

# TACO TIME SITE

2301 MAIN ST | SWEET HOME | OREGON 97386  
DRIVE THRU DEVELOPMENT | OWNER/USER



Marcus & Millichap  
THE GARSKE GROUP

# TABLE OF CONTENTS

01

## EXECUTIVE SUMMARY

Offering Summary	06
Investment Highlights	08
Taco Time Site	10

02

## PROPERTY SUMMARY

West Aerial	14
East Aerial	15
Property Photos	16
Property Photos	17

03

## MARKET OVERVIEW

Demographic Summary	20
Sweet Home Overview	21
Location Highlights	22



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**Marcus & Millichap**  
THE GARSKE GROUP



# EXECUTIVE SUMMARY

# 01

## EXECUTIVE SUMMARY

### THE GARSKE GROUP OF MARCUS & MILLICHAP HAS BEEN EXCLUSIVELY CHOSEN TO MARKET THE TACO TIME SITE,

located in Sweet Home, Oregon, presenting a premier owner/user retail fast food opportunity at \$400 per square foot. This 1,746-square-foot building is set on a generous 0.77-acre lot, strategically positioned on the lively Main Street, where it benefits from high visibility and consistent foot traffic. The site is advantageously located near key retailers such as Safeway, Dollar Tree, Bi-Mart, and Dollar General, placing it in the center of a vibrant commercial area. Additionally, being less than a mile from the town's only high school ensures a consistent flow of potential customers from the local community.

Located on a prime hard corner, the property features a prominent pylon sign that boosts its visibility to the over 11,000 vehicles passing by daily. With multiple points of ingress and egress, along with a dedicated turn lane, the site offers easy access for customers, enhancing its overall attractiveness. Ample parking and a covered drive-thru add to its suitability as a fast-food location. This exceptional location, coupled with excellent exposure and accessibility, makes this property a highly valuable investment opportunity in Sweet Home's bustling retail district.



## SITE DESCRIPTION

<b>ADDRESS</b>	2301 Main St Sweet Home, OR 97386
<b>PARCEL</b>	0724167
<b>LOT SIZE (AC)</b>	0.77 AC
<b>LOT SIZE (SF)</b>	33,541 SF
<b>BUILDING SIZE</b>	1,746 SF
<b>YEAR BUILT</b>	1985

**PRICE: \$700,000**  
**PRICE / SF: \$400**

# INVESTMENT HIGHLIGHTS



## PRIME LOCATION

Strategically positioned on Sweet Home's bustling Main Street, this 1,746-square-foot Taco Time site enjoys high visibility and significant foot traffic, making it a central part of a thriving commercial hub that includes key retailers like Safeway, Dollar Tree, Bi-Mart, and Dollar General.



## STRONG EXPOSURE

The property benefits from a prime hard corner location with a prominent pylon sign, attracting attention from over 11,000 vehicles passing by daily. Multiple ingress and egress points, along with a dedicated turn lane, ensure convenient access for customers.



## OWNER/USER

This site offers an exceptional owner/user opportunity with ample parking and a covered drive-thru, making it ideally suited for a fast-food operation. The property's strategic location and existing infrastructure provide a turnkey solution for potential business owners.



## ESTABLISHED RETAIL CORRIDOR

Situated within a well-established retail corridor alongside major national brands like Safeway, Dollar Tree, Bi-Mart, and Dollar General, this site benefits from strong neighboring tenant draw, enhancing customer traffic and contributing to the site's long-term investment stability.







