

Russell Hosner
PO Box 1567
Lake Oswego, OR 97035



**FOR SALE/
LEASE-BACK**

NECTAR

INVESTMENT OPPORTUNITY

1019 NE 122nd Avenue | Portland, OR

- » **\$1,000,000**
- » **1,323 SF building | 8,914 SF lot**
- » **Opened in July 2014**
- » **Absolute NNN sale leaseback**
- » **CAP rate = 8.5%**
- » **Annual rent = \$85,000**
- » **Monthly rent = \$7,083**
- » **Rent Increases: 2% annually**
- » **New 10-year lease signed at closing**
- » **Options: Five 5-year options**

For more information, contact:

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Drew Russell

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Exterior Highlights

Opened July 2014

Large parking area

122nd frontage with 13,000+ cars/day

Charming log cabin exterior



Interior Highlights

Standardized Nectar configuration

High quality finishes

Warm and inviting interior

Flexible layout for multiple uses

Zoning allows for future development



Company Background

Founded in 2014 by lifelong friends Jeremy Pratt and Jeffery Johnson, Nectar began as a single 1,200 square foot dispensary and a medical grow in Portland, OR.

Nectar has built one of the best respected brands in Oregon and is the largest cannabis company in Oregon, winning the BBB Spark Award in 2019



[> read article <](#)

Proven Growth

- » Largest cannabis retailer in Oregon
- » Highest average store revenue for a multi-unit operator in Oregon
- » Largest cultivator in Oregon
- » 10 farms & 200,000 SF of licensed grow space
- » Vertical integration from seed to sale

