



..... OFFERING MEMORANDUM .....

**DONUT DAY | NNN LEASE | 6.05% CAP**  
18955 SW TUALATIN VALLEY HWY, BEAVERTON, OR 97006

Marcus & Millichap

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Activity ID #ZAH0210125

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18955 SW TUALATIN VALLEY HWY

EXCLUSIVELY  
LISTED BY

**NATHAN DRAKE**

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# OFFERING SUMMARY

18955 SW TUALATIN VALLEY HWY



Listing Price  
**\$1,200,000**



Cap Rate  
**6.05%**



Price / SF  
**\$619**

## FINANCIAL

List Price	\$1,200,000
Net Income	\$72,573
Cap Rate	6.05%
Price / SF	\$618.56
Rent / SF	\$38.52

## OPERATIONAL

Lease Type	Triple Net (NNN)
Lease Expiration	10/31/2028
Leasable Area	1,940 SF
Lot Size	0.32 Acres
Occupancy	100%
Year Built	1968



# DONUT DAY

## TENANT PROFILE



### TENANT HIGHLIGHTS

- Beloved, Local Donut Shop with 24+ Years of Operating History
- Listed in Yelp's 2023 'Top 100 Donut Shops within the US'
- 4.7 Star Rating with 992 Google Reviews

### TENANT OVERVIEW

Company:	Donut Day
Founded:	2002
Locations:	One (1)
Lease Rate:	\$37.23 NNN

### RENT SCHEDULE

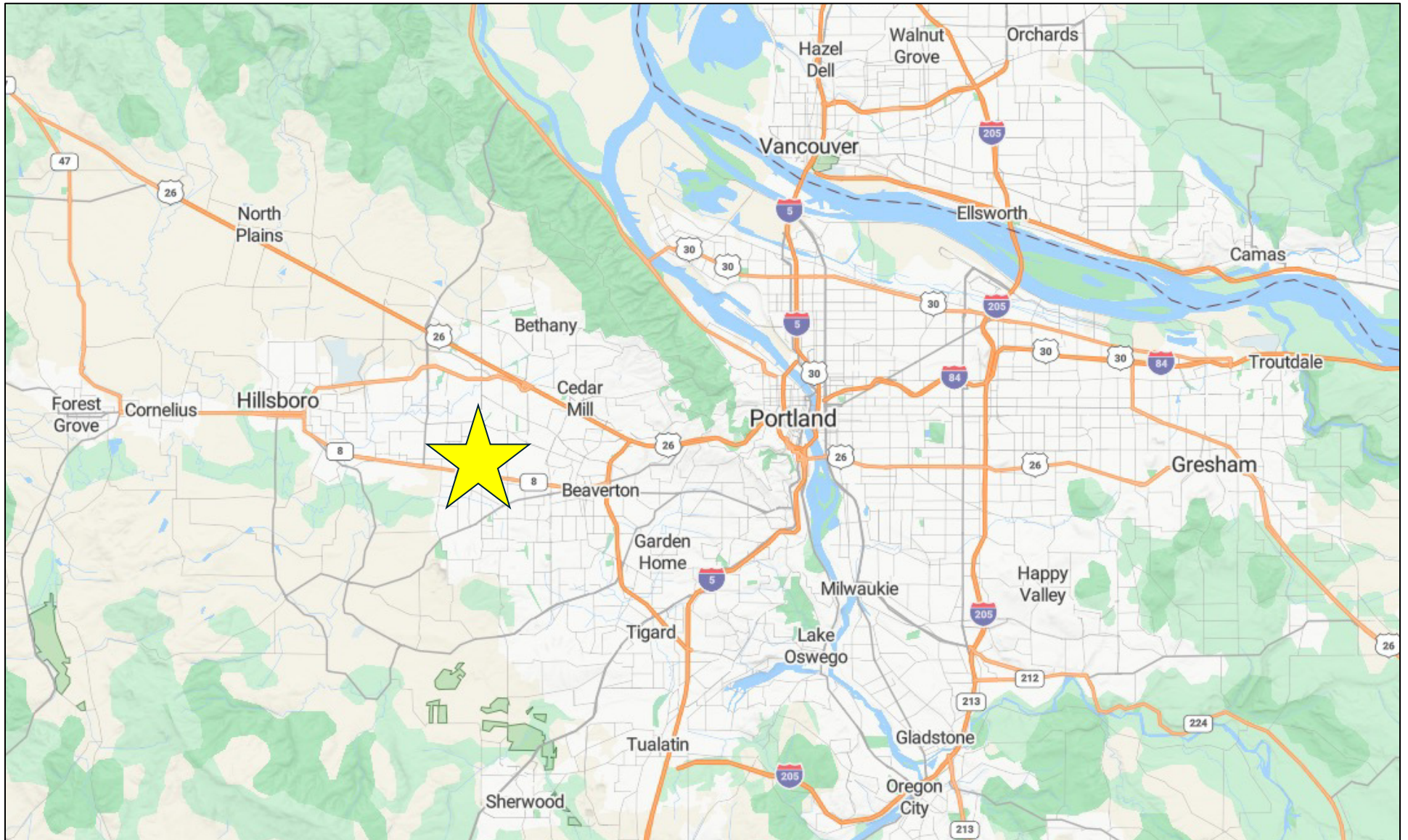
LEASE YEARS	MONTHLY RENT	BUMP	YIELD
11/01/25 - 10/31/26	\$5,843	6%	5.84%
11/01/26 - 10/31/27	\$6,194	6%	6.19%
11/01/27 - 10/31/28	\$6,566	-	6.57%

