



DOLLAR GENERAL



In Association with Scott Reid & ParaSell, Inc. | P: 949.942.6585 | A Licensed Oregon Broker #201233666

TYLER KOLLIGIAN

Investment Sales
415-762-1543
tkolligian@thekasegroup.com
BRE #01961713

SCOTT REID

Broker - ParaSell Inc.
949-942-6585
broker@parasellinc.com
Lic #: 201231696

DOLLAR GENERAL
ABSOLUTE NNN LEASE
601 Main Street, Nyssa, OR



 **The Kase Group**

Dollar General

601 Main Street, Nyssa, OR

PROPERTY INFORMATION

PROPERTY SUMMARY

This is a strong opportunity to acquire a **Dollar General** property in Nyssa, Oregon, backed by a 15-year Absolute NNN lease. The lease started in January 2022 and requires the tenant to cover taxes, insurance, and maintenance, giving the landlord a truly hands-off investment. The property currently produces \$135,786 in Net Operating Income, offering steady, passive cash flow. The lease also includes rental increases during the three, 5 year option periods.

The store sits directly on Main Street along the U.S. Highway 20 and U.S. Highway 26 corridor, giving it excellent visibility and easy access. It's positioned on the main commercial route through town, capturing both local traffic and commuters traveling through the area. Nyssa is an established agricultural community about 50 miles northwest of Boise, which helps support consistent retail demand.

PROPERTY HIGHLIGHTS

- **Absolute NNN Lease - 11 Years Remaining**
- **Zero Landlord Responsibilities**
- **Offered at \$2,207,610 with a 6.15% Capitalization Rate**
- **Strategic Location with Direct Frontage on U.S. Highway 20 and 26**
- **Oregon 0% Sales Tax Advantage Draws Cross-Border Shoppers**
- **Positioned in the Treasure Valley Region Approximately 50 Miles Northwest of Boise**
- **Scheduled Rental Growth in the Option Periods**

The Dollar General logo is displayed in a yellow rounded rectangle with a grey border. The text "DOLLAR GENERAL" is written in a bold, black, sans-serif font. The word "DOLLAR" is on the top line and "GENERAL" is on the bottom line. A registered trademark symbol (®) is located to the right of the word "GENERAL".

**DOLLAR
GENERAL®**

OFFERING SUMMARY

DOLLAR GENERAL®

Offering Summary

Tenant	Dollar General
Location	601 Main Street, Nyssa, OR
Asking Price	\$2,207,610
Cap Rate	6.15%
Net Operating Income	\$135,786
Lease Structure	15-Year Absolute NNN
Building Size	6,775 SF
Options	Three, 5 Year Options
Rent Increases	10% In Option Periods

Dollar General
601 Main Street, Nyssa, OR





LOCATION DESCRIPTION

Located in Malheur County along the eastern edge of Oregon, Nyssa occupies a strategic position along the Snake River bordering Idaho. The city serves as a key agricultural community and logistics hub within the broader Treasure Valley region. Benefiting from its proximity to major economic centers, Nyssa is situated approximately 50 miles northwest of the rapidly expanding Boise Metropolitan Statistical Area, capturing logistical and economic spillover from this major Pacific Northwest hub.

The property boasts a highly visible and accessible location directly on Main Street, which runs concurrently with U.S. Highway 20 and U.S. Highway 26. These major arterial routes facilitate the bulk of local and regional traffic through the center of town, capturing steady demand from the local workforce and agricultural transit. Furthermore, U.S. 20/26 provides seamless connectivity to Interstate 84, located just 12 miles north in Ontario, Oregon, linking the site directly to both Boise to the east and Portland to the northwest.

From a localized perspective, the site is positioned within a centralized retail node that serves the surrounding residential and agricultural populations. The immediate neighborhood features a strong mix of local and national tenants that drive consistent foot traffic to the corridor. Nearby businesses include A&W All-American Food, Thunderegg Coffee Co., Nyssa Tavern, Wong's Cafe, and Subway, all situated within a tight radius of the property. This clustering of dining and retail amenities illustrates the property's prime placement within Nyssa's primary commercial center, ensuring long-term viability and robust consumer engagement for the asset.

