

# Buffalo Wild Wings

Olympia, WA

High Performing, Below Market Rent Buffalo Wild Wings Ground Lease on Prime Corner Location

\$ | Price:  
**\$2,590,000**

% | Cap Rate:  
**4.75%**

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## THE OFFERING

- **BELOW-MARKET RENT WITH SIGNIFICANT UPSIDE:** Current total rent of approximately \$123,000/year is estimated to be 30–50% below market for national casual dining and QSR pad tenants in this corridor. A 10% rent increase will take effect in the next option period, set to start 7/1/2028.
- **NNN\* GROUND LEASE:** This is a net ground lease with minimal landlord responsibilities. Rents increase 10% at the beginning of each of the next 2, 5-year options, with a fair market reset on the final 5-year option.
- **HIGH-PERFORMING PROMINENT CORNER LOCATION OFF HWY-101:** The Property occupies a highly visible corner pad at the intersection of Hwy-101 and Black Lake Blvd SW, which combine for over 110,000 vehicles per day. The site is within the greater Olympia West Center, a Trader Joe's anchored shopping center. Haggen grocery is directly across the street and Capitol Mall is just three blocks away. This location recorded over 290K annual visits in the past year, ranking in the top 12% of all locations nationwide. The tenant also reports sales.
- **STRONG REGIONAL DEMOGRAPHICS:** Olympia is the state capital of Washington and the county seat of Thurston County. The region benefits from a stable, government-driven employment base, including the Washington State Legislature, numerous state agencies, and Joint Base Lewis-McChord located approximately 20 minutes to the north.

\*Landlord responsible for general liability insurance. Tenant responsible for property insurance.



Part of larger portfolio, please contact Northmarq for more info

## OFFERED EXCLUSIVELY BY

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