



BUSINESS FOR SALE

TACO DEL MAR

Quiet Sale - Oregon City, OR

OREGON
COMMERCIAL
PRINCIPLE BROKER
#201232751



WASHINGTON
COMMERCIAL BROKER
#132154

PORTLAND
kw ELITE
KELLER WILLIAMS REALTY
OFFICES ARE INDEPENDENTLY OWNED & OPERATED



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Stacey Rustad-Smith 360.370.7027
StaceyRustadSmith@kw.com

BUSINESS- TACO DEL MAR

Quiet Sale: Address private: 19526 S. Molalla Ave. Oregon City, OR



PROPERTY OVERVIEW

Oregon City, OR Taco Del Mar owned and successfully operated by 2 owners for over 14 years. With it's solid earnings track record and operational. This location is ready for a new owner!

Business sale only, lease option and new owner will attend the Taco Del Mar Franchise ownership process. Financials available with signed NDA.

PROPERTY HIGHLIGHTS

- Wheelchair Accessible
- High traffic count
- Franchise Opportunity
- Catering, Delivery, Takeout
- Outdoor dining, family friendly
- Tex Mex Concept
- National Vendor Accounts
- Expansion Opportunities
- Contact Agent for showing: Do not bother staff

OFFERING SUMMARY

Sale Price:	\$200,000
Real Estate:	LEASED
Leased SF:	1,500
Revenue:	\$65,000
Established:	2010
Lease Expiration:	10/31/2025
Employees:	2 FT/ 3 PT
Reason for Selling:	Family Relocation

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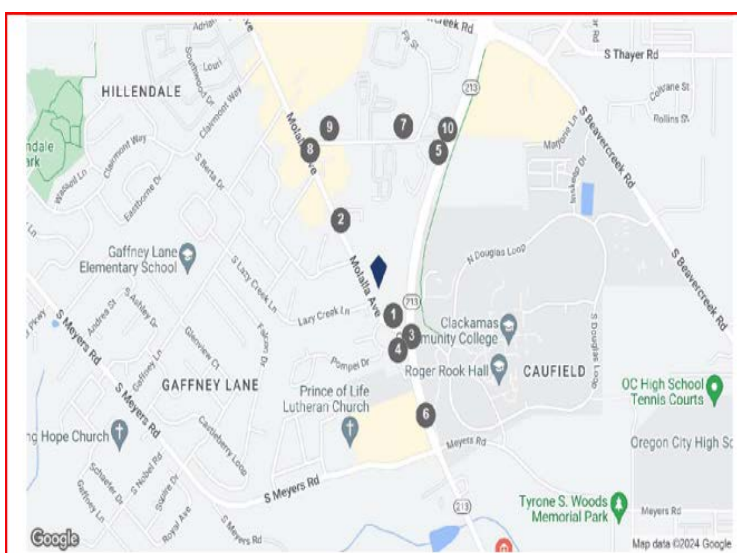
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BUSINESS-TACO DEL MAR - DEMOGRAPHICS

Quiet Sale: 19526 S. Molalla Ave. Oregon, City



Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	10,819	44,844	93,020	367,116	120,504
5 Yr Growth	2.5%	1.8%	1.3%	1.2%	3.8%
Median Age	39	41	42	42	42
5 Yr Forecast	41	42	43	43	43
White / Black / Hispanic	91% / 1% / 11%	92% / 1% / 8%	91% / 1% / 8%	87% / 2% / 10%	91% / 1% / 8%
5 Yr Forecast	91% / 1% / 11%	92% / 1% / 8%	91% / 1% / 8%	87% / 2% / 10%	90% / 1% / 8%
Employment	4,471	17,313	28,895	172,770	59,127
Buying Power	\$350.4M	\$1.4B	\$3.1B	\$12.4B	\$3.7B
5 Yr Growth	5.1%	4.3%	3.6%	3.5%	7.5%
College Graduates	21.9%	24.5%	32.7%	38.5%	42.5%
Household					
Households	3,997	16,930	35,365	142,496	46,035
5 Yr Growth	2.6%	1.8%	1.3%	1.2%	3.8%
Median Household Income	\$87,667	\$85,637	\$87,068	\$87,224	\$80,113
5 Yr Forecast	\$89,845	\$87,741	\$89,050	\$89,216	\$82,997
Average Household Income	\$109,841	\$102,547	\$111,554	\$112,449	\$104,888
5 Yr Forecast	\$112,283	\$104,467	\$113,521	\$114,435	\$107,673
% High Income (>\$75K)	59%	56%	56%	56%	53%
Housing					
Median Home Value	\$412,024	\$394,260	\$443,976	\$455,267	\$420,712
Median Year Built	1994	1988	1983	1982	1981
Owner / Renter Occupied	64% / 36%	69% / 31%	71% / 29%	67% / 33%	71% / 29%



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 S Molalla Ave	Cascade Hwy - E	14,175	2022	0.08 mi
2 Molalla Avenue	Char Diaz Dr - SE	14,513	2022	0.14 mi
3 Cascade Hwy	S Molalla Ave - N	24,051	2022	0.14 mi
4 S Molalla Ave	Cascade Hwy - NE	13,141	2022	0.15 mi
5 Cascade Hwy	S Beavercreek Rd - NE	28,078	2022	0.28 mi
6 Cascade Hwy	Conway Dr - NW	22,697	2022	0.29 mi
7 Fir Street	S Molalla Ave - W	3,258	2022	0.29 mi
8 S Molalla Ave	Garden Meadow Dr - SE	12,887	2022	0.29 mi
9 Fir St	S Molalla Ave - W	2,308	2022	0.31 mi
10 Trails End Highway	S Beavercreek Rd - NE	25,813	2020	0.33 mi

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DISCLAIMER:

Oregon City, OR 97045

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