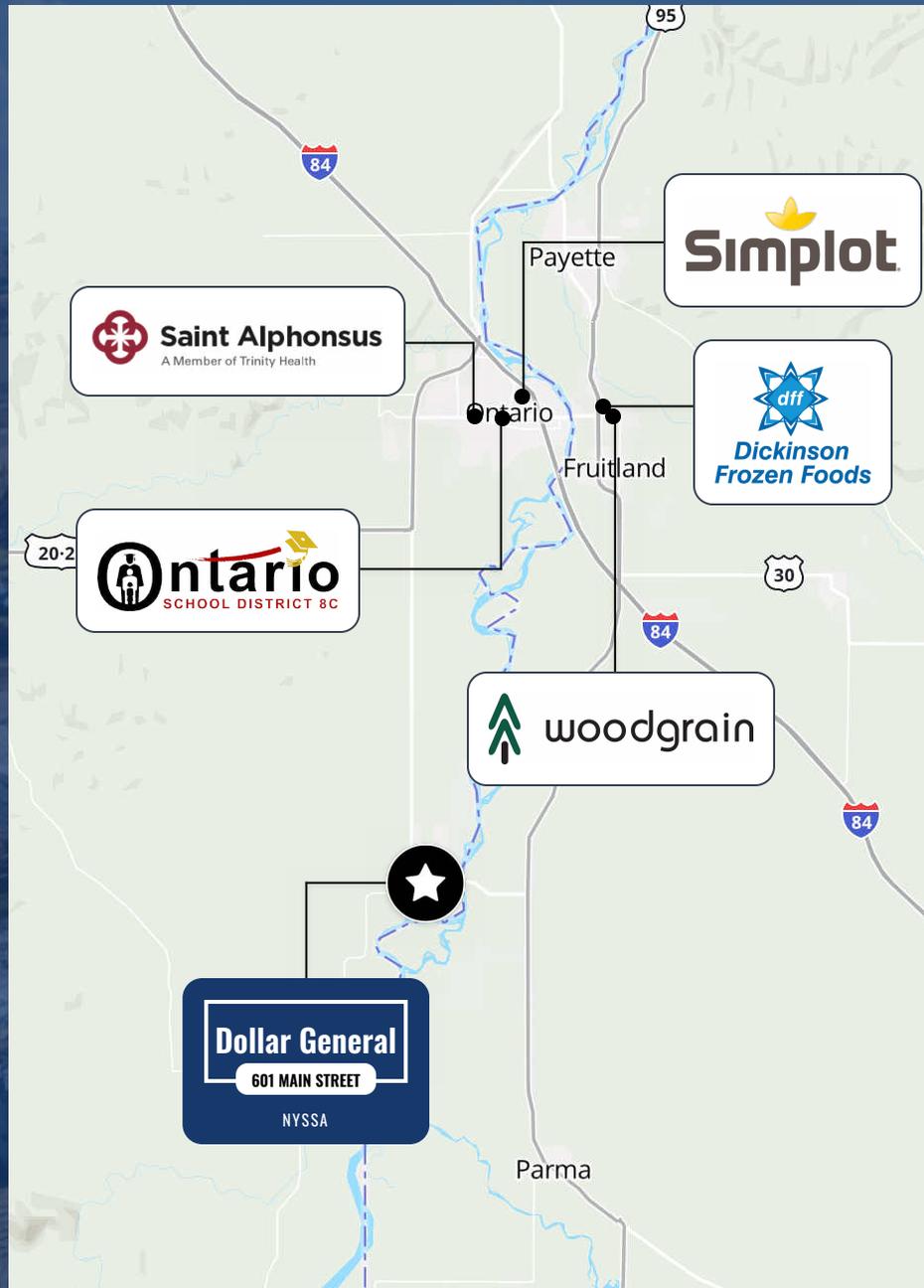
Dollar General
601 Main Street, Nyssa, OR

AREA MAP



Dollar General
601 Main Street, Nyssa, OR

MAJOR EMPLOYERS



The surrounding area is supported by a stable mix of public and private employers, creating a dependable local economy. The Ontario School District is a key employer in the area, providing a consistent employment base. This is complemented by a strong agricultural and food processing presence, with companies like Simplot and Dickinson Frozen Foods playing a major role in regional economic activity.

Healthcare is another important driver, with Saint Alphonus Medical Center serving the community and contributing steady, year-round employment. Together, these sectors — education, agriculture, food processing, and healthcare — help create a balanced local economy that supports long-term stability and ongoing demand in the area.

Employer	Industry	Employees	Distance
Snake River Correctional Institution	Government	1,000	18.6 mi
The Kraft Heinz Company (Ore-Ida)	Manufacturing	750	13.1 mi
Saint Alphonus Medical Center Ontario	Healthcare	500	11.7 mi
Ontario School District 8C	Education	400	12.3 mi
Woodgrain Millwork	Manufacturing	250	14.0 mi
Dickinson Frozen Foods	Manufacturing	250	14.1 mi

Dollar General
601 Main Street, Nyssa, OR



CONFIDENTIALITY & DISCLAIMER

In Association with Scott Reid & ParaSell, Inc. |
P:949.942.6585 | A Licensed Oregon Broker #201233666

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of ParaSell, Inc. or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is ParaSell, Inc. listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to ParaSell, Inc.

Neither ParaSell, Inc. nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by ParaSell, Inc. with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, ParaSell, Inc. and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The ParaSell, Inc. nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and ParaSell, Inc. advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

Tyler Kolligian
Investment Sales
415-762-1543
tkolligian@thekasegroup.com
BRE #01961713

Scott Reid
Broker - ParaSell Inc.
949-942-6585
broker@parasellinc.com
Lic #: 201231696