

Russell Hosner
PO Box 1567
Lake Oswego, OR 97035



**FOR SALE/
LEASE-BACK**



INVESTMENT OPPORTUNITY

575 Main Ave | Tillamook, OR

- » **\$795,000**
- » **1,920 SF building**
- » **11,761 SF lot**
- » **Absolute NNN sale leaseback**
- » **CAP rate = 9.5%**
- » **Annual rent = \$75,525**
- » **Monthly rent = \$6,294**
- » **New 10-year lease signed at closing**
- » **Rent Increases: 2% annually**
- » **Options: Five 5-year options**

For more information, contact:

Bud Hosner

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Drew Russell

503-816-4539

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Exterior Highlights

Opened in 2016

Large parking area

HWY 101 frontage with 3,000 cars/day

Elevated foundation

Excellent Hwy visibility



Interior Highlights

Standardized Nectar configuration

High quality finishes

Flexible layout for multi-tenant use

High efficiency lighting



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

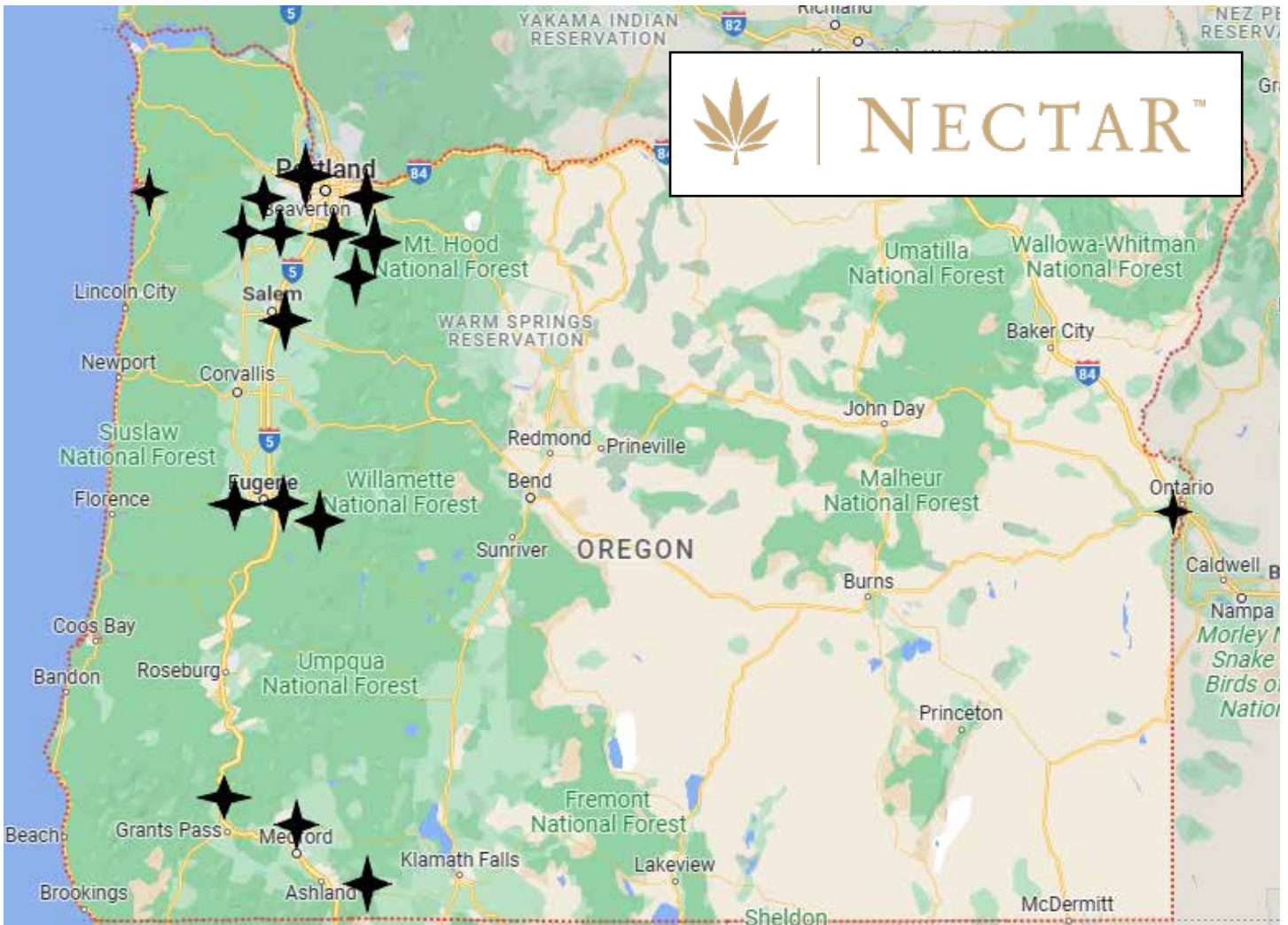
- » Largest cannabis retailer in Oregon
- » Highest average store revenue for a multi-unit operator in Oregon
- » Largest cultivator in Oregon
- » 10 farms & 200,000 SF of licensed grow space
- » Vertical integration from seed to sale