### TENANT OVERVIEW

Donut Day (often called "Every Day Is A Donut Day" by locals) is a legendary, family-owned donut shop in Aloha, Oregon known for its unpretentious, old-school atmosphere and massive, high-quality classic donuts. Unlike modern "gimmick" shops, they specialize in mastering the fundamentals using a traditional 24-hour French method to raise their dough. This creates a signature "squishy," cloud-like, and airy texture that earned the shop a spot on Yelp's Top 100 Best Donut Shops in the USA. They feature a rotating menu of about 60 different varieties, highlighted by unique fruit fritters, massive Dutch Crunch varieties, and soft buttermilk bars. The shop is famously low-profile, maintaining no official website or social media presence, and is known to sell out of their most popular items early on the weekends.

# DONUT DAY

REGIONAL MAP



# DONUT DAY

LOCAL MAP



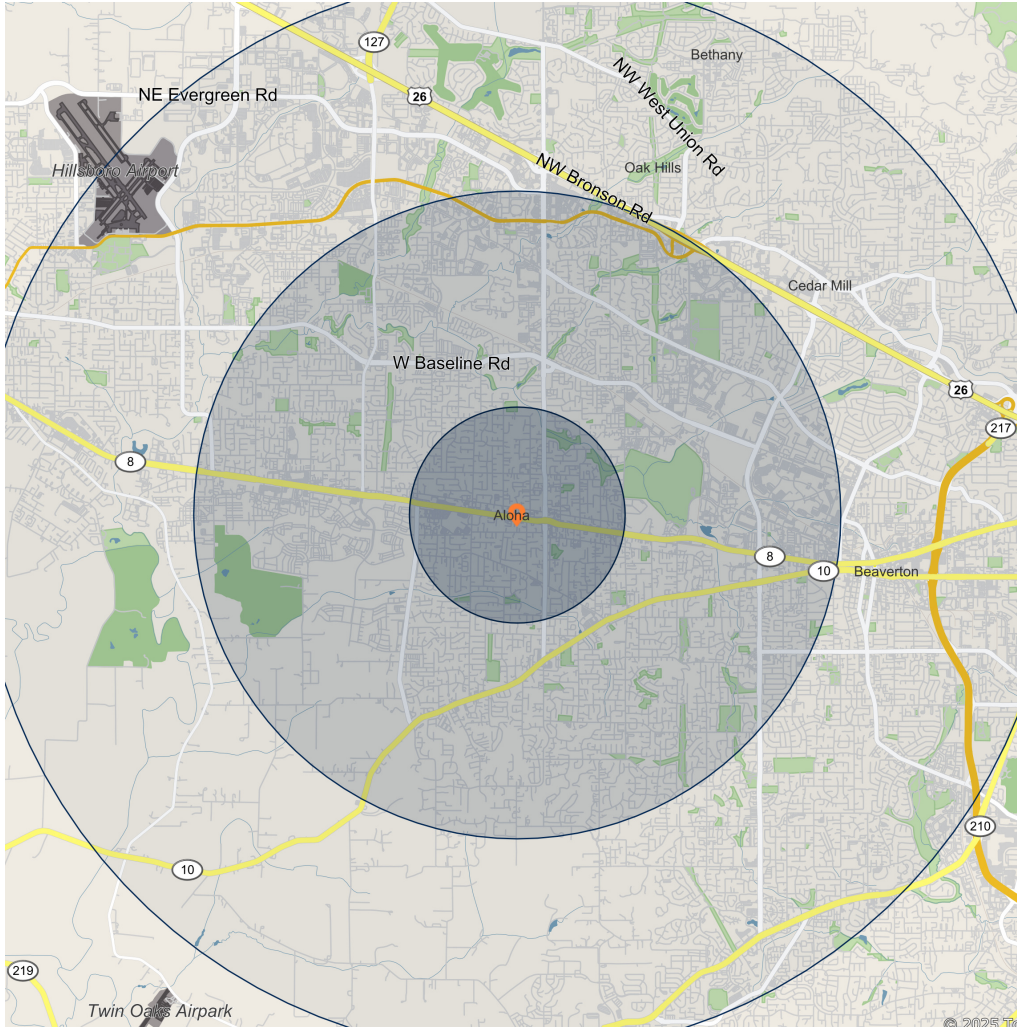






# DONUT DAY

## DEMOGRAPHICS



### POPULATION

	1 Mile	3 Miles	5 Miles
2030 Projection	19,964	159,043	343,831
2025 Estimate	19,681	153,495	334,754
2020 Census	20,339	150,484	333,010
2010 Census	18,858	130,599	295,037

### HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
Average	\$109,435	\$124,815	\$134,182
Median	\$89,576	\$103,054	\$112,715
Per Capita	\$40,380	\$48,928	\$53,283

### HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2030 Projection	7,257	63,163	139,454
2025 Estimate	7,115	60,791	135,583
2020 Census	6,839	56,257	128,186
2010 Census	6,290	48,402	113,029

