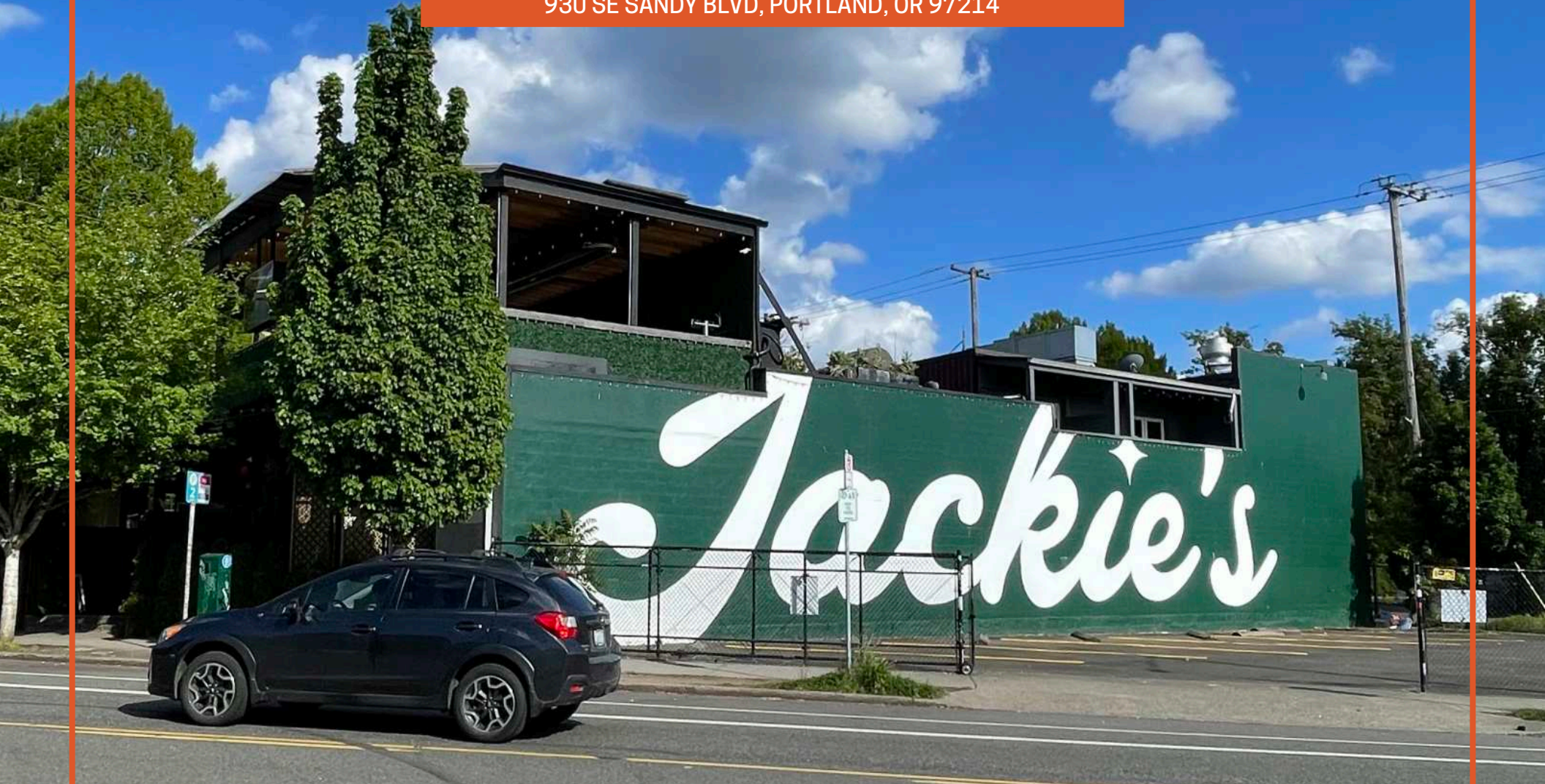


JACKIE'S SPORTS BAR

ESTABLISHED PORTLAND OPERATOR | STRONG REPORTED SALES | NEXT TO SOHO HOUSE

930 SE SANDY BLVD, PORTLAND, OR 97214



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— JACKIE'S SPORTS BAR —

OFFERING SUMMARY

930 SE SANDY BLVD, PORTLAND, OR 97214

Fulcrum Pacific is pleased to present **Jackie's Sports Bar**, a net-leased restaurant and nightlife investment in Portland, Oregon. The property consists of a 6,300-square-foot freestanding building occupied by Jackie's, a long-standing and highly successful Portland operator with strong reported sales and an established presence in the market. The offering features approximately five years of remaining term on a NNN lease, providing stable in-place cash flow backed by an experienced operator with a personal guaranty.