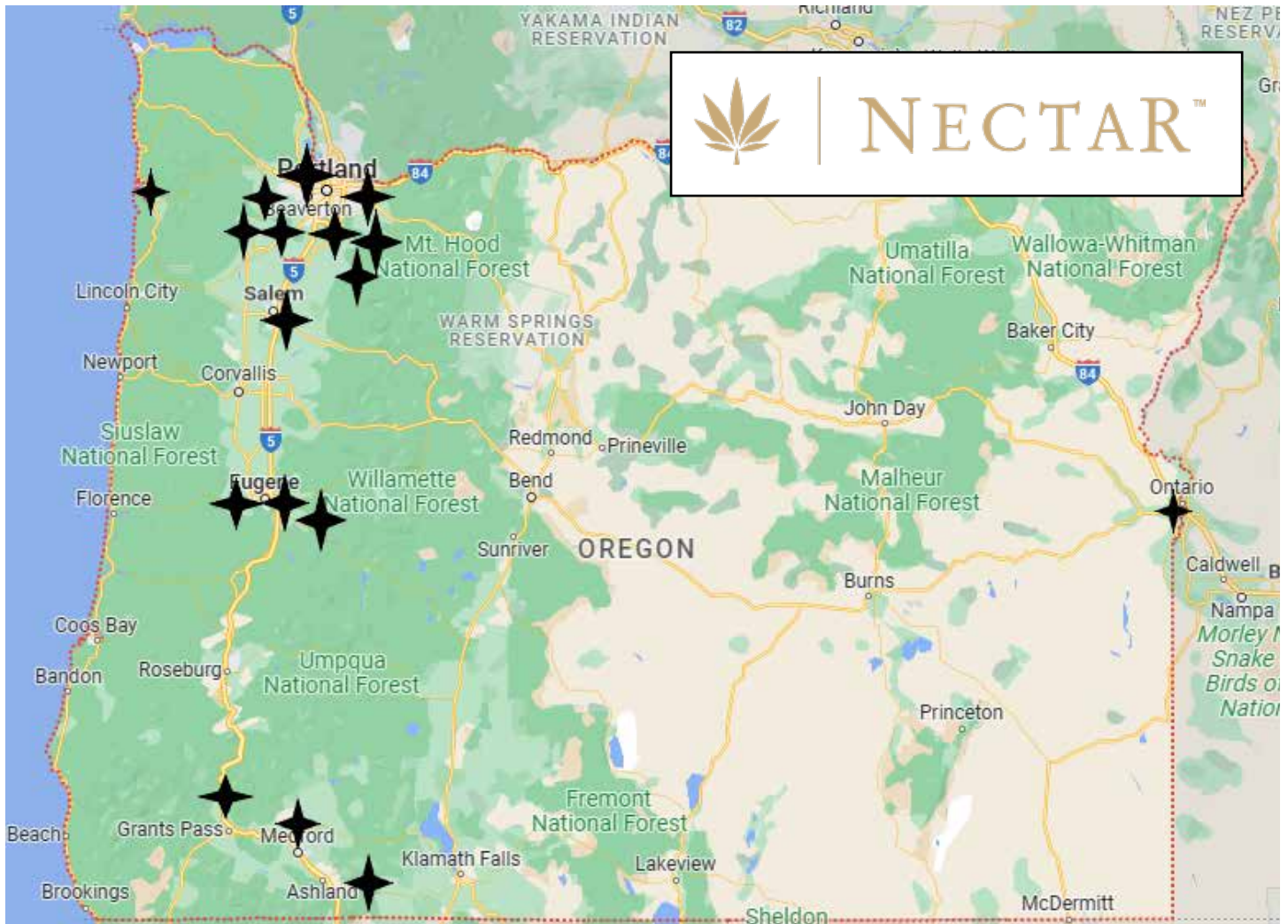
Today, in 2024, Nectar has

- » **40+ branded** Nectar locations in Oregon
- » **4** Distribution Licenses
- » Tier II Farms with 10 producer licensees, 4 wholesale licenses
- » 47+ retail locations across Oregon, California, and Ohio



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

40 total stores throughout Oregon

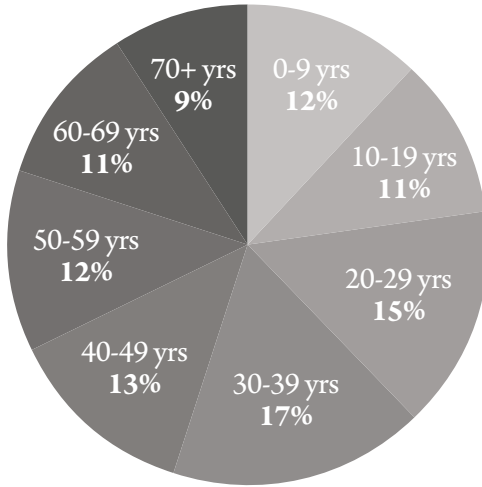


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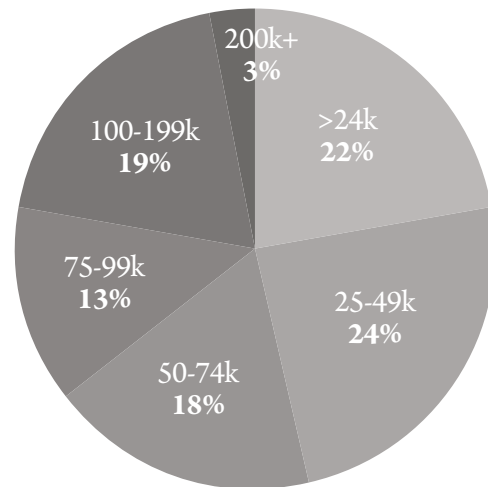
