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7150 WA-303 | BREMERTON, WA

PRICE: \$2,526,315 | CAP: 4.75%

INVESTMENT OFFERING

NNN
Retail Investment Group



EXECUTIVE SUMMARY

PRICE: **\$2,526,315**

CAP: **4.75%**

NOI: **\$120,000**

LOCATION: 7150 WA-303
Bremerton, Washington

BUILDING SIZE: Taco Bell: ±2,085 Square Feet

LAND SIZE: ±1.07 Acres

GUARANTOR: Orchard Foods: 5 Units

LEASE TYPE: Absolute NNN

LEASE EXPIRATION: New Sale Leaseback to Expire on
January 31st, 2043, Co-Terminus with the
Franchise Agreement

YEAR BUILT: 2018

LESSEE: Orchard Foods

OPTIONS: (4) 5- Year Options to Extend

INCREASES: 5.0% Every 5 Years

ROFR: None



PROPERTY OVERVIEW



Investment Highlights

- Absolute NNN
- New Sale Leaseback to Expire on January 31st, 2043, Co-Terminus with the Franchise Agreement
- (4) 5-Year Options
- Located on Busy HWY 303 which sees more than $\pm 33,000$ VPD
- Orchard Foods Lessee and Guarantee
- Located ± 15 miles from Seattle, Washington (more than $\pm 724,700$ in population)
- New Construction Built in 2018

Retail Investment Group is pleased to be the exclusive listing agent for the Taco Bell property in Bremerton, Washington. The property has an absolute NNN lease with 4-(5) year options and 5.0% increases every 5 years. The property is surrounded by single-family homes, Olympic Village Apartments and numerous retailers and churches. Some of those retailers include: Starbucks, McDonald's, Walmart, Safeway, Walgreens, Burger King, Les Schwab Tire Center, Central Valley Garden Supply and Chevron. This Taco Bell is ± 0.5 miles from the Kitsap Tennis and Athletic Center and ± 1 mile from Esquire Hills Elementary School and Bremerton Skateland. The Taco Bell offers an Absolute NNN Lease with 4 (5) Year Options and is located on the WA-303 HWY seeing more than $\pm 33,000$ vehicles per day, just ± 15 miles from Seattle WA, the 18th most populous city in the US with more than $\pm 724,700$ people.



ABOUT BREMERTON

Bremerton is known as a beautiful harborside city home to $\pm 41,235$ people, and is part of the Bremerton-Silverdale MSA which is home to a combined $\pm 269,805$ people. Bremerton is east of the Olympic Mountains and less than an hour ferry ride from downtown Seattle. The Port of Bremerton Marina has over 300 boat slips. The popular Arts District found along the water has attractions like the Puget Sound Navy Museum, USS Turner Joy, PSNS Memorial Plaza and the boardwalk. Across the Manette Bridge there are numerous restaurants, cafes and places to shop. Bremerton has numerous parks including Harborside Fountain Park, Kitsap Lake Park, Lions Park, Evergreen Rotary Park and Lent Landing Park. The Gold Mountain Golf Course consists of two 18 hole championship courses which has hosted multiple NCAA events and more. The Kitsap County Naval Base is by far the city's largest employer followed by Harrison Medical Center.

Bremerton frequently has local events such as First Friday Art Walk at the Bremerton Arts District, community farmers markets and organized inlet cleanups. Bremerton also has live shows at the Admiral Theatre, Bremerton Community Theatre, Bremerton Symphony, Kitsap Opera and the Peninsula Dance Theatre for those interested in performing arts. The City is known for its local charm and frequently draws visitors from all over the Greater Seattle area.

AERIAL MAP



Walmart

Central Kitsap
School District



±33,559 VPD



Tires LES SCHWAB

Subject
Property

Walgreens

WSDOT
Park & Ride



Taco Bell is the nation's leading Mexican-inspired quick service restaurant (QSR) brand. They serve made-to-order and customized tacos and burritos, among other craveable choices, and are the first QSR restaurant to offer American Vegetarian Association (AVA)-certified menu items. Taco Bell and more than 350 franchise organizations operate nearly 6,500 restaurants across the United States that proudly serve about 40 million customers every week.

Orchard Group was founded in 1988 and operates 11 restaurants: 5 Taco Bells, 4 KFCs and 2 Jersey Mikes. Orchard Foods is the Taco Bell entity within Orchard Group that owns these 5 Taco Bell locations.