### HOUSING

	1 Mile	3 Miles	5 Miles
Median Home Value	\$440,691	\$485,030	\$536,419

### EMPLOYMENT

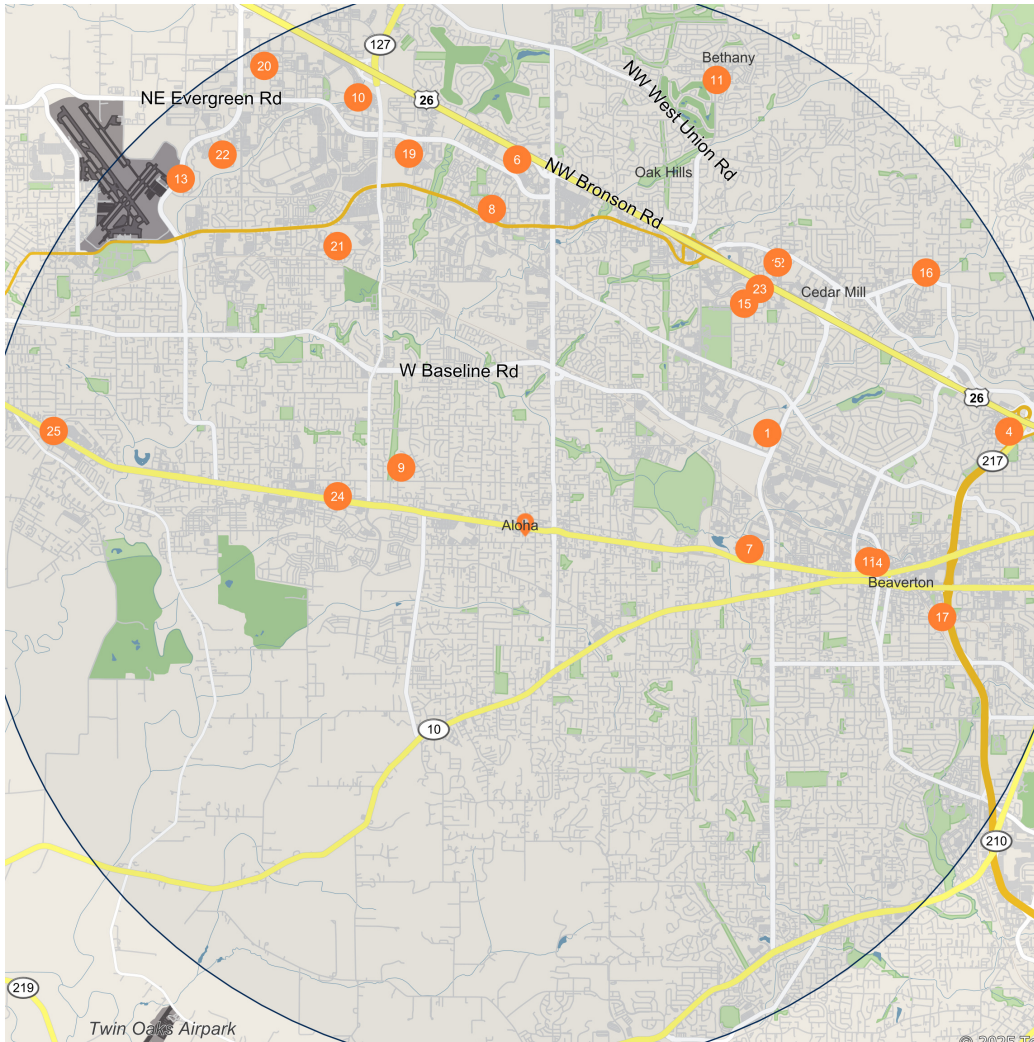
	1 Mile	3 Miles	5 Miles
2025 Daytime Population	15,327	138,707	324,342
2025 Unemployment	2.05%	2.95%	2.82%
Average Time Traveled (Minutes)	29	27	27

### EDUCATIONAL ATTAINMENT

	1 Mile	3 Miles	5 Miles
High School Graduate (12)	1.74%	1.52%	1.39%
Some College (13-15)	31.60%	25.22%	22.53%
Associate Degree Only	16.54%	14.66%	13.54%
Bachelor's Degree Only	10.41%	10.35%	9.08%
Graduate Degree	27.91%	38.65%	44.20%

# DONUT DAY

## DEMOGRAPHICS



Major Employers		Employees
1	Nike Inc-Nike	10,700
2	Providence Health & Svcs - Ore-Providence St Vincent Hospital	5,316
3	Providence Health & Svcs - Ore-Providence St Vincent Med Ctr	5,258
4	Providence Health & Svcs - Ore-Providence Medical Group	5,237
5	Columbia Sportswear Company-COLUMBIA	3,150
6	Stancorp Mrtg Investors LLC-	2,630
7	Nike Usa Inc-	2,490
8	Giraffe Holding Inc-Gymboree	2,428
9	Apple American Group LLC-Applebees	2,185
10	Fred Meyer Inc-Kroger	2,179
11	Fred Meyer Inc-Qfc 00201	2,179
12	Sorel Corporation-	800
13	Qorvo Us Inc-	723
14	Workday Inc-	716
15	Sbm Site Services-	710
16	Lemnis-	700
17	Touchmark LLC-	650
18	Ibridge LLC-	600
19	Oracle America Inc-Oracle	600
20	Morgan Industrial Inc-Omega Morgan Machinery Moving	600
21	Willamette Dental MGT Corp-	500
22	Fei Company-	488
23	Leupold & Stevens Inc-	486
24	Dutch Bros Inc-	479
25	Dutch Bros Inc-	478

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