



FOR SALE

OAKSHIRE BREWING SALE LEASEBACK

5013-5027 NORTHEAST 42ND AVENUE, PORTLAND, OR 97218

CLAYTON MADEY, SIOR

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COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Sale-leaseback investment opportunity in a prime Portland location. A long-term NNN lease will be executed between Buyer and Seller prior to close, with lease terms negotiable and structured to target a 7.0% cap rate. Building information and financials are available upon execution of an NDA.

The property is a two-tenant investment featuring the Seller's leaseback along with an established neighboring tenant.

Oakshire Brewing is a well-established, successfully operating brewery approaching its 20th year in business. The sale of the real estate allows the company to unlock equity and redeploy capital to support continued growth.

PROPERTY HIGHLIGHTS

- 7% cap rate
- High visibility location (3,600+ daily traffic count)
- Walk-friendly location

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OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	11,000 SF
Building Size:	5,800 SF
Zoning:	CM2

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	623	2,417	8,728
Total Population	1,461	5,757	21,599
Average HH Income	\$138,428	\$136,751	\$143,247



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LOCATION OVERVIEW

Prominent frontage along NE 42nd Avenue offering excellent visibility, strong traffic exposure, and a highly walkable surrounding district.

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