

Russell Hosner
PO Box 1567
Lake Oswego, OR 97035



**FOR SALE/
LEASE-BACK**



INVESTMENT OPPORTUNITY

1200 SE 1st Street | Ontario, OR

- » **\$2,400,000**
- » **6,000 SF**
- » **.76 acre**
- » **CAP rate = 8.7%**
- » **Annual rent = \$207,900**
- » **Rent Increases: 2% annually**
- » **Initial Term: 10 years**
- » **Options: Five 5-year options**

For more information, contact:

Bud Hosner

503-349-4892

bhosner@russellhosner.com

Drew Russell

503-816-4539

drussell@russellhosner.com



Exterior Highlights

Brand new in 2022

Fully paved parking area

32 parking spaces

Quality construction

Low maintenance exterior



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

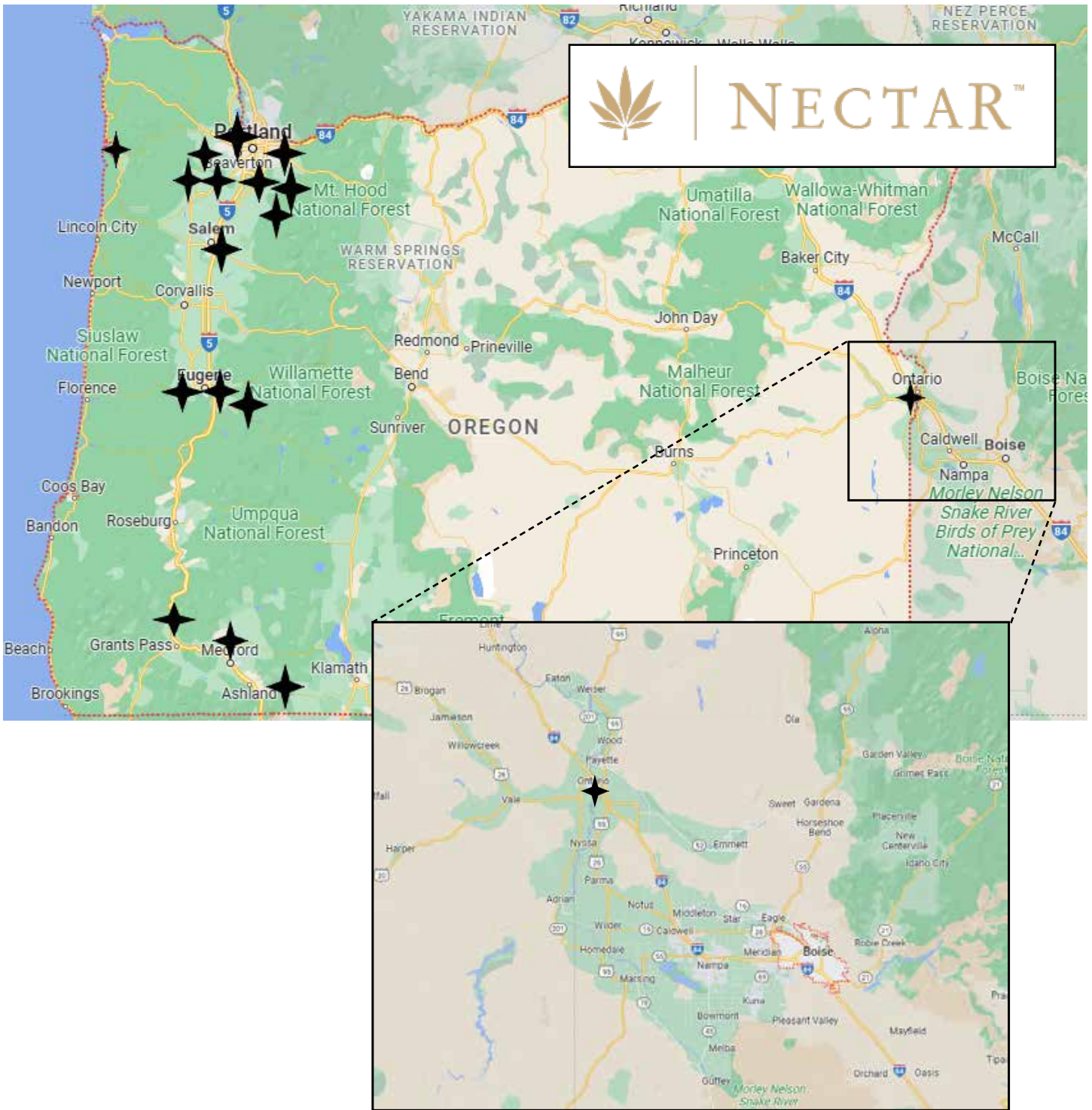
- » **40+ branded** Nectar locations in Oregon
- » **4** Distribution Licenses
- » Tier II Farms with 10 producer licensees, 4 wholesale licenses
- » 47+ retail locations across Oregon, California, and Ohio