# PROPERTY SUMMARY

02

# WEST AERIAL



SWEET HOME HIGH SCHOOL

FIGARO'S PIZZA

AW ALL AMERICAN FOOD

SAFeway

TACO BELL

Tires LES SCHWAB

UMPQUA BANK

DOLLAR GENERAL

MCDONALDS

Domino's

BI-MART

SWEET HOME MOTORS

Mobil

SUBJECT PROPERTY

MAIN ST | 11,423 VPD

# EAST AERIAL



DOLLAR TREE

7 ELEVEN

SUBJECT PROPERTY

Mobil

MAIN ST | 11,423 VPD







# MARKET OVERVIEW

# Q3

# DEMOGRAPHIC SUMMARY

## POPULATION

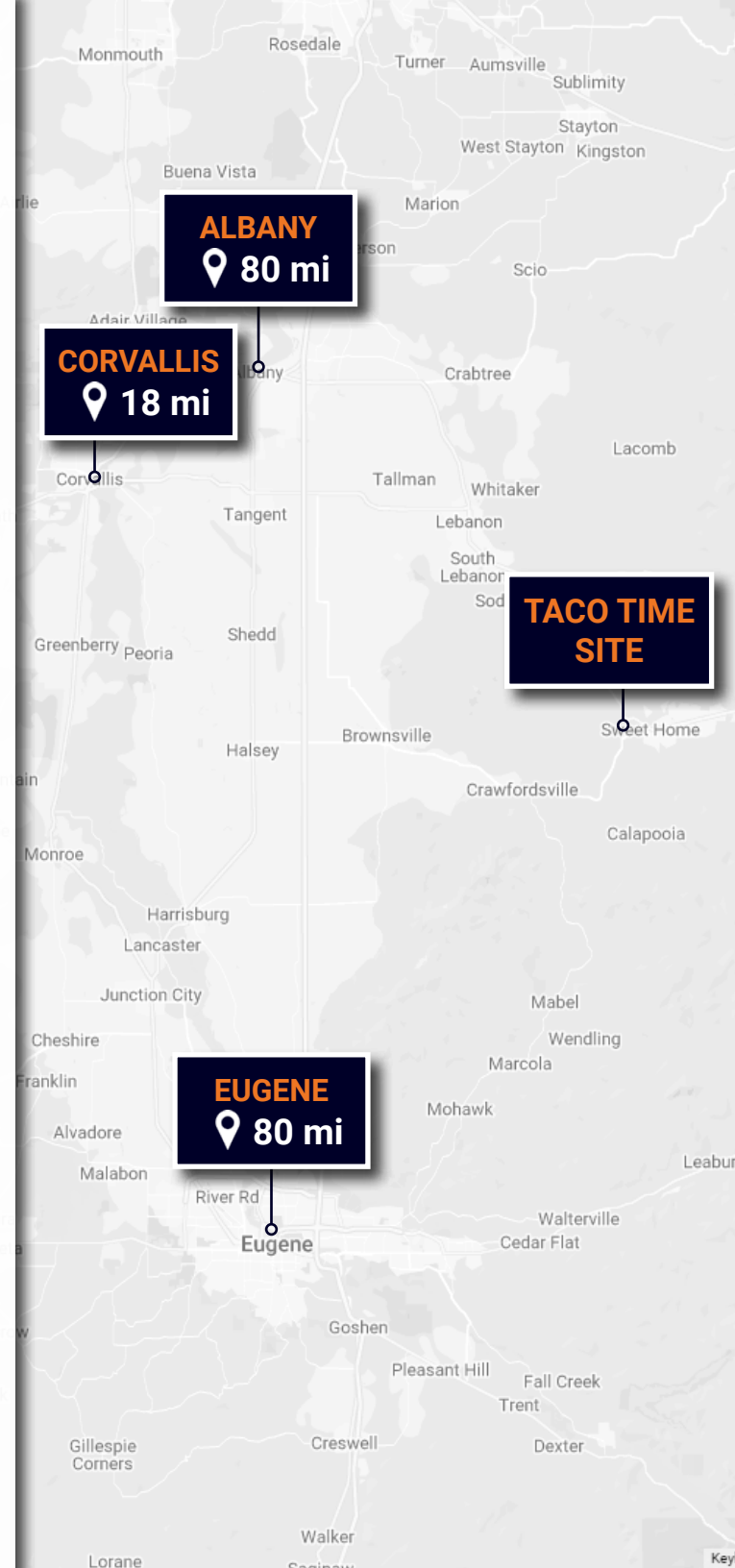
	5 MILES	10 MILES	15 MILES
<b>2028 PROJECTION</b>	14,803	19,941	52,243
<b>2023 ESTIMATE</b>	14,280	19,301	50,269
<b>2020 CENSUS</b>	14,136	19,258	50,193
<b>2010 CENSUS</b>	12,967	17,749	44,999

