

Marcus & Millichap
BROWN RETAIL GROUP

SEATTLE | PORTLAND | BOISE

EL TORITO SUPERMARKET

2207 Washburn Way, Klamath Falls, OR 97603

8 YEAR NNN EL TORITO SUPERMARKET, THE LARGEST MEXICAN SUPERMARKET CHAIN IN OREGON, FEATURING 3% ANNUAL INCREASES AND A MARKET MONOPOLY IN RAPIDLY GROWING KLAMATH FALLS, OR



ACTUAL PROPERTY PHOTO

WITHIN 6 MILES

EDUCATION

- 1.5 mi - EagleRidge High School
- 1.5 mi - Mills Elementary School
- 1.8 mi - Mazama High School
- 2.1 mi - Ponderosa Middle School
- 1.1 mi - Little Swans Child Care
- 0.9 mi - Cadence Academy Preschool

MEDICAL

- 0.8 mi - OnePeak Medical
- 2.2 mi - Sky Lakes Wellness Center
- 1.9 mi - Bend Dermatology
- 1.6 mi - BestMed Urgent Care



THE OFFERING

2207 Washburn Way, Klamath Falls, OR 97603

Marcus & Millichap's Brown Retail Group has been selected to exclusively market for sale **El Torito Supermarket in Klamath Falls, OR**. El Torito Supermarket benefits from being the largest Mexican supermarket chain in Oregon. The lease has nearly 8 years remaining on the original 10-year NNN lease with 4, 5-year options, and features 3% annual rent increases. The Property has market monopoly in rapidly growing Klamath Falls, OR, and benefits from a Hispanic population exceeding 8,000 residents in a 5-mile radius. The Hispanic population accounts for 15% of the population and is the fastest growing demographic in Klamath Falls. El Torito Supermarket is actively expanding throughout Oregon and recently announced they are opening a 7th location in Madras, OR. The Property was built-to-suit a supermarket and since 2020, has benefited from more than \$1.7M of capital improvements and renovations including: brand-new HVAC, refrigeration units, electrical wiring and plumbing; maintenance to the parking lot, roof, and landscaping; and new exterior and interior paint. The Tenant has been regularly maintaining the parking lot, roof, and landscaping. Klamath Falls is a high barrier-to-entry sub-market featuring a 0.7% vacancy rate, 2.9% rent growth year over year with no new supply delivered over the past 3 years creating high retail real estate demand. The Property is personally guaranteed by the El Torito Supermarket founders and successful entrepreneurs, Alfredo Mendez Chavez Jr. and Liliana Perez Miranda who operate all seven locations across Oregon.

PRICE: \$4,565,000
CAP RATE: 6.50%*
AVG CAP RATE: 7.05%
PRICE/SF: \$186

*As of 8/1/2025



ACTUAL PROPERTY PHOTO

THE PROPERTY

Price	\$4,565,000
Cap Rate	6.50%*
Price/SF	\$186
Avg Cap Rate Over Term	7.05%
Gross Leasable Area	24,500 SF
Lot Size (Acres)	1.90 Acres
Type of Ownership	Fee Simple
Year Built / Renovated	2008 / 2022

LEASE SUMMARY

Tenant	El Torito Supermarket
Rent Increases	3% Annually
Guarantor	Personal Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	08/01/2022
Lease Expiration	08/01/2032
Renewal Options	4, 5-Year Options
Term Remaining on Lease	8 Years
Landlord Responsibility	Roof & Structure
Tenant Responsibility	Taxes, Insurance, Repairs & Maintenance

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current - 7/31/2025	\$288,000	\$24,000	\$11.76
8/1/2025 - 7/31/2026	\$296,640	\$24,720	\$12.11
8/1/2026 - 7/31/2027	\$305,539	\$25,462	\$12.47
8/1/2027 - 7/31/2028	\$314,705	\$26,225	\$12.85
8/1/2028 - 7/31/2029	\$324,147	\$27,012	\$13.23
8/1/2029 - 7/31/2030	\$333,871	\$27,823	\$13.63
8/1/2030 - 7/31/2031	\$343,887	\$28,657	\$14.04
8/1/2031 - 8/1/2032	\$354,204	\$29,517	\$14.46