TENANT PROFILE

1200 SE 1st Street | Ontario, OR

40 total stores throughout Oregon



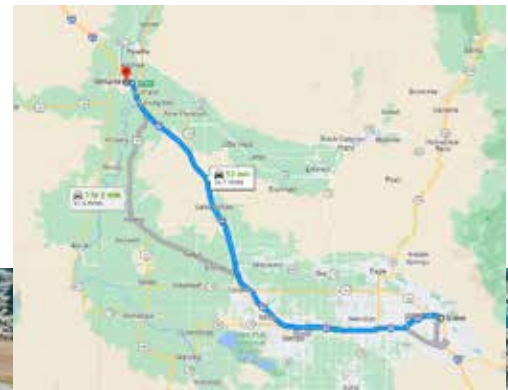
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

AREA HIGHLIGHTS

The Boise–Nampa, Idaho Metropolitan Statistical Area (MSA) (commonly known as the Boise Metropolitan Area or the Treasure Valley) is an area that encompasses Ada, Boise, Canyon, Gem, and Owyhee counties in southwestern Idaho, anchored by the cities of Boise and Nampa. It is the main component of the wider Boise–Mountain Home–Ontario, ID–OR Combined Statistical Area, which adds Elmore and Payette counties in Idaho and Malheur County, Oregon. It is the state’s largest officially designated metropolitan area and includes Idaho’s three largest cities: Boise, Nampa, and Meridian. Nearly 40 percent of Idaho’s total population lives in the area.

Oregon is a non-sales tax state. Many Idaho residents take advantage of this opportunity by driving to Ontario to shop for items other than cannabis.

Idaho recently defeated a ballot measure to legalize medical marijuana. 60% of Idaho’s population voted no on medical so the idea of legalized recreational cannabis is surely a long ways out. The state has taken a strong stance against legalized cannabis.



POPULATION

MSA (Metropolitan Statistical Area of Boise-Nampa, ID) 795,268

CSA (Combined Statistical Area of Boise City-Mountain Home-Ontario, ID-OR) 850,341

