

BRAND NEW CHICK-FIL-A GROUND LEASE | EVERETT, WA



SUBJECT
PROPERTY

CONFIDENTIAL OFFERING MEMORANDUM

Chick-fil-A (Ground Lease)

13025 Bothell Everett Hwy, Everett, WA 98208



OFFERED EXCLUSIVELY BY

Sean Tufts | *Managing Director, Investment Sales*
seantufts@northmarq.com | 206.693.3352
WA Lic. #74057

Kevin Adatto | *Managing Director, Investment Sales*
kadatto@northmarq.com | 503.675.7726
WA Lic. #21038208

Joe Dugoni | *Senior Associate, Investment Sales*
jdugoni@northmarq.com | 206.693.3329
WA Lic. #21001346

Jack Hallberg | *Associate, Investment Sales*
jhallberg@northmarq.com | 503.354.1481
WA Lic. #24010216

MEET THE FULL TEAM

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sbfrank@northmarq.com | 503.675.8383

Sean Mack | *Senior Vice President, Investment Sales*
smack@northmarq.com | 503.957.7945

Michael Kapnick | *Vice President, Investment Sales*
mkapnick@northmarq.com | 503.210.4068

Anthony Albrecht | *Senior Associate, Investment Sales*
aalbrecht@northmarq.com | 503.210.4062

DEBT + EQUITY

Michael Salzman | *Senior Vice President, Debt + Equity*
msalzman@northmarq.com | 303.225.2111

Patrick O'Malley | *Vice President, Debt + Equity*
pomalley@northmarq.com | 303.225.2126

Lindsey Fahey | *Vice President, Debt + Equity*
lfahey@northmarq.com | 303.225.2139

OWNERSHIP DISCLOSURE

One or more members of the ownership entity are licensed real estate professionals in the State of Washington.

Northmarq

130 Nickerson St, Suite 200
Seattle, WA 98109

northmarq.com

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SECTION ONE

ABOUT THE INVESTMENT

 Highway 527 & 132nd St SE
(±35,423 VPD)

INVESTMENT SUMMARY

 **\$8.35M**
Price

 **4.55%**
Cap Rate

 **Ground Lease**
Lease Type



Subject Property

BRAND NEW CHICK-FIL-A GROUND LEASE IN EVERETT, WASHINGTON


The Offering presents the opportunity to acquire a brand-new Chick-fil-A ground lease located in the Murphy's Corner neighborhood between Mill Creek and Everett, Washington. Chick Fil A opened April 23rd on a brand-new 15-year ground lease expiring April 30, 2041, and is positioned along Bothell Everett Highway (SR-527) and 132nd St SE, two of the primary commercial corridors serving South Everett and Mill Creek.

Murphy's Corner continues to emerge as a meaningful suburban retail node driven by surrounding residential growth, commuter traffic, and limited retail vacancy. Chick-fil-A recently announced a broader Washington expansion initiative with nine new restaurants planned across the state by early 2027, reinforcing the brand's commitment to the market.

PROPERTY HIGHLIGHTS

- Brand new 2026 construction; the Property is currently open and operating
- 15-year ground lease structure offering passive ownership and zero landlord responsibilities
- Located near the intersection of Bothell Everett Highway (SR-527) and 132nd St SE, two primary commuter and retail corridors with ±35,423 VPD
- Directly across from a high-performing Fred Meyer (top 16% nationally) and Lowe's (top 6% in WA), per Placer.ai
- Surrounding retail fundamentals with an average 5.0% vacancy
- The surrounding submarket has seen 4.9% increase of population over the past 5 years

