

Marcus & Millichap
BROWN RETAIL GROUP
SEATTLE | PORTLAND | BOISE

CALIBER COLLISION

8206 SE Woodstock Blvd, Portland, OR 97266

CORPORATE CALIBER COLLISION FEATURING RECENT 5-YEAR
EXTENSION, 3.00% ANNUAL RENT INCREASES, AND NEAR
ABSOLUTE NET LEASE LOCATED IN PORTLAND, OR



CALIBER COLLISION

RESTORING THE RHYTHM OF YOUR LIFE®

ACTUAL PROPERTY PHOTO



THE OFFERING

8230 SE Woodstock Blvd, Portland, OR 97266

Brown Retail Group of Marcus & Millichap has been selected to exclusively market for sale a **corporately guaranteed Caliber Collision in Portland, OR**. Caliber Collision recently exercised a 5-year lease extension through 5/31/2030, with two additional 5-year renewal options remaining. The lease operates on a near absolute net basis — with the tenant fully responsible for the roof, all maintenance, repairs, and replacements — and features rare 3% annual rent increases throughout the initial term and all option periods. The sale includes a parking lot parcel acquired by the seller in 2025, operating under a separate absolute net lease with ~9 years remaining (through 4/30/2035) and annual CPI rent increases — giving the new owner full control of all parcels Caliber Collision uses to operate at this location. Both the main lease and the parking lot parcel lease are guaranteed by Caliber Holdings, LLC, the largest collision repair operator in the U.S. with 1,800+ locations across 41 states. Originally built in 1969, the property has operated as a collision repair facility for 50+ years, providing established traffic patterns and strong customer draw. It is situated at the signalized hard corner of SE 82nd Ave/Hwy 213 and SE Woodstock Blvd (31,600+ VPD), within a 3-minute drive of I-205 (153,000+ VPD). The surrounding trade area includes approximately 428,000 residents within 5 miles with average household incomes exceeding \$113,000.

PRICE: \$5,200,000
CAP RATE: 6.55%



ACTUAL PROPERTY PHOTO

THE PROPERTY

| | |
|----------------------------|--------------------|
| Price | \$5,200,000 |
| Cap Rate | 6.55% |
| Price/SF | \$300 |
| Gross Leasable Area | 17,330 SF |

| | |
|--------------------------|--------------------|
| Lot Size (Acres) | 1.32 Acres |
| Type of Ownership | Fee Simple |
| Year Built | 1969 / 1995 |
| Year Renovated | 2020 |

RENT SCHEDULE

| YEAR | ANNUAL RENT* | MONTHLY RENT* | RENT/SF* | CAP RATE |
|------------------------------|------------------|-----------------|----------------|--------------|
| Current - 11/30/2026 | \$331,362 | \$27,613 | \$19.12 | 6.37% |
| 12/1/2026 - 5/31/2027 | \$340,838 | \$28,403 | \$19.67 | 6.55% |
| 6/1/2027 - 5/31/2028 | \$351,066 | \$29,255 | \$20.26 | 6.75% |
| 6/1/2028 - 5/31/2029 | \$361,596 | \$30,133 | \$20.87 | 6.95% |
| 6/1/2029 - 5/31/2030 | \$372,440 | \$31,037 | \$21.49 | 7.16% |

OPTIONS

| | |
|--------------------------------|---|
| Option 1: 6/1/2030 - 5/31/2035 | 3% Annual Increases (Main Caliber Property, Option 1) + Annual CPI Increase (Parking Lot Parcel, Firm Lease Term) |
| Option 2: 6/1/2035 - 5/31/2040 | 3% Annual Increases (Main Caliber Property, Option 2) |

* Rent shown includes rent for both the main Caliber property and the leased parking lot parcel. Future rents shown assume a 3% CPI increase on the parking lot parcel annually.

CALIBER COLLISION MAIN LEASE

| | |
|-------------------------|---|
| Tenant | Caliber Holdings, LLC |
| Rent Increases | 3% Annual Increase |
| Guarantor | Corporate Guarantee |
| Lease Type | Triple Net (NNN) |
| Lease Commencement | 06/01/2000 |
| Lease Expiration | 05/31/2030 |
| Renewal Options | 2, 5-Year Options |
| Lease Term Remaining | 4 Years |
| Landlord Responsibility | Only repairs above \$5,000/ incident on structure and equipment installed on or before 6/1/2000 |
| Tenant Responsibility | Taxes, Insurance, Repair and Maintenance, Replacements |

PARKING LOT LEASE

| | |
|-------------------------|----------------------------------|
| Tenant | Caliber Holdings, LLC |
| Rent Increases | Annual CPI Increases (Max 4%/yr) |
| Guarantor | Corporate Guarantee |
| Lease Type | Absolute Net |
| Lease Commencement | 8/1/2007 |
| Lease Expiration | 4/30/2035 |
| Renewal Options | None |
| Lease Term Remaining | 9 Years |
| Landlord Responsibility | None |
| Tenant Responsibility | All |

THE HIGHLIGHTS

RECENT 5-YEAR LEASE EXTENSION

Caliber Collision recently exercised a 5-year lease extension option, extending the lease through 5/31/2030 and demonstrating strong commitment to the site. The lease additionally features two remaining renewal options of five years each.