ABOUT THE **BRAND**



AERIAL MAP



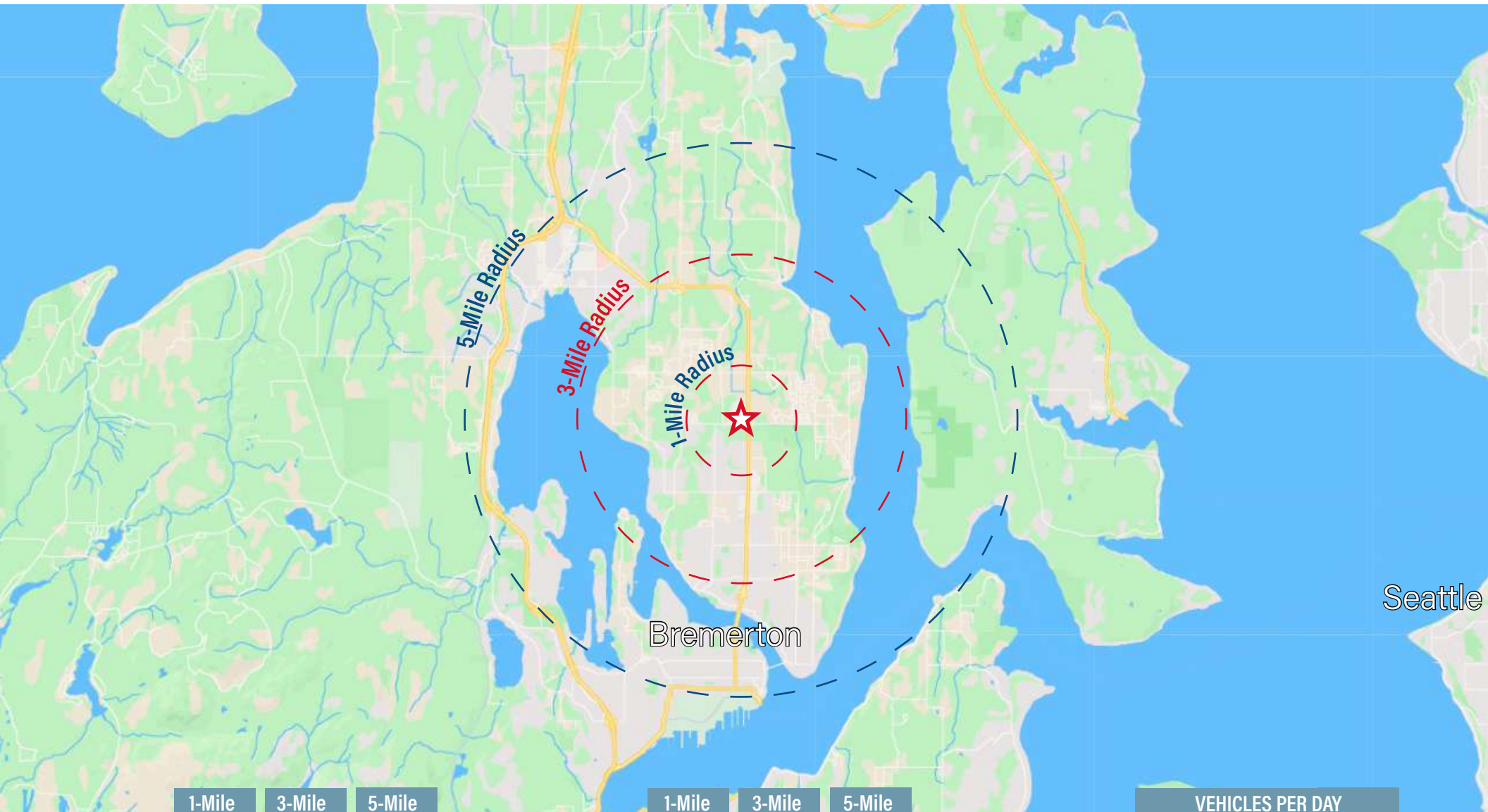
ADDITIONAL PHOTOS



SITE SURVEY



2020 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	6,617	44,229	103,522	2010 Households	2,508	17,508	40,731	State Hwy 303 NE	±34,590/VPD
2020 Population	7,005	44,925	108,816	2020 Households	2,675	17,691	42,887	NE Fairgrounds Rd	±9,132/VPD
2025 Population	7,484	47,669	116,711	2025 Households	2,841	18,775	45,823	NE McWilliams Rd	±6,550/VPD

Confidentiality & Disclaimer

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial

and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment

Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

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The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no interest in the Property, please return this Investment Offering Memorandum to Retail Investment Group, LLC.

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