Renovated in 2016, the property underwent significant capital improvements including updated electrical systems, HVAC, sprinklers, and water lines, substantially reducing near-term maintenance exposure for future ownership. The tenant has continued to invest in the location and has established the property as one of the area's most recognizable sports bar and entertainment destinations.

Strategically positioned on Portland's inner east side along the highly trafficked Sandy Boulevard corridor, the property sits directly adjacent to Soho House Portland, the globally recognized private members club that recently opened its first Pacific Northwest location. The surrounding area continues to attract significant hospitality, entertainment, and mixed-use investment, benefiting from close proximity to downtown Portland, the Central Eastside, and several of the city's most densely populated neighborhoods.

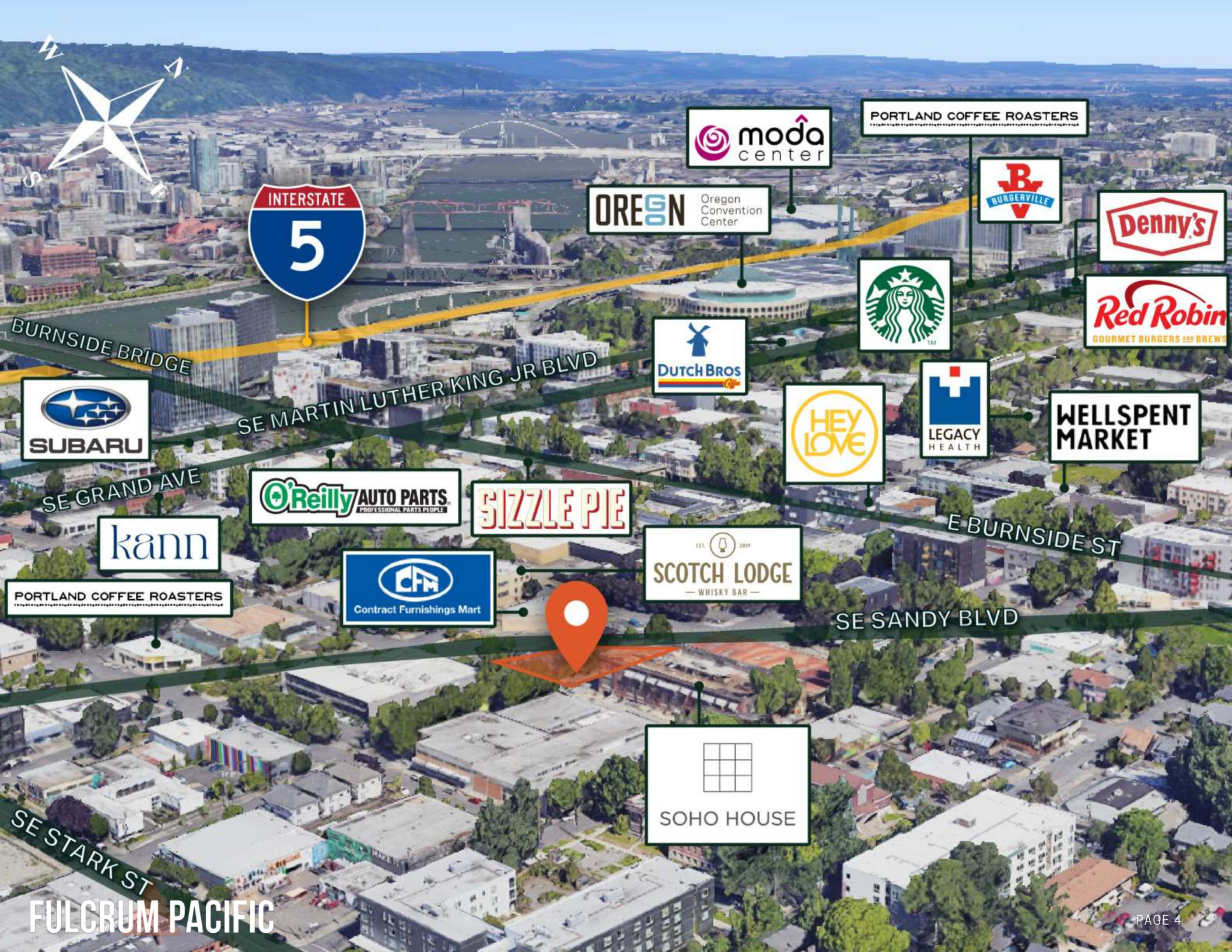
With strong in-place cash flow, a flexible lease structure, recent capital improvements, and a location within one of Portland's most active urban corridors, Jackie's Sports Bar presents an opportunity to acquire a stabilized net-leased asset backed by an established operator in a supply-constrained infill market.