DEMOGRAPHICS - 3 MILE RADIUS

1019 NE 122nd Avenue | Portland, OR

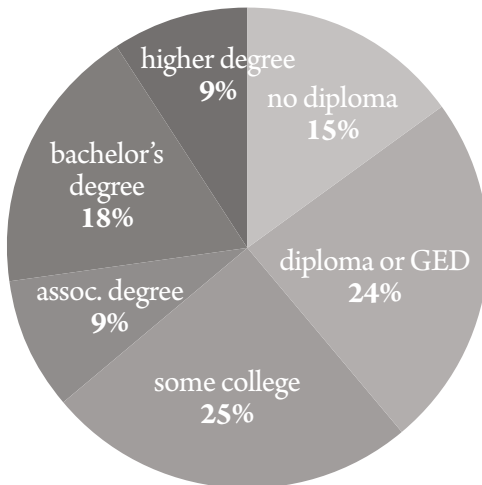
POPULATION BY AGE



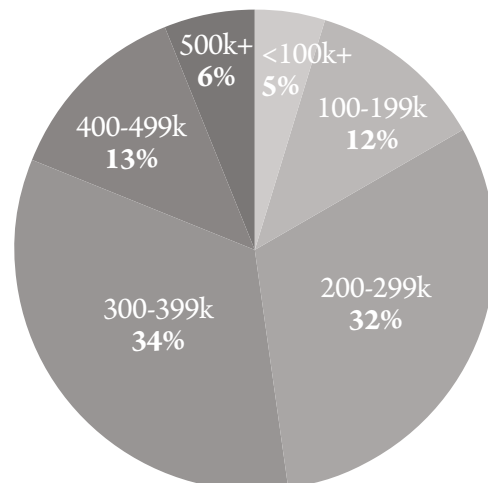
TOTAL HOUSEHOLD INCOME



HIGHEST LEVEL EDUCATION



OWNER-OCCUPIED HOUSING VALUES



Total working age population: **125,565**

Total households: **58,021**

SALES COMPARABLES

1019 NE 122nd Avenue | Portland, OR

9222 SE WOODSTOCK

Sale Date	July 2020
Sale Price	\$1,530,000
Price/SF	\$478 PSF
Bldg Type	Retail
Year Built/Age	Renovated 2020
RBA	3,200 SF



