Chick-fil-A (Ground Lease)

Mill Creek, WA

Brand New Chick-fil-A Ground Lease in Mill Creek, Washington

Price: $8,640,000

Cap Rate: 4.40%

View Full OM

THE OFFERING

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. The Property is currently under construction with anticipated grand opening of April 2026 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.

- Brand new 2026 construction; the Property is currently under construction
- 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

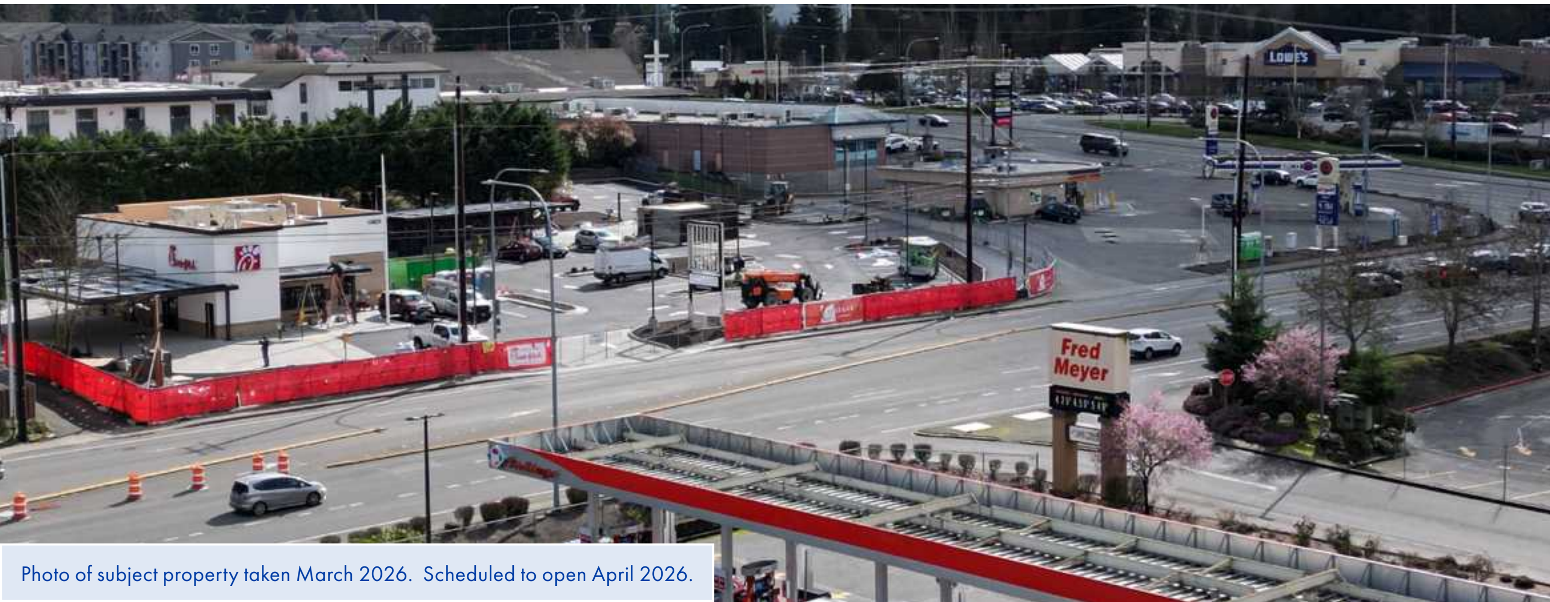

Photo of subject property taken March 2026. Scheduled to open April 2026.

OFFERED EXCLUSIVELY BY

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OWNERSHIP DISCLOSURE

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

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