OFFERING PRICE
\$3,400,000

CAP RATE
7.76%



New 12-story, 274-unit high-rise apartment building with 3 retail spaces.
Permit under review as of 11/12/24



SE STARK ST
FULCRUM PACIFIC



SITE DESCRIPTION

GLA	6,300 SF	Occupancy	100%
Lot Size	0.14 Acres	Year Built/Renovated	1959/2016
Tenants	1	Zoning	EX

The Central Employment (EX) zone allows a full range of high density commercial, light industrial, institutional and residential uses. This zone is intended for sites in or near the Central City and in Gateway. Maximum height allowed is 65 ft, which is approximately 6 stories high.

— JACKIE'S SPORTS BAR —

INVESTMENT HIGHLIGHTS



STABLE IN-PLACE CASH FLOW

Approximately five years of remaining term on a NNN lease provides immediate, passive cash flow backed by an established operator with strong reported sales and a personal guaranty.



ESTABLISHED OPERATOR WITH STRONG REPORTED SALES

Jackie's is a long-standing Portland hospitality operator with strong reported sales at this location and an established presence in the local restaurant and nightlife market. Contact brokers for additional information.



STRATEGIC INNER PORTLAND LOCATION ADJACENT TO SOHO HOUSE

Located directly next to Soho House Portland along the SE Sandy Blvd corridor, the property benefits from strong visibility, urban density, and continued investment within one of Portland's most active entertainment and hospitality districts.