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



40 total stores throughout Oregon



DEMOGRAPHICS

EDUCATION

High School Graduates	84.1%
Bachelor's degree or higher	17.6%

HOUSING

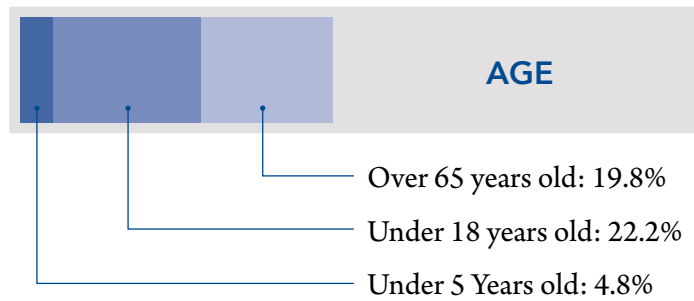
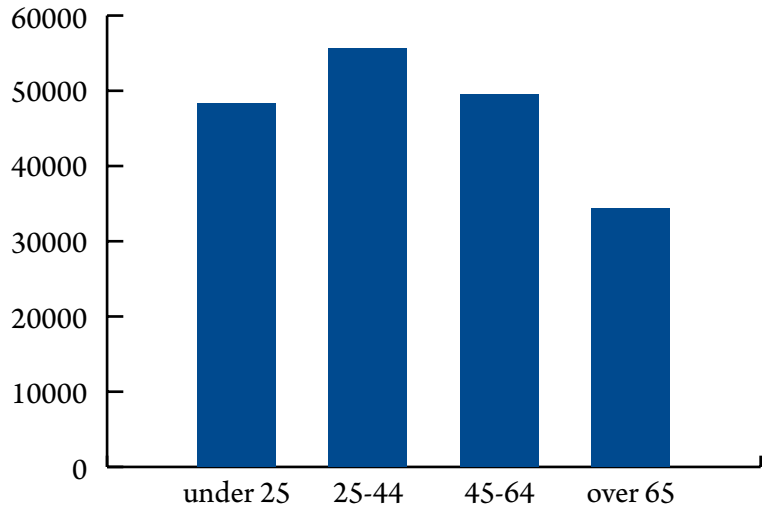
Housing Units	16,294
Homeownership rate	71.8%
Housing Units in Multi-unit Structures	8.0%

INCOME

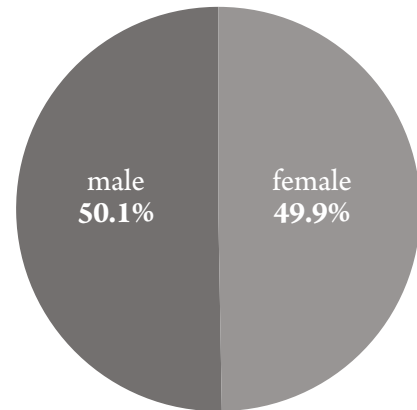
Average household income	\$54,174
Median household income	\$48,117
People below poverty level	804
People above poverty level	4,346

.S. Census Bureau QuickFacts: Tillamook County, Oregon

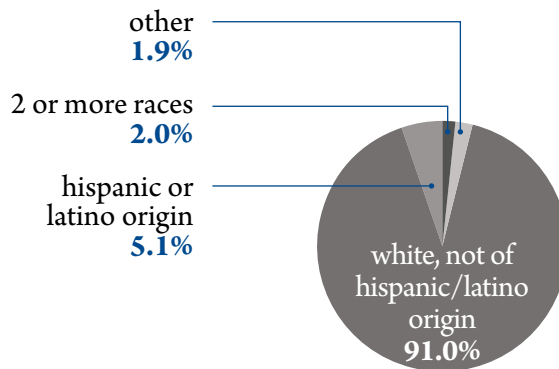
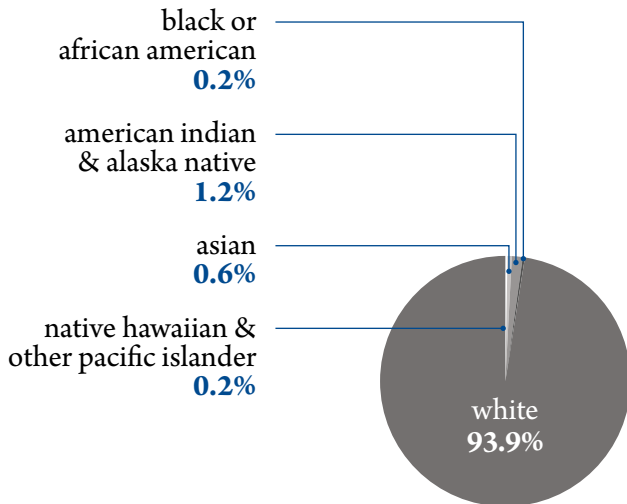
INCOME



GENDER



RACE



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.

SALES COMPARABLES

575 Main Avenue | Tillamook 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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Dutch Bros Coffee

McDonald's

Blue Heron French Cheese Company

Fern Restaurant & Lounge

The Crazy Torta & Seafood

Western Royal Inn

Nectar

575 Main Ave

Pelican Brewing - Tillamook

Oregon Coast Visitors Association

Tillamook

Tillamook County Pioneer Museum

La Mexicana

Hampton Lumber Company

Werner Beef & Brew

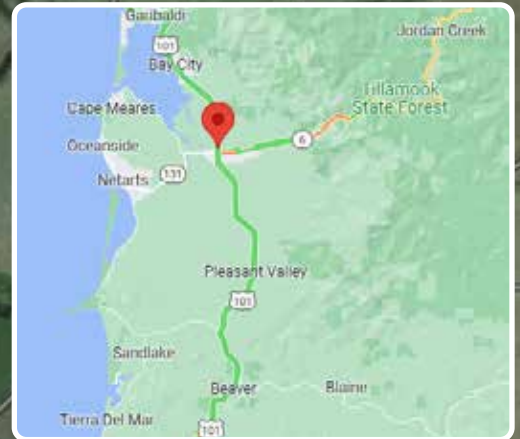
Blue Star Espresso

Franz Bakery Outlet Store

Tillamook DMV

Bohannon Disc Golf Course

East Elementary School



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