111 NE 12TH | PORTLAND, OR

Sale Date	9/2019
Sale Price	\$1,450,000 7% cap
Bldg Type	Retail
Year Built/Age	1937/82
RBA	3,000± SF



211 W 6TH | EUGENE, OR

Sale Date	1/2020
Sale Price	\$1,150,000 7% cap
Bldg Type	Retail
Year Built/Age	Renovated 2019
RBA	2,775± SF



TUMALO-BEND FARM

Sale Date	6/2017
Sale Price	\$2,500,000 7% cap
Bldg Type	Agricultural/Industrial
Year Built/Age	Renovated 2016-2017
RBA	84 acres

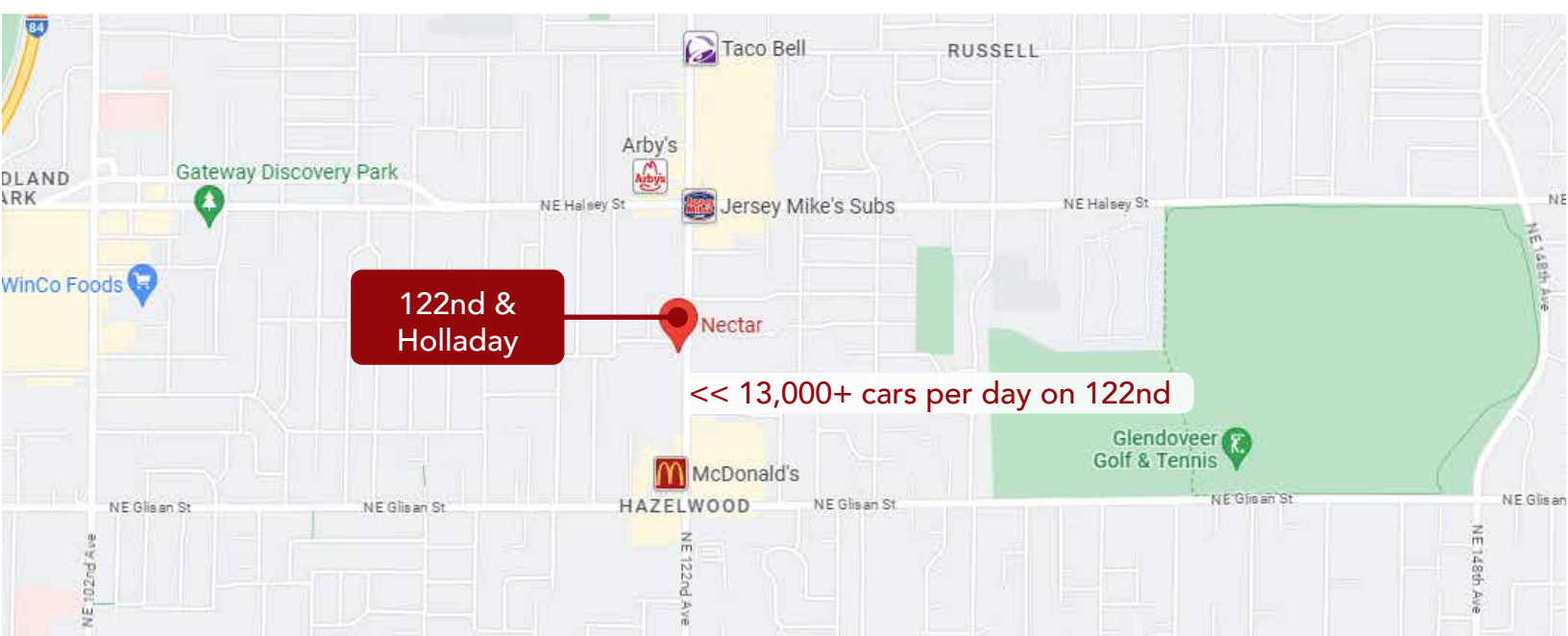
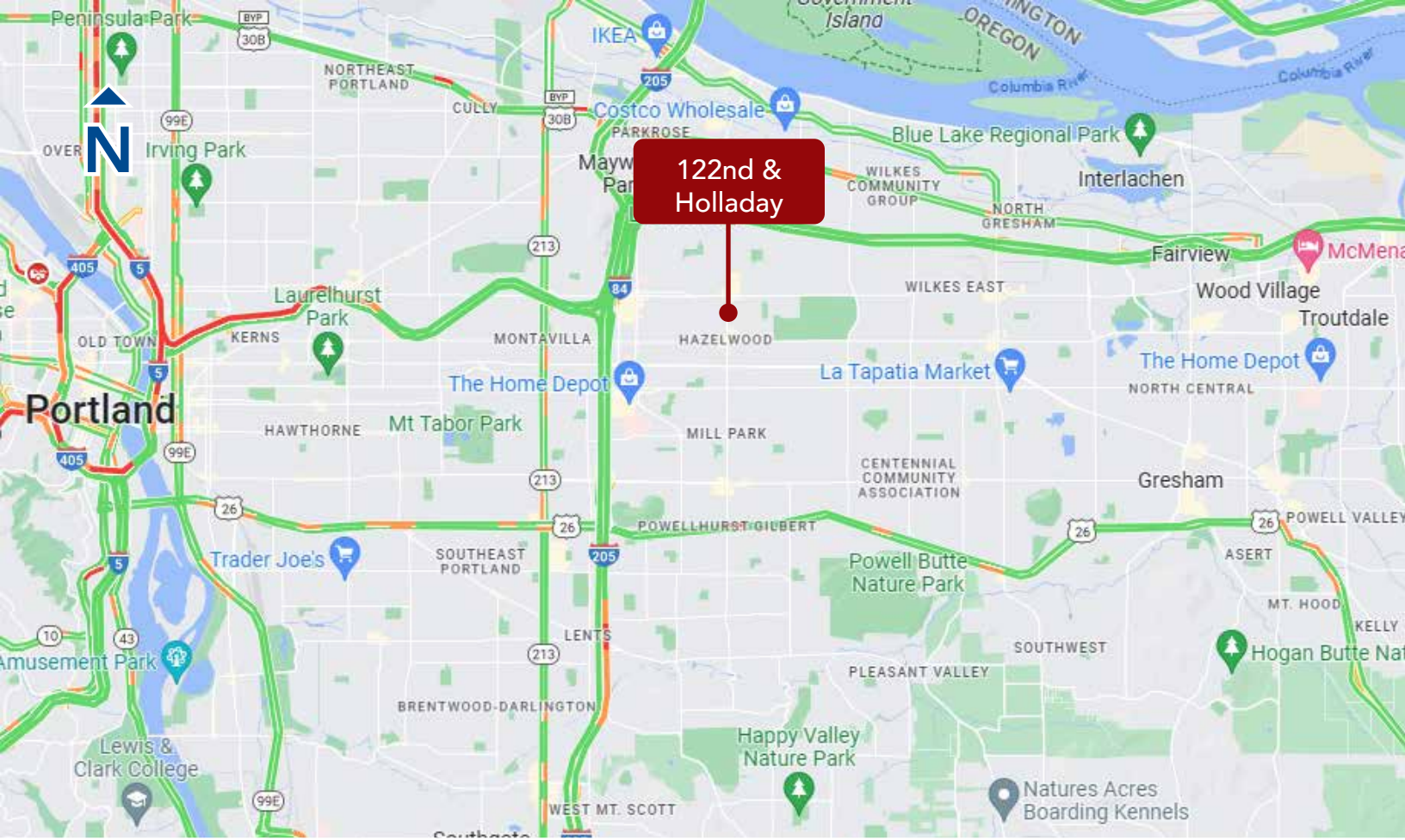


5333 SE SE POWELL

Sale Date	2016
Sale Price	\$1,300,000 6.4% cap
Bldg Type	Retail
Year Built/Age	Renovated 2016
RBA	2,761 SF



