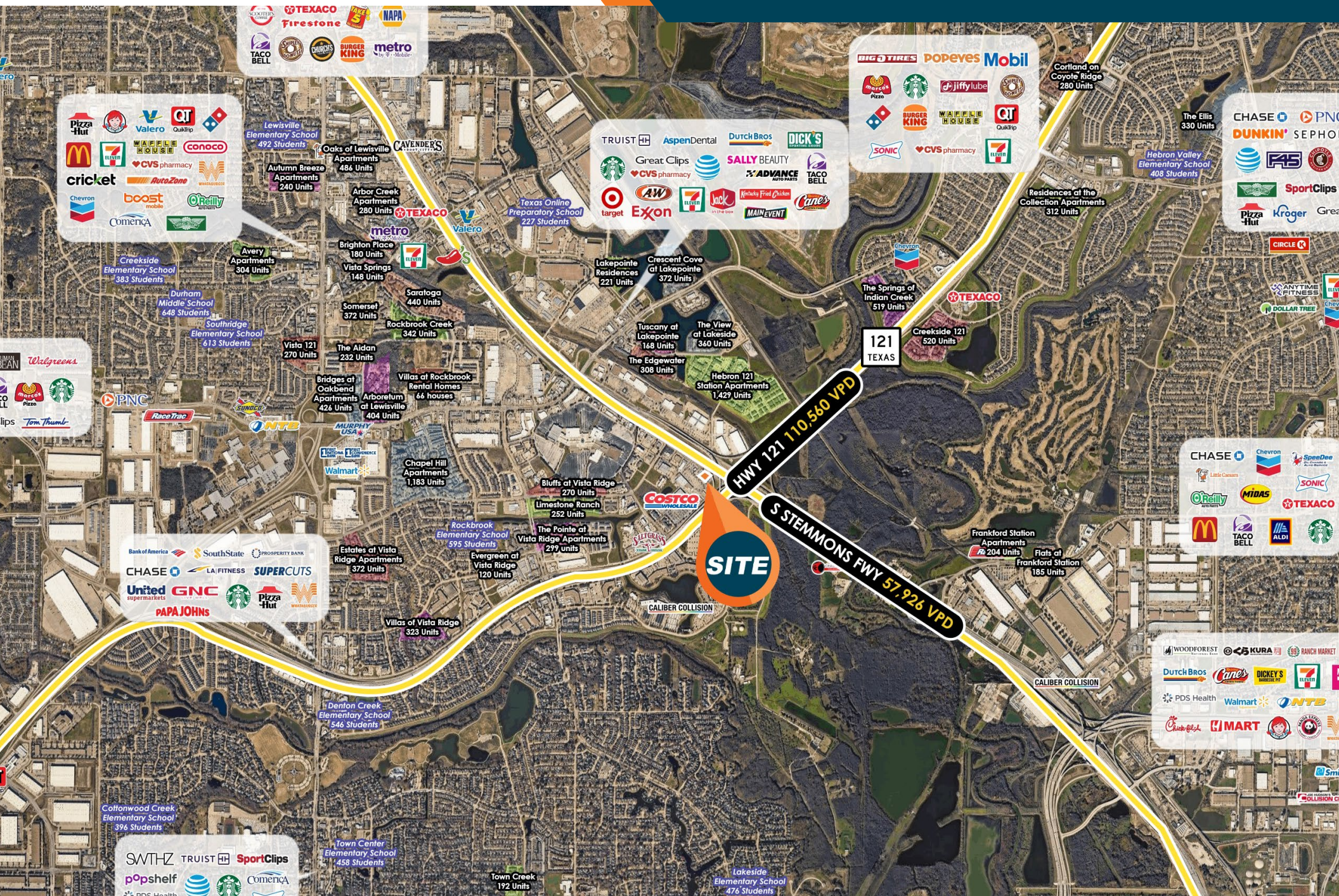
RESTAURANT BREWHOUSE

BJ's Restaurants, Inc., headquartered in Huntington Beach, California, is a nationally recognized casual dining restaurant company with over 200 locations across the United States. Founded in Southern California, BJ's Restaurant & Brewhouse is best known for its wide-ranging menu, featuring signature deep-dish pizzas, handcrafted beers, and a diverse selection of American comfort foods. With an emphasis on quality ingredients, innovative brewing, and a welcoming dining experience, BJ's combines the atmosphere of a polished casual restaurant with the creativity of a craft brewhouse, establishing itself as a standout brand in the casual dining and hospitality industry.

Site Plan







Tenant Overview**RESTAURANT
BREWHOUSE****Company Type:** Public NQGM: BJRI**2025 Employees** 22,200**2024 Revenue:** \$1.36 Billion**2024 Net Income:** \$16.687 Million**2025 Assets:** \$1.04 Billion**2025 Stores Globally:** 215**bjsrestaurants.com**

For more than 25 years, BJ's Restaurants & Brewhouse has been committed to delivering high-quality food, handcrafted beers, and exceptional hospitality in the casual dining industry. With a strong culture rooted in innovation and guest satisfaction, BJ's consistently goes above and beyond to create memorable dining experiences for its guests and communities. Today, BJ's is a leading casual dining restaurant brand in the United States, known for its diverse menu, proprietary craft beers, and welcoming brewhouse atmosphere.