## HOUSEHOLDS

	5 MILES	10 MILES	15 MILES
<b>2028 PROJECTION</b>	5,766	7,729	20,447
<b>2023 ESTIMATE</b>	5,549	7,461	19,623
<b>2020 CENSUS</b>	5,429	7,314	19,175
<b>2010 CENSUS</b>	4,999	6,806	17,464

## HOUSEHOLD INCOME

	5 MILES	10 MILES	15 MILES
<b>AVERAGE INCOME</b>	\$66,955	\$73,776	\$76,329
<b>MEDIAN INCOME</b>	\$55,674	\$60,207	\$60,242
<b>PER CAPITA INCOME</b>	\$26,117	\$28,606	\$29,945



# SWEET HOME OVERVIEW

**SWEET HOME**, Oregon, is a community on the rise, offering a compelling blend of small-town charm and economic growth. The local economy has been bolstered by a diverse mix of industries, including manufacturing, agriculture, and retail, which together create a stable and thriving business environment. With a strong emphasis on sustainable development, Sweet Home has attracted new businesses and investors, contributing to job creation and economic vitality. The city's commitment to growth is evident in the recent infrastructure improvements, including upgraded transportation networks and enhanced public services, which have made the area more accessible and attractive for both businesses and residents.

The city's strategic location in the Willamette Valley places it within reach of major urban centers, while still offering the tranquility of a rural setting. Sweet Home is surrounded by natural beauty, with proximity to the Cascade Mountains, rivers, and lakes, making it a desirable destination for outdoor enthusiasts. Additionally, ongoing development projects are enhancing the quality of life for residents, with new housing developments, recreational facilities, and community initiatives that foster a strong sense of community. This combination of economic opportunity, robust infrastructure, and a focus on sustainable growth makes Sweet Home an increasingly attractive place to live, work, and invest.



## LOCATION HIGHLIGHTS

### MCDOWELL CREEK FALLS

15 MIN DRIVE

This park is renowned for its stunning waterfalls and scenic hiking trails. Visitors can enjoy a peaceful walk through the park, taking in the natural beauty and capturing breathtaking photos of the falls. The park has received high ratings for its picturesque views and well-maintained trails.

### FOSTER RESERVOIR

10 MIN DRIVE

Foster Reservoir, located near Sweet Home, Oregon, is a popular recreational spot known for its clear waters and beautiful mountain surroundings, offering activities such as boating, fishing, swimming, and camping. The reservoir is a favorite destination for outdoor enthusiasts and families looking for a scenic escape.

### MOORE FAMILY VINEYARDS

5 MIN DRIVE

Moore Family Vineyards, situated in the scenic hills of the Upper Rogue Valley, is a boutique winery known for its handcrafted, small-batch wines. The vineyard offers a tranquil setting for wine tastings, with panoramic views of the surrounding landscape and a focus on sustainable farming practices.

### OREGON STATE UNIVERSITY

45 MIN DRIVE

Oregon State University, located in Corvallis, Oregon, is a leading public research institution known for its strong programs in agriculture, engineering, and environmental sciences. With a diverse student body and a commitment to innovation, OSU plays a vital role in advancing research and education both locally and globally.

## MCDOWELL CREEK FALLS

15 MIN DRIVE



## FOSTER RESERVOIR

10 MIN DRIVE



## MOORE FAMILY VINEYARDS

5 MIN DRIVE



## OREGON STATE UNIVERSITY

45 MIN DRIVE



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