NEAR ABSOLUTE NET LEASE STRUCTURE

The lease operates essentially as an absolute net lease, with landlord only responsible for repairs exceeding \$5,000 per incident to the structure or equipment (and only on equipment that was in place when the original lease was signed in 2000 or installed by the landlord since then). The tenant is fully responsible for the roof, all typical repair and maintenance, and for all replacements.

RARE 3.00% ANNUAL RENT INCREASES

The lease features attractive 3.00% annual increases throughout the initial term and all option periods, delivering strong embedded NOI growth and long-term inflation protection.

PARKING LOT PARCEL INCLUDED WITH ~9 YEAR ABSOLUTE NET LEASE

The opportunity includes a parking lot parcel which was previously owned by a different entity and operates under a separate lease with Caliber Collision. The Seller purchased that parking lot parcel in 2025 and now owns all of the parcels that Caliber Collision uses to operate its business at this location. The parking lot parcel will be included in the sale to a new owner and has ~9 years remaining on its absolute net lease (until 4/30/2035) and features annual CPI rent increases.



HIGH-VISIBILITY, SIGNALIZED HARD-CORNER LOCATION (31,600+ VPD)

The property is located directly at the signalized intersection of SE 82nd Ave/Hwy 213 SE Woodstock Blvd with visibility to over 31,600 VPD

STRONG CORPORATE GUARANTEE | 1,800+ LOCATIONS

Both the main lease and the parking lot lease are guaranteed by Caliber Collision corporate (Caliber Holdings, LLC), the largest collision repair operator in the U.S., with over 1,800 locations across 41 states.

STRATEGIC LOCATION NEAR I-205 (153,000+ VPD)

The property is within a 3 minute drive of I-205, featuring in excess of 153,000 VPD, with easy access from both south and north exit ramps.

ESTABLISHED COLLISION REPAIR SITE FOR 50+ YEARS

The property was originally built in 1969 and has been operated as a collision repair facility for more than 50 years, providing established traffic patterns and strong customer draw.

DENSE, AFFLUENT DEMOGRAPHICS

The property serves an extremely dense population of approximately 428,000 residents within a 5-mile radius, with average household incomes exceeding \$113,000.

CALIBER COLLISION

RESTORING THE RHYTHM OF YOUR LIFE®

Caliber Collision is the largest operator of collision repair services in the United States, with more than 1,863 locations across 41 states and trusted by virtually all major automotive insurance providers. The company has grown more than 2,500 percent since 2009, when it operated just 68 centers, and today employs more than 30,000 people. The company reported annual revenues of approximately \$4 billion, commanding a significant share of the U.S. collision repair industry, which is estimated to be worth between \$30 billion and \$40 billion. In 2019, Caliber merged with ABRA Auto Body & Glass, combining ABRA's roughly 350 locations with Caliber's existing footprint to form a coast-to-coast network. In July 2025, Caliber filed for an Initial Public Offering, underscoring both the scale of the platform and the industry's long-term institutional appeal.

