



Subject Rendering

# Chick-fil-A

14801 Kruse Oaks Drive, Lake Oswego, OR 97035

Asking Price: \$8,670,000 | Cap Rate: 3.75%



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## INVESTMENT HIGHLIGHTS

- Brand New Absolute Net 15-year Ground Lease
- 10% rent increases every 5 years including at the start of all 6, 5-year options to extend the term.
- Chick-fil-A is investing substantial capital into a full interior and exterior upgrade of the former Stanford's restaurant building, with an expected Grand Opening to occur in Q1 2025.
- This location has a larger-than-average store footprint with a high parking ratio to accommodate strong in-store traffic, as drive-thrus are strictly prohibited along Kruse Way.
- Chick-fil-A is among the largest restaurant chains in the country with an impeccable reputation, generating \$21.6 billion in sales in 2023 at over 3,000 locations.
- Lake Oswego is one of Oregon's most affluent neighborhoods, with average household incomes of \$180,000, nearly 53% higher than the city of Portland.
- Retail in the Lake Oswego/Kruse Way submarket area boasts an extremely low vacancy rate of 1.6%, lower than the trailing three-year average of 2.3% and Portland's market average of 3.7%.
- Ideal location with frontage on Kruse Way and in close proximity to I-5, with no competing fast food along Kruse Way or directly off the I-5 exit.
- Strong daytime population provides an additional 20k daytime workers in the immediate trade area with an office submarket of over 2.8 million SF.



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



**Kevin Adatto**  
Managing Director  
kadatto@northmarq.com  
503.675.7726  
OR Lic. #200003168

**Michael Kapnick**  
Vice President, Investment Sales  
mkapnick@northmarq.com  
503.210.4068  
OR Lic. #96050019

**Sean Tufts**  
Managing Director  
seantufts@northmarq.com  
206.693.3352

**Joe Dugoni**  
Associate, Investment Sales  
jdugoni@northmarq.com  
206.693.3329