RANK OF MSA SIZE WITHIN

PNW (US Section of Pacific Northwest) 3rd largest

US 75th largest

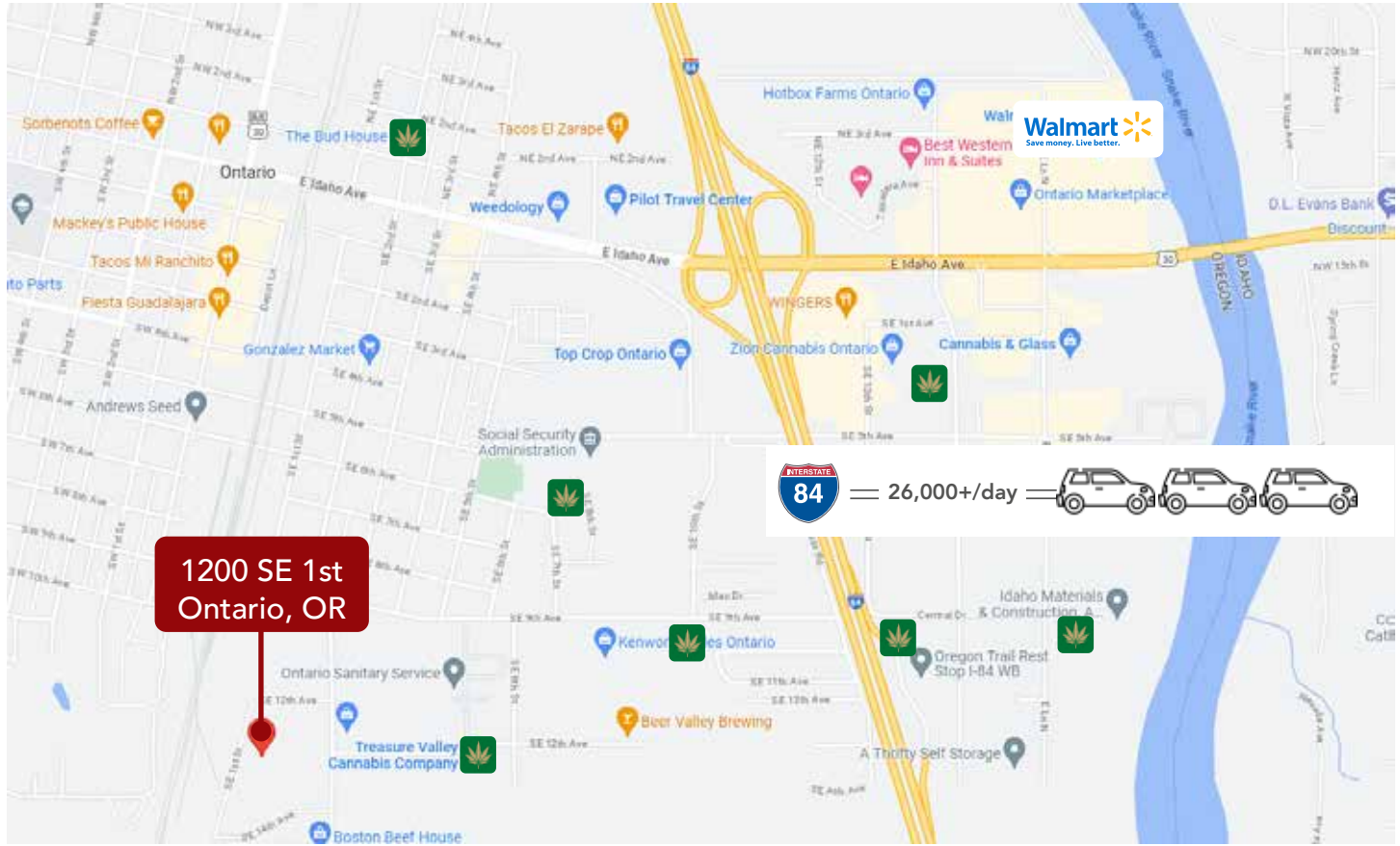
as of the 2021 estimate

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.

AREA HIGHLIGHTS

1200 SE 1st Street | Ontario, OR

Oregon does not have sales tax. Many Idaho residents travel to Ontario to shop for goods and services to avoid the taxes. The average daily traffic count on I-84 is 26,000+.



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

1200 SE 1st Street | Ontario, 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



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.



Ontario City Center



1200 SE 1st
Ontario, OR



For more information, contact:

Bud Hosner

503-349-4892

bhosner@russellhosner.com

Drew Russell

503-816-4539

drussell@russellhosner.com

Russell Hosner
PO Box 1567
Lake Oswego, OR 97035

