

BURGER KING

20318 77TH AVE NE • ARLINGTON, WA 98223

RECENTLY REMODELED ABSOLUTE NNN BURGER KING FEATURING STRONG SALES AND OVER 17 YEARS OF LEASE TERM REMAINING LOCATED 10 MINUTES FROM NEW \$355MM AMAZON FULFILLMENT CENTER



ACTUAL PROPERTY PHOTO

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THE HIGHLIGHTS



AAA LOCATION IN RAPIDLY GROWING TRADE AREA

The Property features strong visibility, access and is located within a rapidly growing trade area featuring several new residential and commercial developments.



LOCATED 10 MINUTES FROM NEW \$355MM AMAZON DISTRIBUTION FACILITY

The Property is located roughly a 10 minute drive away from a new, 635,000 SF Amazon distribution facility bringing an estimated 1,000 jobs to the local market in 2022.



LONG TERM LEASE WITH OVER 17 YEARS REMAINING

The Property features a long term Absolute NNN lease originally signed in 2018 featuring over 17 years of firm term remaining.



STRONG STORE SALES & LOW RENT/SALES RATIO

The Property features strong, growing annual gross sales well in excess of the Burger King national average (contact listing agent for additional details).



RECENTLY REMODELED

The Property underwent an extensive 2016 remodel paid for by the tenant featuring high-end finishes and a modern, contemporary design.

ABSOLUTE NNN LEASE

The lease structure is Absolute NNN with the landlord having zero management or repair responsibilities.



STRONG MULTI-CONCEPT FRANCHISEE GUARANTEE (150+ LOCATIONS)

The lease is guaranteed by Ambrosia QSR, the largest operator of Burger King and Popeyes restaurants in the Pacific Northwest and one of the top performing operators within the Burger King system.



STRONG HISTORICAL OCCUPANCY

The Property has operated as a successful Burger King since 1999, featuring over 22 years of historical occupancy.



ANNUAL RENT INCREASES

The Property features annual rent increases providing a hedge against inflation.



STRONG BRAND RECOGNITION

Burger King is the #2 Fast Food Hamburger Chain Globally with nearly 14,000 restaurants in 100+ countries serving more than 11,000,000 Guests Per Day.



INCOME TAX FREE STATE

Washington state is an income-tax free state.



EXCLUSIVELY LISTED BY BROWN RETAIL GROUP

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