



# JACK IN THE BOX (GROUND LEASE)

1825 Pacific Blvd SE | Albany, OR 97321

Asking Price: \$1,320,000 | Cap Rate: 5.50%

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## INVESTMENT HIGHLIGHTS

- ◇ Single-Tenant QSR Ground Lease: Jack in the Box on a long-term ground lease provides predictable, low-management income.
- ◇ Below-Market Rent with Upside: Current rent is ~30% below market, with CPI growth in 2028 and an FMR reset in 2033.
- ◇ Proven Performance: 22% growth in annual visits and 22+ years of operation highlight site durability.
- ◇ Prime Retail Location: Core Albany retail corridor near Heritage Mall (3.5M+ annual visits).
- ◇ Excellent Access: Direct access to Hwy 20, OR 99E, and I-5 (68K+ daily traffic).
- ◇ Strong Market Fundamentals: Growing, diverse economy with a tight 2.8% retail vacancy rate.



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