

# Discount Tire

Gresham, OR

#3 Location in Oregon per Placer.ai

Located within Gresham Town Fair

\$ | Price:  
**\$1,410,000**

% | Cap Rate:  
**4.85%**

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## INVESTMENT HIGHLIGHTS

- Ground lease with brand new 10-year extension extending lease to 2035.
- Paying low ground rent at approximately 44% below current market rates.
- Corporate-operated Discount Tire (Halle Properties, LLC).
- Strong historical occupancy having operating at this location for 35+ years and operating in the 84% percentile of all Oregon locations.
- Scheduled 10% increase in 2030 increases yield an estimated 45 basis points in the next 4.5 years.
- Located within Gresham Town Fair, a 264K SF community shopping center which sees over 2.6M in annual visits and is anchored by Ross, Dick's Sporting Goods, and PetSmart.
- High-density residential trade area with 235,000+ residents within a 5-mile radius.



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