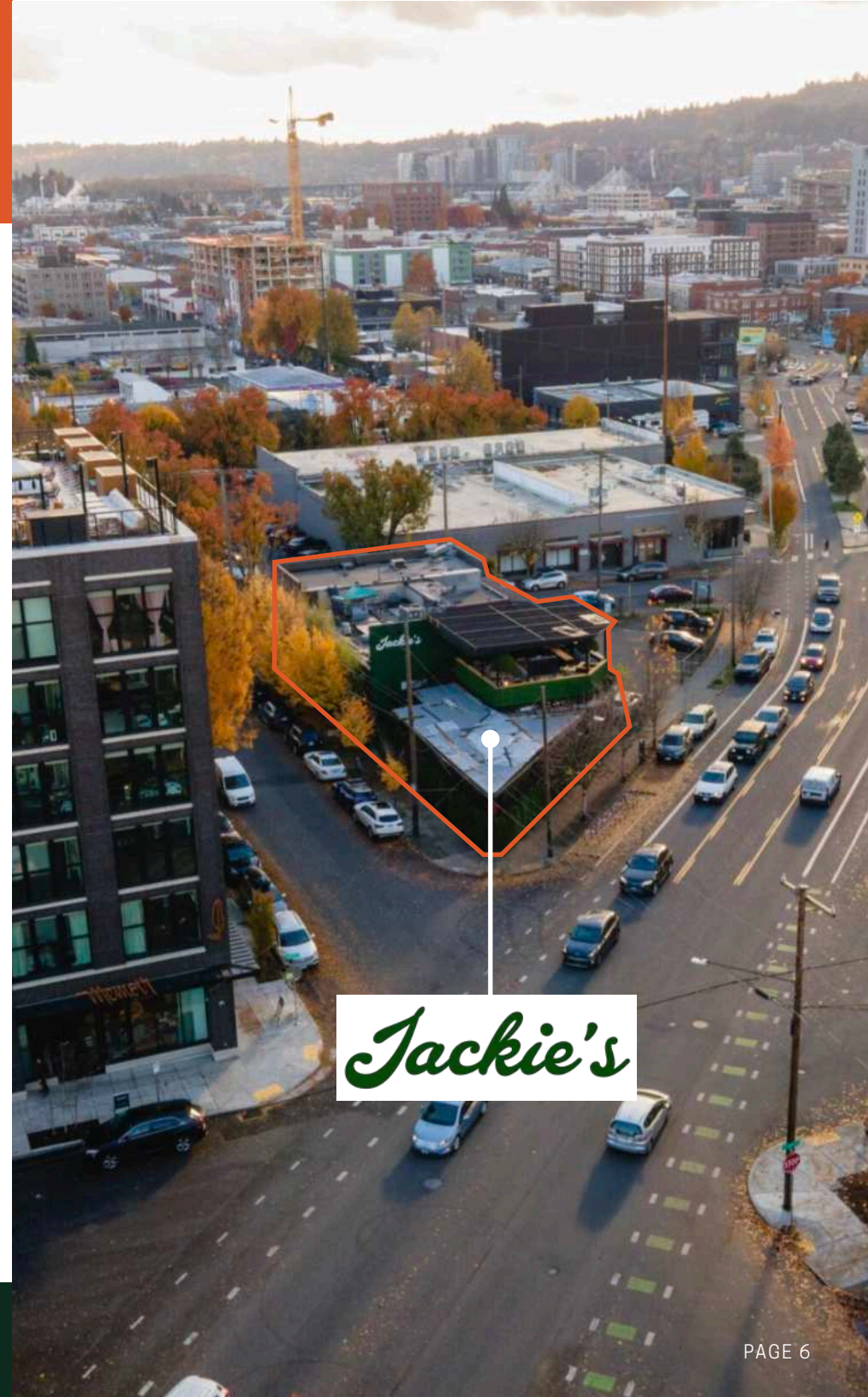
RARE FREESTANDING URBAN ASSET IN SUPPLY-CONSTRAINED CORRIDOR

The offering presents a rare opportunity to acquire a freestanding retail and entertainment property with dedicated identity, strong street presence, and irreplaceable infill real estate fundamentals in Portland's inner east side.



SIGNIFICANT CAPITAL IMPROVEMENTS COMPLETED

The property underwent a major renovation in 2016 including updated electrical systems, HVAC, sprinklers, and water lines, minimizing near-term capital expenditure needs for future ownership.



Jackie's



SE PINE STREET

NAP

SE SANDY BLVD

Jackie's

FULCRUM PACIFIC

SE 10TH AVENUE



SOHO HOUSE PORTLAND

Jackie's benefits from its immediate proximity to Soho House Portland, the globally recognized private members' club that opened its first Pacific Northwest location in March 2024. Catering to professionals in media, technology, fashion, arts, and entertainment, Soho House has brought an affluent and influential membership base to Portland's inner east side, further elevating the profile of the surrounding neighborhood.

Located within the historic Troy Laundry Building, Soho House transformed the property through a significant redevelopment, introducing restaurants, lounges, workspaces, wellness amenities, and private event spaces designed to serve Portland's growing creative and professional community.

As one of the world's most recognized hospitality brands, Soho House continues to drive activity, visibility, and long-term investment interest throughout the corridor, reinforcing the area's positioning as one of Portland's premier lifestyle and entertainment districts.

Learn more about Soho House Portland here: <https://www.sohohouse.com/en-us/houses/soho-house-portland>



FINANCIAL DETAILS

THE OFFERING

Price	\$3,400,000
Capitalization Rate	7.76%
Price/SF	\$539.68

PROPERTY DESCRIPTION

Year Built/Renovated*	1959/2016
Gross Leasable Area	6,300 SF
Type of Ownership	Fee Simple
Lot Size	0.14 Acres

*The property was fully renovated in 2016, including new electrical, HVAC units, waterlines, & a full sprinkler system.