PROPERTY SUMMARY

Address 13025 Bothell Everett Hwy 
Everett, WA 98208

Leasable SF (Building) 2,761 SF

Leasable SF (Land) 62,117 SF | 1.43 AC

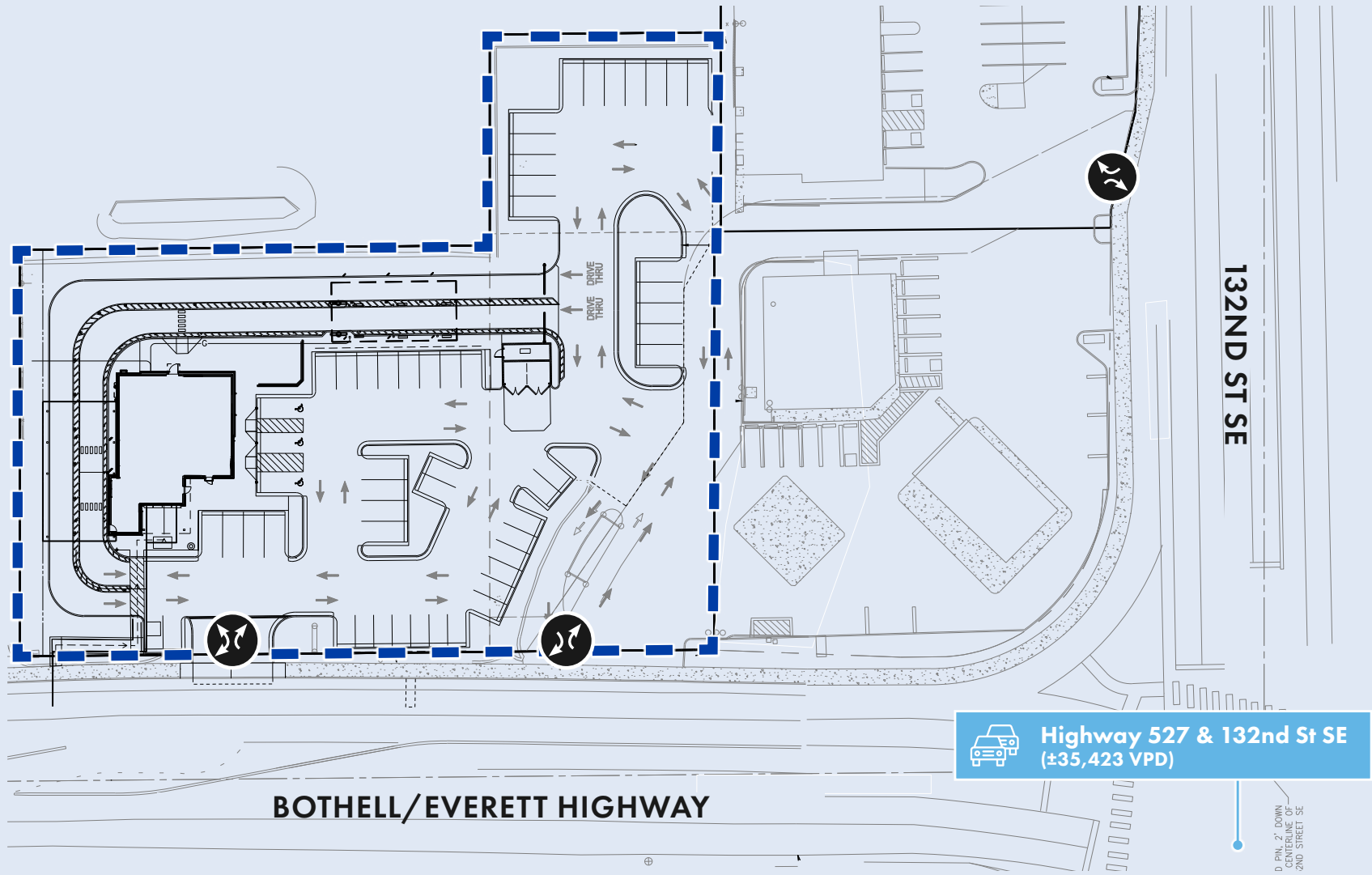
Year Built 2026

Ground Rent \$380,000



Parcel # 00414300000202, 00414300000302,
28052900305600

Parking Spots ±55 Spaces

SITE PLAN



KEY:

-  PARCEL OUTLINE
-  INGRESS/EGRESS

AERIAL VIEW



TENANT OVERVIEW



Chick-fil-A, Inc. is one of the largest American fast food restaurant chains and the largest whose specialty is chicken sandwiches. Headquartered in the Atlanta suburb of College Park in Georgia, the chain is frequently associated with the Southern United States and has become a cultural icon, yet can be found in almost every corner of the U.S. via stand-alone locations or in malls, universities, hospitals and airports.

Founded as the Dwarf Grill in 1946, the first Chick-fil-A opened in 1967 and during the 1970s and early 1980s, the chain expanded rapidly by opening new locations in suburban malls' food courts. The first freestanding location opened in 1986, and today, the company operates more than 3,100 restaurants primarily in the United States with locations in 48 states, and international locations in Canada, South Africa and the United Kingdom. Future growth is slated in the American Midwest, Southern California, the Philippines, South Korea, Alberta and British Columbia.

Chick-fil-A reported over \$22.7 billion in system-wide sales in 2024 compared to \$21.6 billion in 2023, an increase of 5.4 percent. The company generates more revenue per restaurant (average annual sales volume of \$9.3 million for non-mall locations) than any other fast-food chain in the U.S. and outpaces restaurants with twice as many locations (KFC, Pizza Hut, Domino's, and Arby's) in terms of total revenue. These statistics are even more impressive considering Chick-fil-A is only open six days a week.