OPTIONS

Option 1 (8/2/2032 - 8/1/2037)	3% Annual Increases
Option 2 (8/2/2037 - 8/1/2042)	3% Annual Increases
Option 3 (8/2/2042 - 8/1/2047)	3% Annual Increases
Option 4 (8/2/2047 - 8/1/2052)	3% Annual Increases

DEBT QUOTE

Loan To Value (LTV)	60%
Rate	6.25%
Term	5 Years Fixed
Amortization Period	25 Years

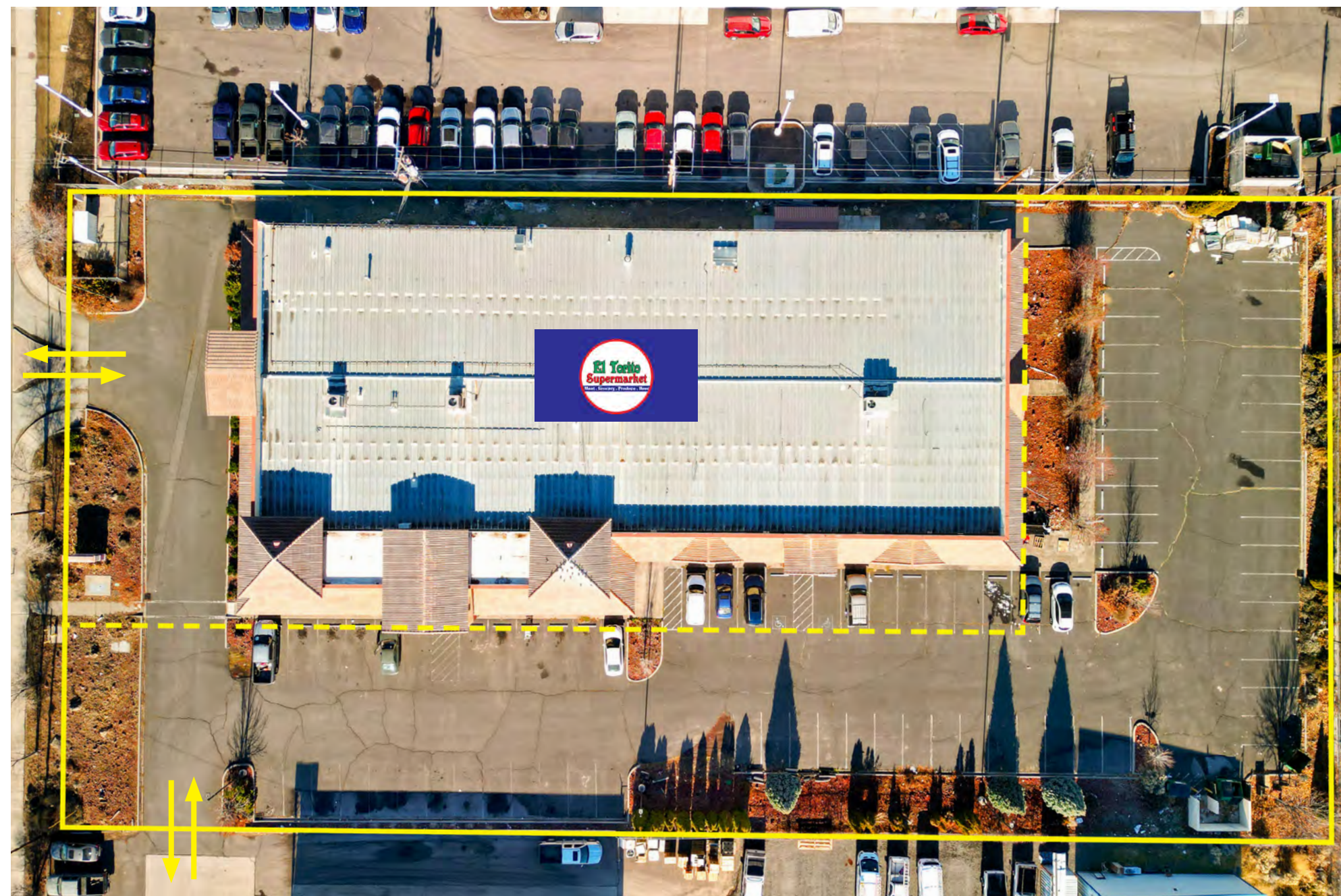
FOR CURRENTLY AVAILABLE LOAN PROGRAMS PLEASE CONTACT:
MARCUS & MILLICHAP CAPITAL CORPORATION

