

FOR SALE



New 10-Year NNN Lease



1915 PORTLAND RD, NEWBERG, OR 97132

KIDDER.COM

km Kidder
Mathews



Above market rent escalations increase ownership revenue and hedge against inflation.

Strong tenant revenues, required financial reporting.

Personal guarantee.



INVESTMENT OVERVIEW

\$1.25M
SALE PRICE

\$71K
NOI

5.68%
CAP RATE

PROPERTY OVERVIEW

| | |
|-------------------|-------------------------------------|
| ADDRESS | 1915 Portland Rd, Newberg, OR 97132 |
| BUILDING AREA | 2,300 SF |
| LOT SIZE | 14,375 SF (0.33 acres) |
| YEAR BUILT/RENOV. | 1970/2018 |
| TRAFFIC COUNTS | 35,307 VPD |

TENANT OVERVIEW - DO NOT DISTURB TENANT

| | |
|-------------------|------------------------------------|
| TENANT | Momiji's Sushi Bar with Drive-Thru |
| TYPE OF OWNERSHIP | Fee Simple |
| LEASE STRUCTURE | Absolute NNN |
| LEASE TERM | 10 years (Ending October 31, 2034) |
| RENEWAL OPTIONS | 2, 5-year w/3% increases |

The tenant recently exercised a new 10-year lease which commenced November 1, 2024, including a 5% increase in Years 1 and 2, with 3% annual escalations thereafter. The lease is personally guaranteed and Momiji's has been operating at this location since 2017.

INVESTMENT HIGHLIGHTS



LONG TERM COMMITMENT

10 Years Remaining on a lease expiring October 31, 2034.



RENTAL INCREASES

Upcoming 5% rent increases occurring November 2025 and November 2026 and 3% annual rent increases thereafter.



SUSTAINABLE RENT

Healthy rent-to sales ratio is less than 9%. Current annual rent is \$71,001.



HIGH TRAFFIC AREA

The property benefits from its location along the 99W highway with traffic counts over 35,000 per day.



PROXIMITY TO NEARBY RETAIL

Situated in Newberg's main daily needs corridor benefiting from its proximity to major retailers including Fred Meyer, Walgreens, Safeway and several other national retailers.



PERSONAL GUARANTEE

Personal guarantee from tenant and annual store sales reported.

CONCEPT OVERVIEW

Momiji Sushi, founded by Bruce Zhen in 2010, began as a small restaurant in Salem, Oregon, with a few tables. Leveraging his deep knowledge of Japanese cuisine and customer service, Zhen expanded the brand across Oregon to include 14 locations, including Portland and other cities. The restaurant is celebrated for its commitment to fresh ingredients, affordable sushi, and innovative flavors, while honoring Japanese culinary traditions. Menu options range from traditional sushi to unique rolls, sashimi, and a popular all-you-can-eat special at select locations.

In 2022, the Newberg business was purchased by the existing local operators Rachel Zhao and Xiaoyun Zhang, which have operated successfully at this location for many years. The restaurant offers a variety of Japanese dishes, including sushi rolls, sashimi, teriyaki, bento boxes, appetizers like gyoza, and specialty items like poke bowls and ramen, including alcoholic beverages. It includes options for customization, takeout, and online ordering. The entrepreneurial spirit of the owners, combined with required financial reporting and the low rent to sales ratio, offer a passive investor a high-quality investment with experienced operators.



MOMIJI SUSHI BAR

JAQUITH PARK

NEWBERG



GEORGE FOX UNIVERSITY

CHEHALEM AQUATIC AND FITNESS CENTER



SUBJECT PROPERTY

33,500+ VEHICLES
Average Daily Traffic



PORTLAND RD

99W

25 MILES
To Portland



Fred Meyer

99W



CHEHALEM



CHEHALEM GLENN GOLF COURSE

RENNE PARK

30 MILES
To Salem

219



LOCATION OVERVIEW

Newberg, is a charming city in Yamhill County, about 25 miles southwest of Portland. Known for its rolling hills and vineyards, Newberg sits at the heart of Oregon's Willamette Valley, which has gained global recognition for its pinot noir.

WINE COUNTRY

Newberg is a key destination in the Willamette Valley wine region, with many wineries and tasting rooms. It's a favorite spot for wine lovers, especially those interested in Oregon's pinot noir.

OUTDOOR ACTIVITIES

With access to the Willamette River and surrounding natural areas, Newberg offers options for outdoor enthusiasts, including kayaking, hiking, and biking.

SMALL-TOWN FEEL

Despite its proximity to Portland, Newberg retains a relaxed, small-town vibe. The downtown area has a mix of local shops, cafés, and art galleries, and the community emphasizes local culture and events.

HISTORY AND COMMUNITY EVENTS

Newberg has a rich history dating back to the 1800s and was one of the first communities in Oregon to officially support the temperance movement. The community hosts annual events like the Newberg Old-Fashioned Festival, a summer celebration with parades, fireworks, and various family-friendly activities.

GEORGE FOX UNIVERSITY

This Christian university is one of the main institutions in Newberg, drawing students from around the country and contributing to the city's vibrant, youthful energy.

The city's combination of natural beauty, rich local culture, and proximity to the Portland metro area make it a popular choice for residents and visitors alike.