LEASE SUMMARY

Tenant	Webster Ave LLC
Rent Increases	3% Annually
Guarantor	Personal Guarantee
Lease Type	NNN
Lease Commencement	12/05/2021
Lease Expiration	05/31/2031
Renewal Options	None
Term Remaining on Lease (Yrs)	+/- 5 Years
Landlord Responsibility	Roof & Structure
Tenant Responsibility	Taxes, Insurance, Maintenance & Repairs

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
6/1/2026 - 5/31/2027	\$264,000	\$22,000	\$41.90	7.76%
6/1/2027 - 5/31/2028	\$271,920	\$22,660	\$43.16	8.00%
6/1/2028 - 5/31/2029	\$280,078	\$23,340	\$44.46	8.24%
6/1/2029 - 5/31/2030	\$288,480	\$24,040	\$45.79	8.48%
6/1/2030 - 5/31/2031	\$297,134	\$24,761	\$47.16	8.74%





OMSI



HAWTHORNE BRIDGE

COLUMBIA
CREDIT UNION

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

Coava

PAULSON'S
FLOOR COVERINGS

WHITE OWL Social Club

Mr. Formal



Jacksons

SCHILLING
HARD CIDER



AFURI
ramen • dumpling

Grand CENTRAL
BOWL & ARCADE

Orangetheory
FITNESS

LOYAL LEGION

Oregon's
MARKET OF CHOICE

SE MORRISON ST

SUBWAY

Rum Club

corepower
YOGA

KeyBank

PORTLAND COFFEE ROASTERS



SE STARK ST

Spella
CAFFÈ

SE SANDY BLVD


SOHO HOUSE


Contract Furnishings Mart

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— JACKIE'S SPORTS BAR —

THE TENANT

JACKIE'S SPORTS BAR

Jackie's is a well-established Portland hospitality concept known for its energetic atmosphere, strong local following, and highly active event-driven business model. The venue features multiple entertainment and dining environments including a rooftop patio, stadium-style sports bar, private event spaces, and VIP seating areas, allowing the operator to capture a broad customer base across game days, nightlife, private events, and weekend dining traffic. The concept has become a recognizable destination within Portland's inner east side entertainment corridor and continues to report strong operating performance at this location.

The tenant is operated by an experienced local restaurateur with a proven track record in the Portland hospitality market and a history of successfully developing and operating high-volume food and beverage concepts. Ownership has continued to invest in the business and the property, reinforcing long-term commitment to the location and surrounding trade area.

Further strengthening the investment profile, the lease includes a personal guarantee from ownership, providing an additional layer of security beyond the underlying business operations. Combined with the operator's established market presence, strong reported sales, and long-term occupancy history, the guaranty demonstrates meaningful alignment and commitment to the continued success of the location.

For more information, visit: jackiespdx.com

Jackie's





DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 Population	25,696	232,511	454,252
2025 Population	26,537	233,627	448,847
2030 Population Projection	26,588	232,614	445,252
2025 Households	14,807	118,475	209,631
Median Age	38.5	39.9	40.7
Median Household Income	\$63,946	\$89,492	\$93,743
Average Household Income	\$91,845	\$121,066	\$123,184

Source: Costar.com

PORTLAND LOCATION OVERVIEW

Portland, Oregon is the economic and cultural center of the Pacific Northwest, serving a metropolitan population of more than 2.5 million residents. The region benefits from a diverse economy anchored by technology, healthcare, advanced manufacturing, athletic apparel, and creative industries, with major employers including Nike, Intel, Adidas North America, Providence Health, and Oregon Health & Science University supporting long-term economic stability and population growth.

Known for its strong consumer culture, highly educated workforce, and lifestyle-driven appeal, Portland continues to attract residents and businesses seeking a high quality of life and access to outdoor recreation. The city is nationally recognized for its food scene, hospitality sector, walkability, and sustainability initiatives, helping drive tourism and local spending throughout the urban core.

Portland remains one of the most supply-constrained major markets on the West Coast due in part to Oregon's Urban Growth Boundary, which has historically limited urban sprawl and supported long-term infill real estate fundamentals. Combined with continued investment in hospitality, entertainment, and mixed-use development throughout the urban core, Portland continues to offer compelling long-term fundamentals for well-located retail and hospitality real estate.



2024 POPULATION

637K



2024 MEDIAN AGE

39



2024 HOUSEHOLDS

294K



MEDIAN HOUSEHOLD INCOME

\$91K

Source: CensusReporter.org

OREGON HEALTH & SCIENCE UNIVERSITY (OHSU)



PORTLAND STATE UNIVERSITY



DOWNTOWN PORTLAND



MULTNOMAH FALLS



SOUTH WATERFRONT



PORTLAND INTERNATIONAL AIRPORT (PDX)



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