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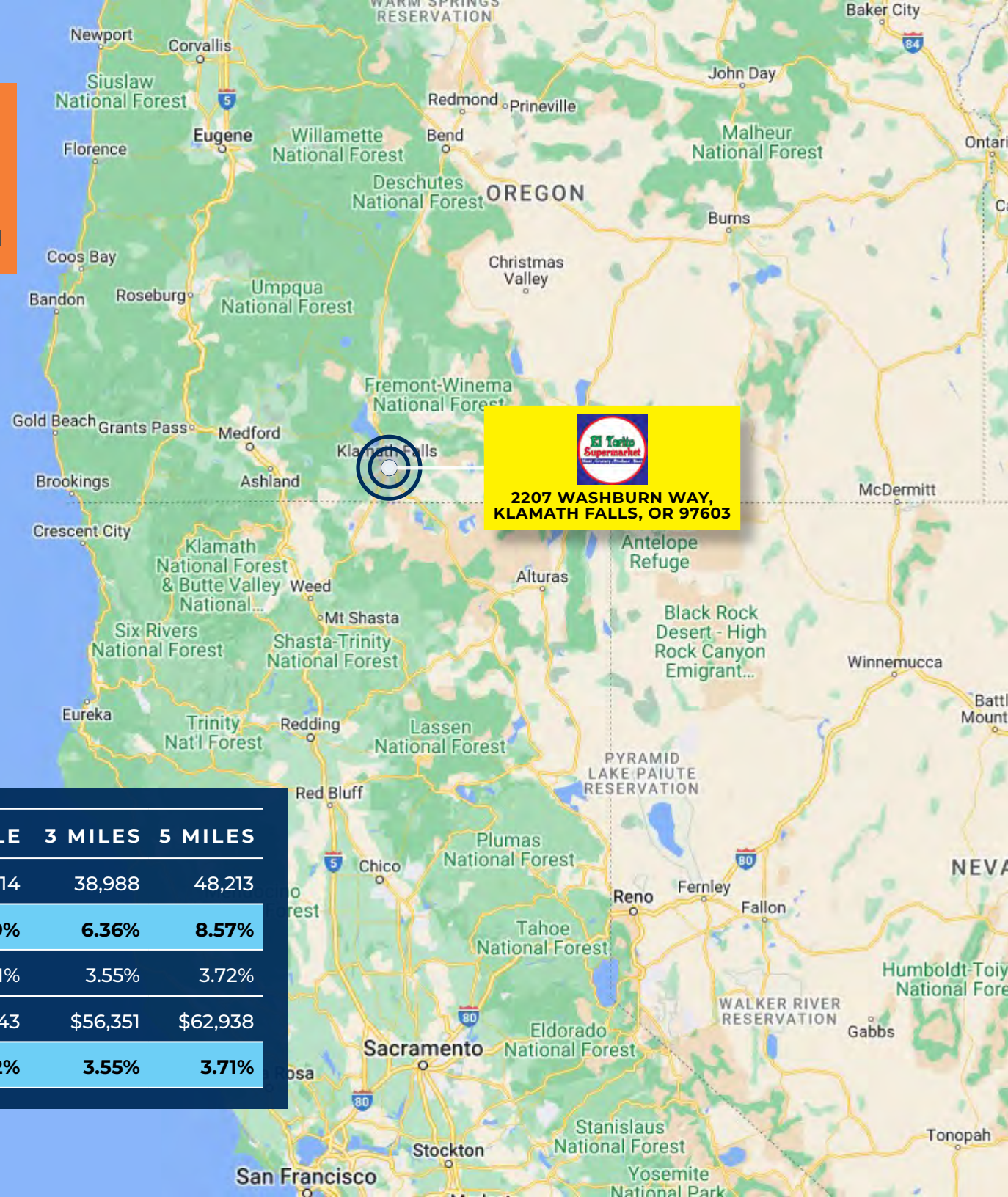
*As of 8/1/2025