Company Profile

Name	Chick-fil-A, Inc.
Website	www.chick-fil-a.com
Ownership	Private
Headquarters	College Park, GA
Systemwide Sales (FY2024)	\$22.7 Billion

Accolades & Key Metrics	
<p>\$22.7 Billion System-wide Sales in FY2024 (New Record)</p>	<p>\$9.3 Million Avg Annual Sales per Location in FY2024</p>
<p>57 Straight Years of Revenue Growth thru FY2024</p>	<p>#6 - The Franchise Times Top 400 Largest U.S. Franchise Systems by Global Systemwide Sales (Franchise Times)</p>
<p>3,100+ Retail Locations Worldwide</p>	<p>America's Favorite Restaurant Chain in 2024 11th Straight Year (American Customer Satisfaction Index)</p>



Chick-fil-A to Open Nine New Restaurants Across Washington by Early 2027, Bringing Over 900 Job Opportunities | October 27, 2025

[CLICK HERE TO READ ARTICLE](#)



SECTION TWO

FINANCIAL OVERVIEW



INCOME & LOSS

PRICE	\$8,350,000	LEASE DATES	4/3/2026 - 4/30/2041
CAP RATE	4.55%	LEASE TYPE	GROUND LEASE

RENT SCHEDULE

TERM		RENT SCHEDULE		GROWTH	
RENT TYPE	INC. DATE	/ YEAR	/ MONTH	INC.	YIELD
PRIMARY	-	\$380,000	\$31,667	-	4.55%
PRIMARY	5/1/2031	\$418,000	\$34,833	10.0%	5.00%
PRIMARY	5/1/2036	\$459,800	\$38,317	10.0%	5.50%
OPTION #1	5/1/2041	\$505,780	\$42,148	10.0%	6.10%
OPTION #2	5/1/2046	\$556,358	\$46,363	10.0%	6.70%
OPTION #3	5/1/2051	\$611,994	\$50,999	10.0%	7.30%
OPTION #4	5/1/2056	\$673,193	\$56,099	10.0%	8.10%
OPTION #5	5/1/2061	\$740,513	\$61,709	10.0%	8.90%
OPTION #6	5/1/2066	\$814,564	\$67,880	10.0%	9.80%
OPTION #7	5/1/2071	\$896,020	\$74,668	10.0%	10.70%
OPTION #8	5/1/2076	\$985,622	\$82,135	10.0%	11.80%
NOI: \$380,000					