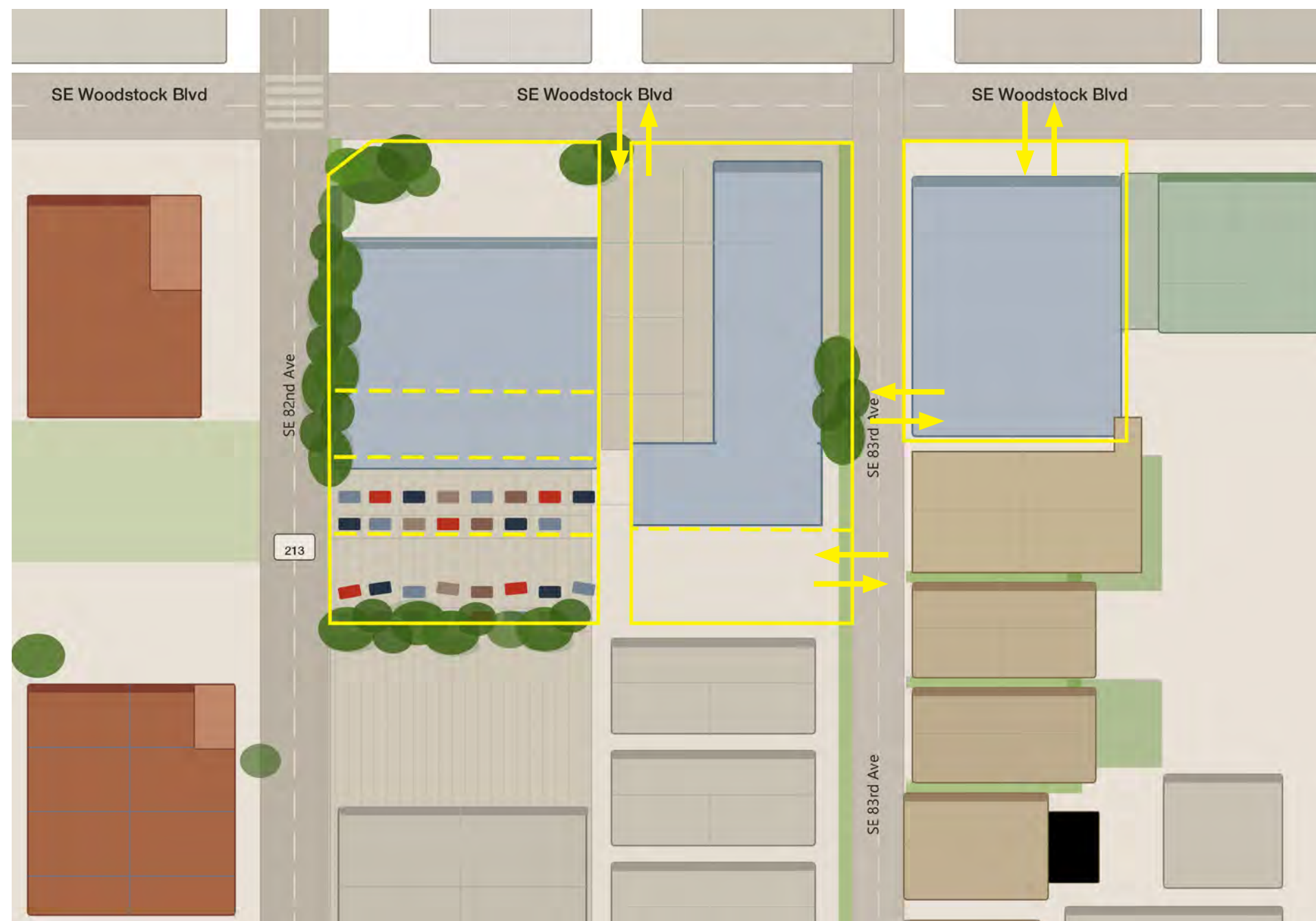
<https://www.caliber.com/about-us>

1,860+
LOCATIONS

\$4B+
ANNUAL
REVENUE



SITE PLAN



QUINALT RESERVATION

Tacoma

Olympia

Astoria

Vancouver

Portland

CALIBER COLLISION
8206 SE WOODSTOCK BLVD,
PORTLAND, OR 97266

Salem

Lincoln City

Newport

Corvallis

TRAVEL TIMES

DOWNTOWN PORTLAND - 23 MIN

VANCOUVER - 22 MIN

SALEM - 1 HR

OLYMPIA - 2 HRS

PORTLAND, OR

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|----------|-----------|-----------|
| 2025 Population | 23,407 | 176,602 | 427,540 |
| 2030 Pop. Projection | 22,976 | 174,312 | 423,640 |
| 2025 Household Projection | 8,789 | 66,574 | 170,981 |
| Avg. HH Income | \$98,560 | \$112,488 | \$113,090 |

LOCATION OVERVIEW

PORTLAND/ VANCOUVER MSA

The Portland-Vancouver metro, encompasses Clackamas, Columbia, Multnomah, Washington, and Yamhill Counties in Oregon, and Clark and Skamania Counties in Washington. The local economy is characterized by the tax environment, as the state of Washington levies no individual or corporate income taxes, and the state of Oregon has no sales tax. This elevates Vancouver's retail sector, while rigid development laws help additional types of real estate thrive.

ECONOMY

- The local economy is largely driven by nearby Portland, as many Vancouver residents choose to commute for employment opportunities.
- Despite a median household income above the United States median, affordability complications hold the metro's homeownership rate on par with the national level.
- Interstates 5 and 205 connect Clark County with major markets in the Pacific Northwest and beyond. In addition to Portland International Airport, Pearson Field in downtown Vancouver provides air service, while BNSF operates a rail facility in the metro.