SITE PLAN



TRAVEL TIMES

MEDFORD, OR - 1 HR 30 MIN
 PORTLAND, OR - 5 HR 45 MIN
 SACRAMENTO, CA - 4 HR 45 MIN




**2207 WASHBURN WAY,
 KLAMATH FALLS, OR 97603**

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	4,914	38,988	48,213
Pop Growth 2010 - 2024	5.29%	6.36%	8.57%
Pop Growth Forecast 2024 - 2029	2.91%	3.55%	3.72%
Avg. HH Income	\$38,343	\$56,351	\$62,938
Annual HH Growth 2022 - 2027	2.82%	3.55%	3.71%

El Torito Supermarket

Meat . Grocery . Produce . Beer

El Torito Supermarket is a regional grocery store that offers a variety of products catering primarily to the Hispanic community. The El Torito chain is actively expanding throughout Oregon and recently announced they are opening a 7th location in Madras, Oregon.

It is a family-owned business and serves as a key supplier of fresh produce, meats, spices, and other specialty ingredients that might be hard to find in typical supermarkets. In addition to grocery items, El Torito often offers a selection of Mexican snacks, beverages, canned goods, and home goods. The supermarket typically combines traditional grocery offerings with a focus on authentic, hard-to-find items, making it a popular destination for both the local Hispanic population and anyone seeking ethnic food products.

Website: <https://www.eltoritomeats.com/>

20+
OPERATING HISTORY

7
LOCATIONS



ACTUAL PROPERTY PHOTO



INTERIOR PHOTO

KLAMATH FALLS, OR

Klamath Falls is a city in and the county seat of Klamath County, Oregon. The city was originally called Linkville when George Nurse founded the town in 1867. It was named after the Link River, on whose falls the city was sited. The name was changed to Klamath Falls in 1893. Klamath Falls is a beautiful mid-sized city in Oregon with great amenities, temperate weather, a low cost of living, multiple community parks and natural open spaces but also close to wilderness areas providing an array of recreation activities to take part in all year round. With just over 20,000 residents, the community is tight knit, continually working to improve the overall well-being of the City's population.

ECONOMY

- Klamath County the best choice for business growth. Lower costs, greater incentives, a notable business community, and a well-educated workforce power the growing economy. The cost of doing business is among the lowest on the West Coast, supported by no state sales tax in Oregon
- The metro's economy is mostly made up of Healthcare and Social Assistance, Retail Trade, and Manufacturing.
- Klamath Falls is known for its sprawling forests, clean air and nearby Upper Klamath Lake just outside the City. On top of that, Crater Lake National Park in the Cascade Mountains is just 60 miles north of the City.

A GROWING ECONOMY FUELED BY HIGHER EDUCATION



OREGON INSTITUTE OF TECHNOLOGY (OIT)

Oregon Institute of Technology (OIT) is a public polytechnic university located in Klamath Falls, Oregon. OIT has consistently ranked among the top regional universities in the United States, particularly for its programs in engineering, technology, and health sciences. OIT contributes to local workforce development by offering specialized training programs and collaborating with businesses to address community needs.



KLAMATH COMMUNITY COLLEGE (KCC)

Known for its strong academic programs in fields such as nursing, workforce development, and renewable energy, KCC has earned recognition for its focus on hands-on training and career readiness. The college has developed strong partnerships with local industries and offers specialized certifications and degrees that directly align with regional employment needs.



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COOPERATIVE BROKERAGE COMMISSION

Marcus & Millichap is offering a cooperative brokerage commission by Seller to brokers who represent purchasers that were not directly contacted via phone or e-mail by the listing brokers and who successfully close on the property at terms acceptable to Seller.

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