SECTION THREE

AREA OVERVIEW

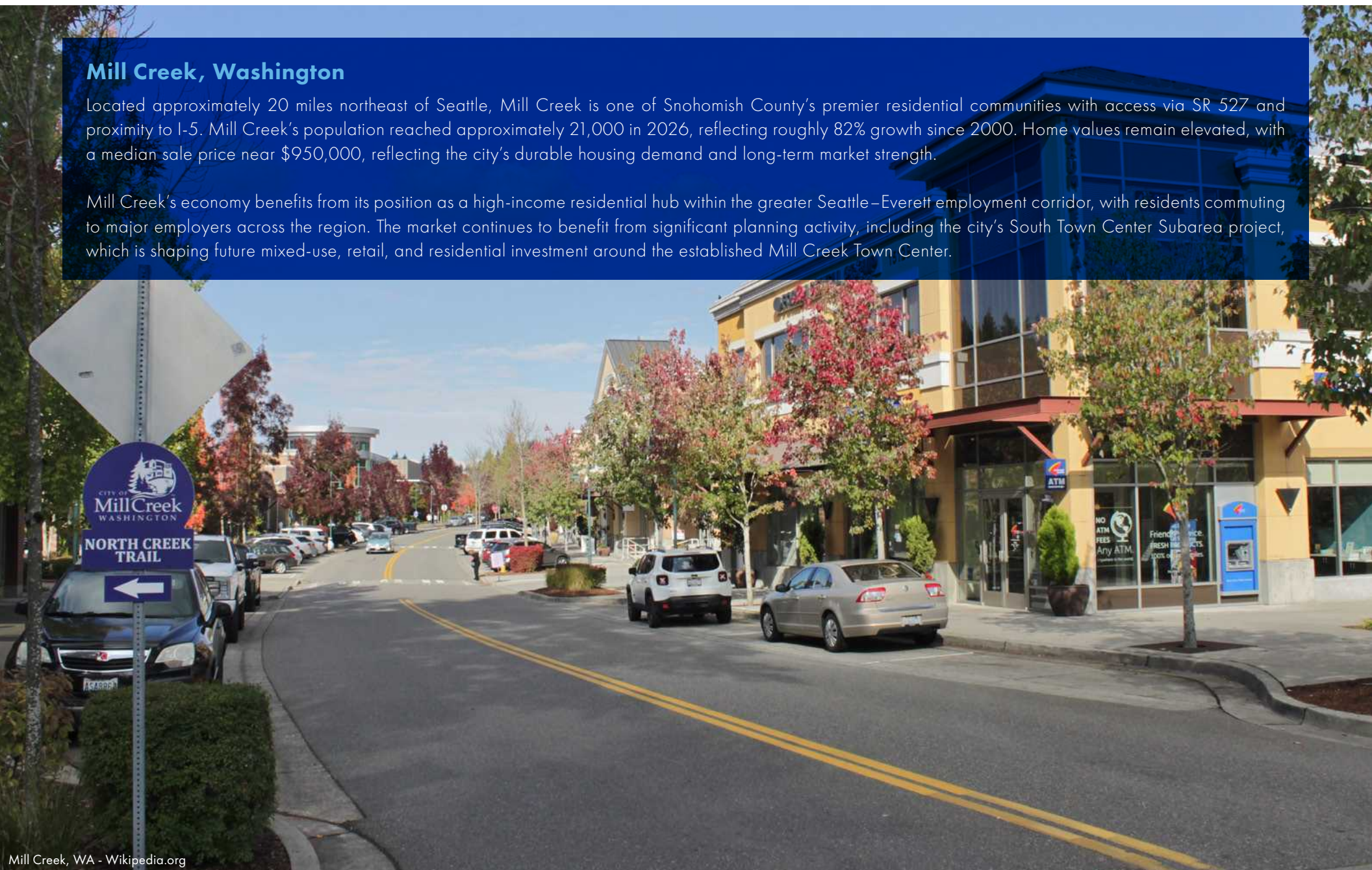


LOCATION OVERVIEW

Mill Creek, Washington

Located approximately 20 miles northeast of Seattle, Mill Creek is one of Snohomish County's premier residential communities with access via SR 527 and proximity to I-5. Mill Creek's population reached approximately 21,000 in 2026, reflecting roughly 82% growth since 2000. Home values remain elevated, with a median sale price near \$950,000, reflecting the city's durable housing demand and long-term market strength.

Mill Creek's economy benefits from its position as a high-income residential hub within the greater Seattle–Everett employment corridor, with residents commuting to major employers across the region. The market continues to benefit from significant planning activity, including the city's South Town Center Subarea project, which is shaping future mixed-use, retail, and residential investment around the established Mill Creek Town Center.



