

Burger King

Gresham, OR

Nationwide Ranking: 83rd Percentile

State Ranking: 7th (81 Total)

\$ | Price: **\$2,400,000**

% | Cap Rate: **5.00%**

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INVESTMENT HIGHLIGHTS

- Built-in 20% rent increase upon tenant exercising 10-year option, increasing yield an estimated 100 basis points.
- Established Burger King location with 37-year operating history. This location ranks in the top 10 in OR and 83rd percentile nationwide.
- Located within Gresham Town Fair, a 264K SF community shopping center which sees over 2.6M in annual visits and is anchored by Ross, Dick's Sporting Goods, and PetSmart.
- High visibility on hard corner of Division and Eastman Parkway, visible to 25,914 VPD.
- High-density residential trade area with 235,000+ residents within a 5-mile radius.



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