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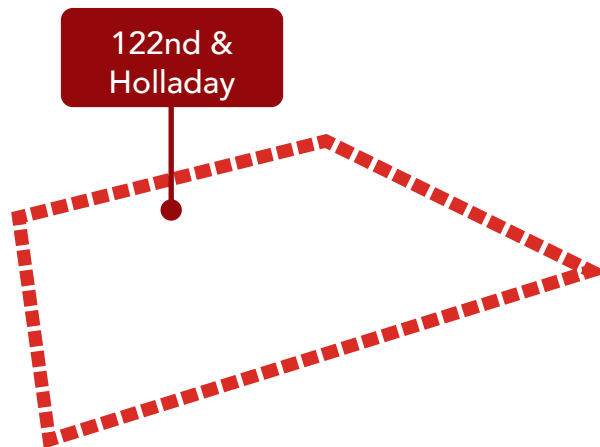
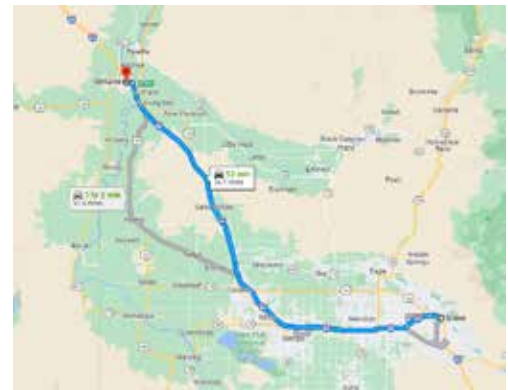


AREA HIGHLIGHTS

The Boise–Nampa, Idaho Metropolitan Statistical Area (MSA) (commonly known as the Boise Metropolitan Area or the Treasure Valley) is an area that encompasses Ada, Boise, Canyon, Gem, and Owyhee counties in southwestern Idaho, anchored by the cities of Boise and Nampa. It is the main component of the wider Boise–Mountain Home–Ontario, ID–OR Combined Statistical Area, which adds Elmore and Payette counties in Idaho and Malheur County, Oregon. It is the state’s largest officially designated metropolitan area and includes Idaho’s three largest cities: Boise, Nampa, and Meridian. Nearly 40 percent of Idaho’s total population lives in the area.

Oregon is a non-sales tax state. Many Idaho residents take advantage of this opportunity by driving to Ontario to shop for items other than cannabis.

Idaho recently defeated a ballot measure to legalize medical marijuana. 60% of Idaho’s population voted no on medical so the idea of legalized recreational cannabis is surely a long ways out. The state has taken a strong stance against legalized cannabis.



POPULATION

MSA (Metropolitan Statistical Area of Boise-Nampa, ID)	795,268
CSA (Combined Statistical Area of Boise City-Mountain Home-Ontario, ID-OR)	850,341

RANK OF MSA SIZE WITHIN

PNW (US Section of Pacific Northwest)	3rd largest
US	75th largest

as of the 2021 estimate

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DEMOGRAPHICS

1614 NE 122nd Avenue | Portland, OR

1614 NE 122nd Avenue	1 mile	3 miles	5 miles
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POPULATION

Total Population	17,821	154,856	379,882
Population Median Age	40	38	38
Population by Age			
0-9 yrs	1,983 (11%)	18,994 (12%)	45,739 (12%)
10-19 yrs	1,694 (9%)	16,416 (10%)	39,890 (10%)
20-29 yrs	2,749 (15%)	22,801 (14%)	53,826 (14%)
30-39 yrs	2,821 (15%)	26,420 (17%)	66,248 (17%)
40-49 yrs	2,203 (12%)	20,476 (13%)	54,429 (14%)
50-59 yrs	2,087 (11%)	19,341 (12%)	45,980 (12%)
60-69 yrs			
70+ yrs			

HOUSEHOLDS

2019 Estimated Households	7,685	31,527	69,605
2024 Projected Households	8,218	33,523	73,795
2010 Census Households	6,854	28,174	61,932
2000 Census Households	6,322	24,562	54,411
Projected Annual Growth 2019 to 2024	1.4%	1.3%	1.2%
Historical Annual Growth 2000 to 2019	1.1%	1.5%	1.5%

AGE

2019 Est. Population Under 10 Years	12.5%	11.8%	11.6%
2019 Est. Population 10 to 19 Years	11.4%	10.9%	10.7%
2019 Est. Population 20 to 29 Years	14.2%	14.0%	14.3%
2019 Est. Population 30 to 44 Years	27.1%	26.8%	26.0%
2019 Est. Population 45 to 59 Years	19.1%	19.0%	18.6%
2019 Est. Population 60 to 74 Years	11.9%	12.8%	13.1%
2019 Est. Population 75 Years or Over	3.8%	4.8%	5.7%
2019 Est. Median Age	35.1	35.0	36.3



Ontario City Center



122nd &
Holladay



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