Mill Creek, WA - Wikipedia.org

SURROUNDING RETAIL



Fred Meyer

Top 16% Nationally

Orangetheory FITNESS

ANYTIME FITNESS

Brown Bear Car Wash

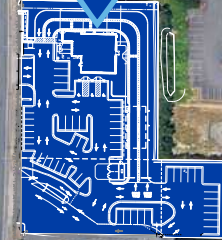
Future Brown Bear Car Wash

CHASE

Jack in the box



CLICK HERE TO EXPLORE THE AREA MORE ON GOOGLE MAPS



Highway 527 & 132nd St SE
±35,423 VPD

SPROUTS FARMERS MARKET

Tires LES SCHWAB

LOWE'S

Top 6% in WA

DEMOGRAPHICS

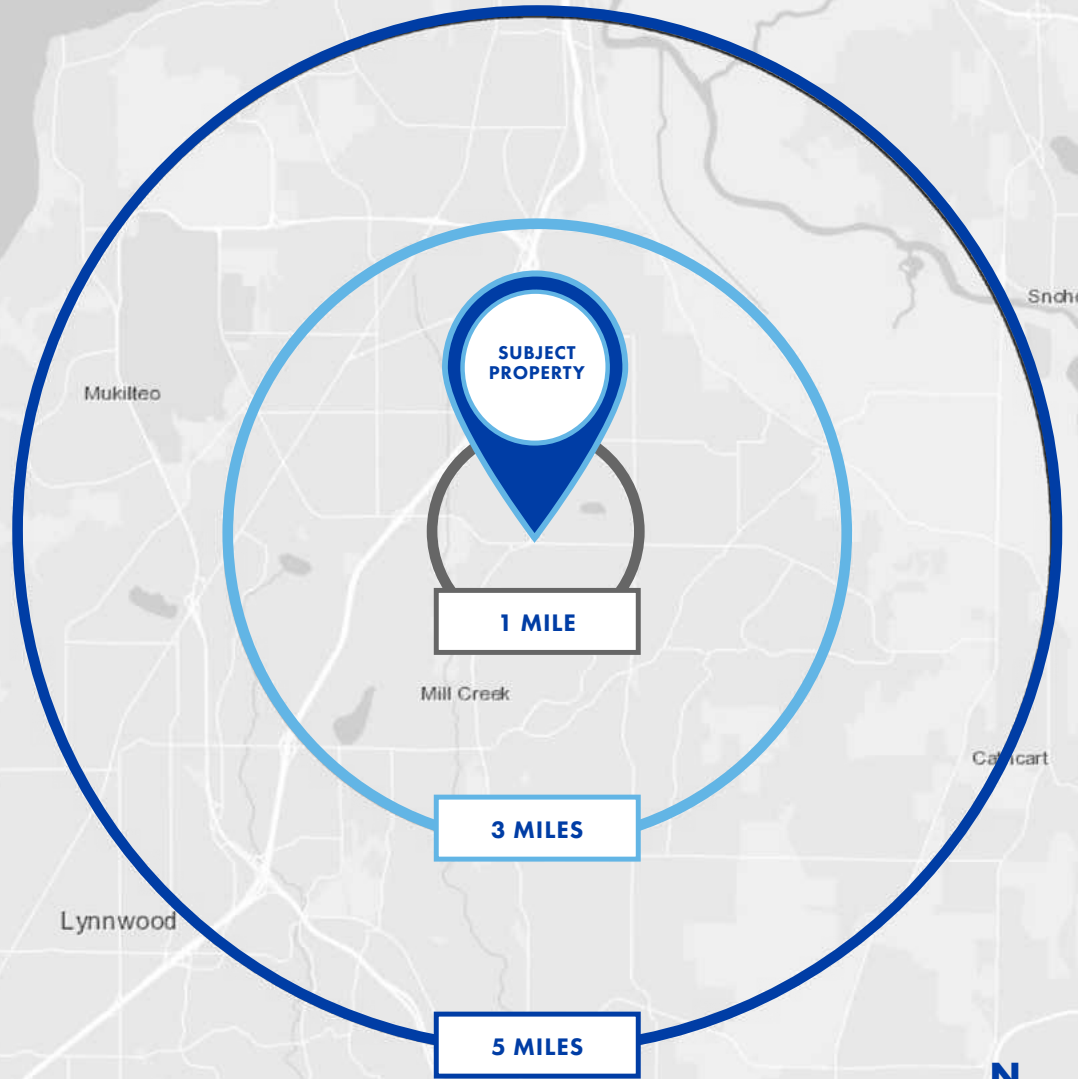
 POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	16,439	162,636	318,189
2030 Population	17,109	168,120	330,267

 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	5,789	59,796	117,334
2030 Households	6,017	61,902	121,987

 HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Median Household Income	\$113,636	\$112,774	\$114,700
2025 Average Household Income	\$155,144	\$144,479	\$145,721

318.2K
POPULATION
(5 MILES)

\$145.7K
AVG HH INCOME
(5 MILES)



SECTION FOUR

LEASE ABSTRACT AND Q&A



LEASE ABSTRACT

Premises & Term	
Tenant	Chick-fil-A (Chick-fil-A, Inc.)
Rent Commencement Date	4/3/2026
Lease Expiration Date	4/30/2041
Options	15 Years
Lease Type	Ground Lease
Expenses	
CAMs	Tenant pays directly
Taxes	Tenant pays directly
Insurance (General Liability & Property)	Tenant pays directly
Insurance (Property)	Tenant pays directly
Utilities	Tenant pays directly
Interior Repairs and Maintenance	Tenant pays directly
Exterior Repairs & Maintenance	Tenant pays directly
Nonstructural Repairs & Maintenance	Tenant pays directly
Structural Repairs & Maintenance	Tenant pays directly

QUESTIONS & ANSWERS

DOES CHICK-FIL-A HAVE A ROFO?

Yes. If Landlord elects to sell the Property, Tenant shall have 15 business days to elect to purchase on the offered terms. If Tenant declines, Landlord may sell within 180 days at a price no less than 95% of the offering amount or otherwise re-offer the Property to Tenant.

IS CHICK-FIL-A REQUIRED TO REPORT SALES?

No, Chick-fil-A is not required to report sales.

DOES CHICK-FIL-A PAY PERCENTAGE RENT?

No, the lease does not include percentage rent.



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lfahey@northmarq.com | 303.225.2139

Northmarq

130 Nickerson St, Suite 200
Seattle, WA 98109

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