DEMOGRAPHICS

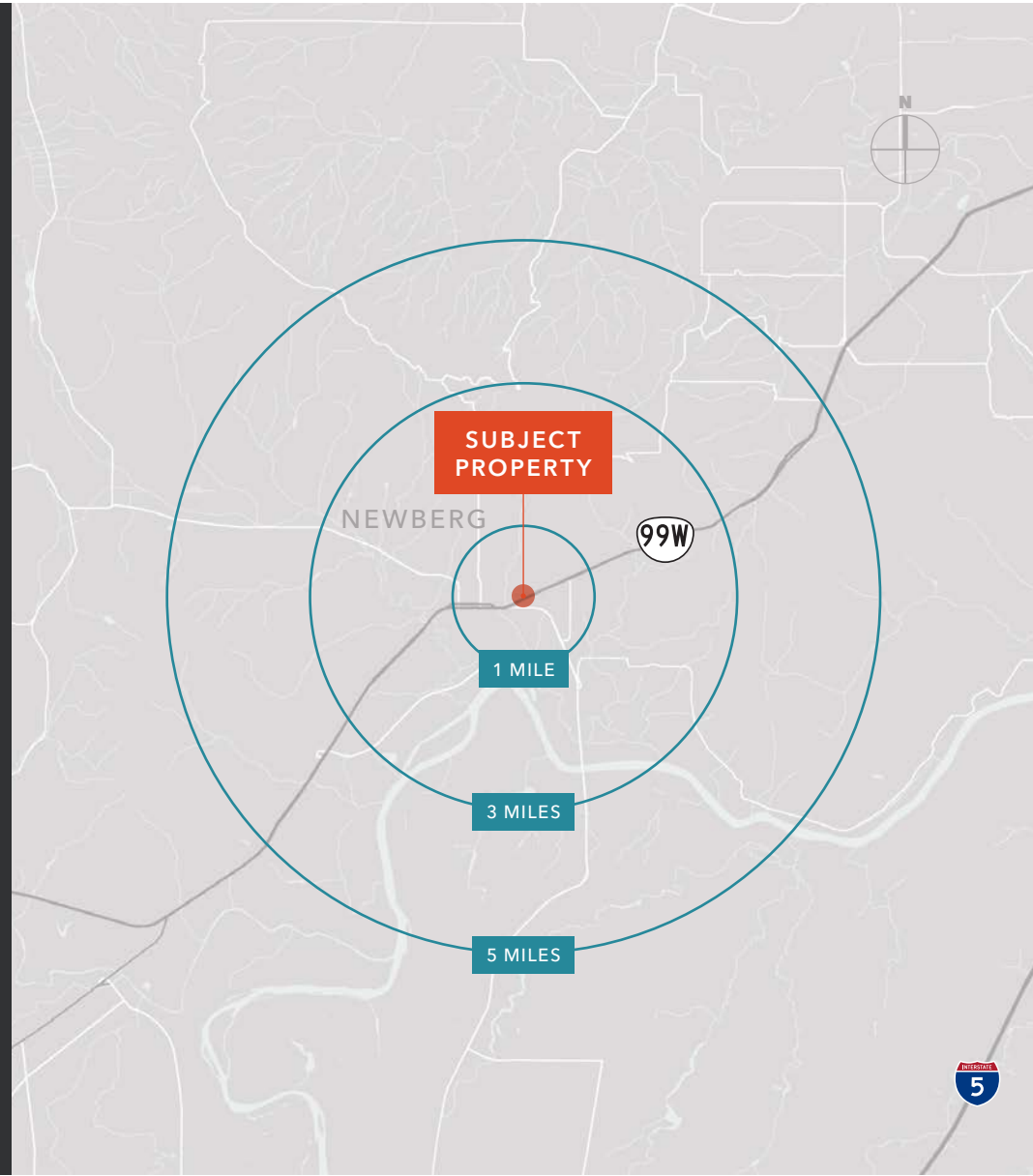
| | 1 Mile | 3 Miles | 5 Miles |
|----------------------------------|-----------|-----------|-----------|
| 2020 CENSUS POPULATION | 15,076 | 31,151 | 37,654 |
| 2024 ESTIMATED POPULATION | 15,512 | 32,149 | 38,811 |
| 2029 PROJECTED POPULATION | 15,890 | 32,951 | 39,700 |
| 2024 MEDIUM HH INCOME | \$76,194 | \$94,598 | \$100,374 |
| 2029 MEDIUM PROJECTED HH INCOME | \$89,334 | \$107,577 | \$112,336 |
| 2024 AVERAGE HH INCOME | \$100,384 | \$123,510 | \$131,284 |
| 2029 AVERAGE PROJECTED HH INCOME | \$117,256 | \$143,264 | \$152,036 |

Newberg, Oregon, has a steadily growing population with a demographic leaning toward young to middle-aged adults, particularly in the 25-44 age range. The area also has a moderate and increasing number of families, with average household sizes gradually decreasing over time. Median age figures indicate a slightly aging population, reflecting a mature but balanced mix of age groups.

Housing ownership trends show a shift toward more owner-occupied units, while renter-occupied housing remains steady. Income levels are

diverse, with an increase in middle to upper-middle-income households. Median household income is rising, indicating economic growth and a stronger financial profile for residents in the coming years. The area also reflects a mix of racial and ethnic backgrounds, with a notable Hispanic population, adding to the diversity and cultural richness.

Overall, Newberg's demographic profile suggests a stable, growing, and economically strengthening community with a well-rounded age distribution and a blend of both family and individual households.





1915 PORTLAND RD

*For more information on
this property, please contact*

REBECCA O'LEARY, CCIM
503.221.2279
rebecca.oleary@kidder.com

RYAN O'LEARY
503.221.2294
ryan.oleary@kidder.com

KIDDER.COM

TEAMOLEARY.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