HEALTH CARE

PeaceHealth, Southwest Medical Center and Legacy Salmon Creek Medical Center contribute to a significant health care sector.



TRANSIT OPTIONS

The metro has interstate, rail and airport access, connecting the metro to the rest of the Pacific Northwest.



HIGHER EDUCATION

Combined enrollment at Washington State University Vancouver and Clark College tops 19,000, providing the metro with a steady supply of college-educated workers.

MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS

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Please consult your Marcus & Millichap agent for more details.

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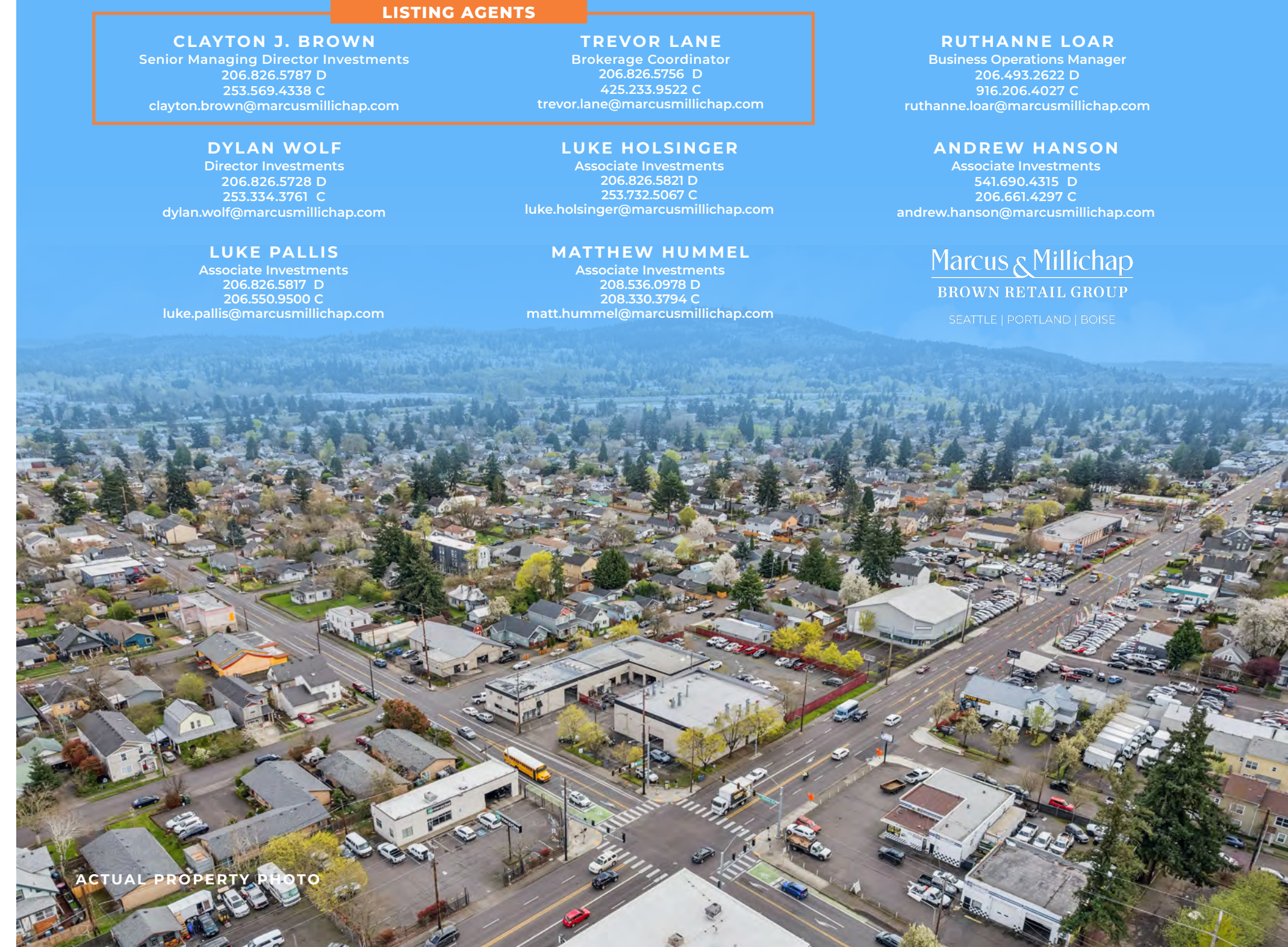
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