

# DOLLAR GENERAL



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

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**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**
- **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	\$2,089,015
Cap Rate	6.50%
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

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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.

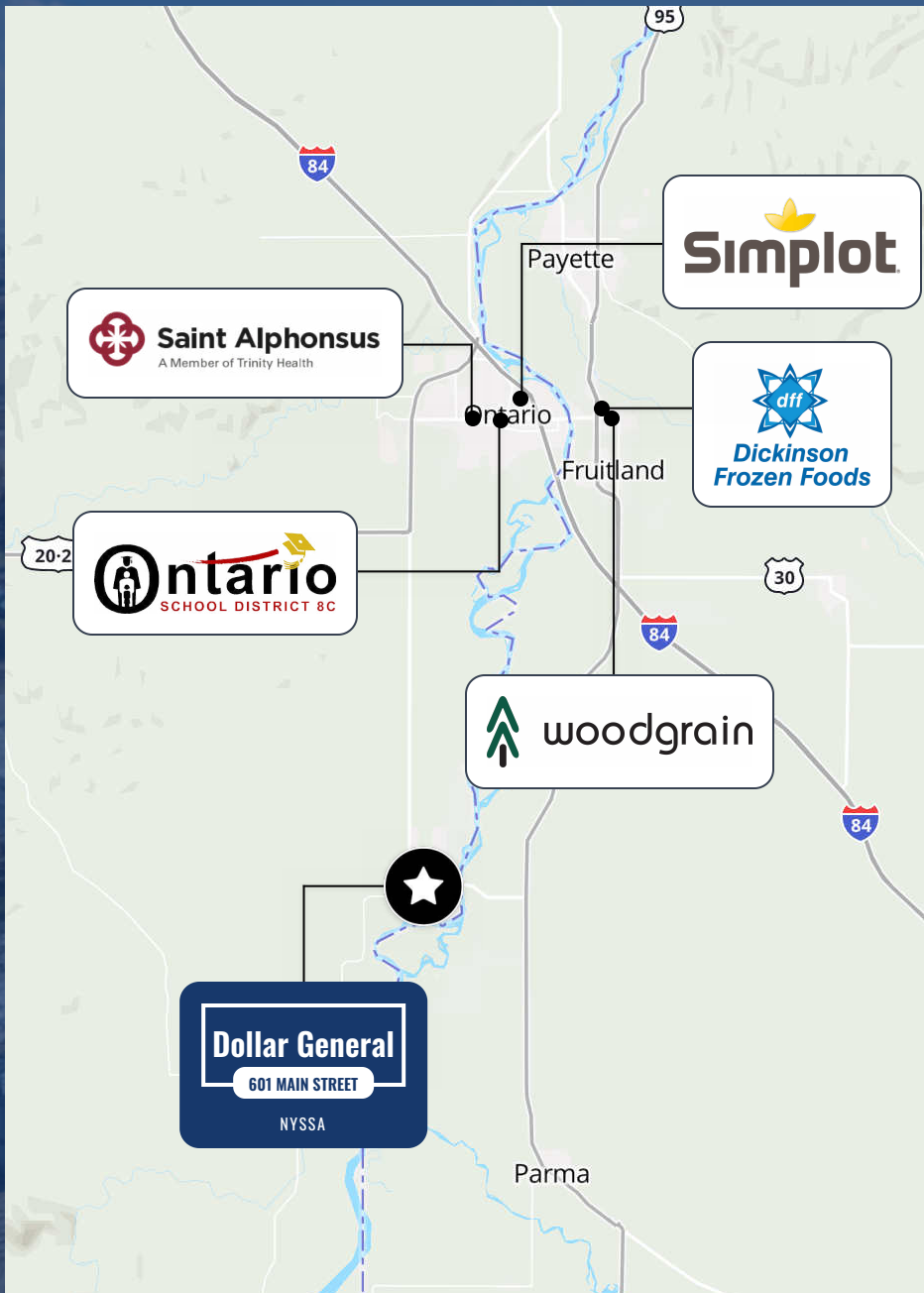
**Dollar General**  
601 Main Street, Nyssa, OR

# 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

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