

# FOR SALE

408 MAIN AVENUE, TILLAMOOK, OR 97141

**100% Lease Investment Opportunity**

**\$1,950,000 Asking Price**

**6.50% CAP Rate**



**HSM Pacific Realty**  
Brock Switzer, Broker  
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**Apex Real Estate Partners**  
Max Schlesinger, Broker  
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# PRIME INVESTMENT OPPORTUNITY

This fully leased property is a rare chance to own a stable, low-maintenance asset in the heart of downtown Tillamook. U.S. Bank, a well-established national credit tenant, has occupied the building for 5 decades and just renewed its lease for another 5 years, with a 5 year renewal option, showing strong confidence in the location. Backed by a proven tenant, this is a low-risk, income-producing asset ideal for investors seeking durability, simplicity, and dependable returns.



# HIGHLIGHTS

**\$1,950,000 @  
6.50% CAP Rate**



Building size  $\pm$  6,568 SF



Single story retail building, built in 1959



Site Size:  $\pm$  10,890 SF



$\pm$  7 parking stalls



Zoning TCC - Tillamook Commercial



Drive through



100% leased through May 2032



In-place income from strong credit tenant





# ANCHOR TENANT



500

**Fortune 500  
Company**



**Over \$670 Billion  
in Assets**



**75,000 Employees  
Nationwide**



**Over 160 Years in  
Operation**



**Ranked Among World's  
Most Admired Companies**





# TILLAMOOK

Tillamook is a vibrant hub along the Oregon Coast, known for its walkable downtown that blends historic architecture with locally owned cafés, galleries, and breweries—all set against the backdrop of forestviews. A popular destination for outdoor recreation, from kayaking and hiking to nearby waterfalls, Tillamook serves as both a lively community center and a gateway to Oregon's coastal adventures.

The city also boasts a strong and diverse economy, anchored by the nationally recognized Tillamook Creamery, a thriving tourism sector, and a resilient mix of agriculture, forestry, and local entrepreneurship—making it one of the most economically dynamic small towns on the coast.





# AMENITIES

