

FOR SALE

Dutch Bros
Coffee

NNN INVESTMENT

@ SE 26TH AVE & HOLGATE | PORTLAND, OR

ABSOLUTE NNN GROUND LEASE



LOCATION

4455 SE 26th Avenue, Portland, OR 97202

TENANT

Dutch Bros Coffee (multi-unit franchisee)

PARCEL

10,600 SF @ Signalized intersection

BUILDING

Dutch Bros prototype drive-thru — 480 SF

TERM

Option Recently Exercised
First option through 4/30/29 (3 5yr. options remaining)

NOI

\$55,107.60 + 2.5% Annual Increases

CAP RATE

5.54% Cap

PRICE

\$995,000

HIGHLIGHTS

- Fee ownership
- Absolute NNN ground lease, no Landlord responsibilities
- Signalized corner location in SE Portland w/ rare drive-thru
- Located near Reed College & Cleveland High School
- Near Fred Meyer Corporate Headquarters

TRAFFIC COUNTS

SE Holgate: 15,522 ADT / 26th: 5,607 ADT / 28th Ave: 7,523 ADT ('25)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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NN INVESTMENT
4455 SE 26TH AVENUE
PORTLAND, OR

SITE

**GROVER CLEVELAND
HIGH SCHOOL**
1,536 STUDENTS

**FRANKLIN
HIGH SCHOOL**
1,999 STUDENTS

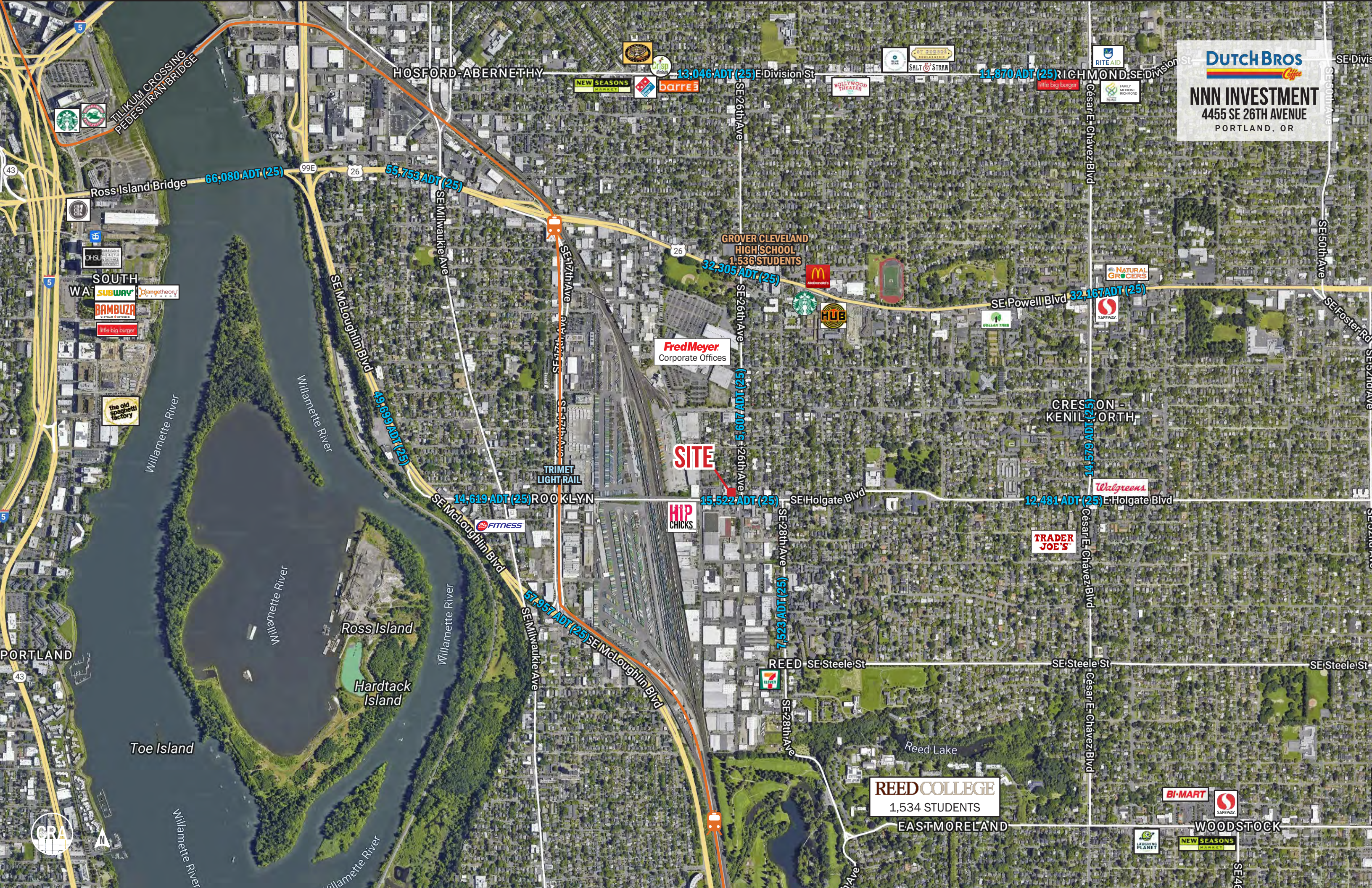
REED COLLEGE
1,534 STUDENTS

**IDAB WELLS-BARNETT
HIGH SCHOOL**
1,598 STUDENTS



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CLOSE-IN AERIAL
4455 SE 26TH AVENUE
PORTLAND, OR

HOLGATE
8-PLEX

Dutch Bros
Coffee

SE 26th Ave

SE Holgate Blvd

PACIFIC
PRIDE

MFR
Moving Forward Restoration, LLC

Memory Lane Motors

PM
PRIME MOTORS

Beez
Holgate
Station



DEMOGRAPHIC SUMMARY

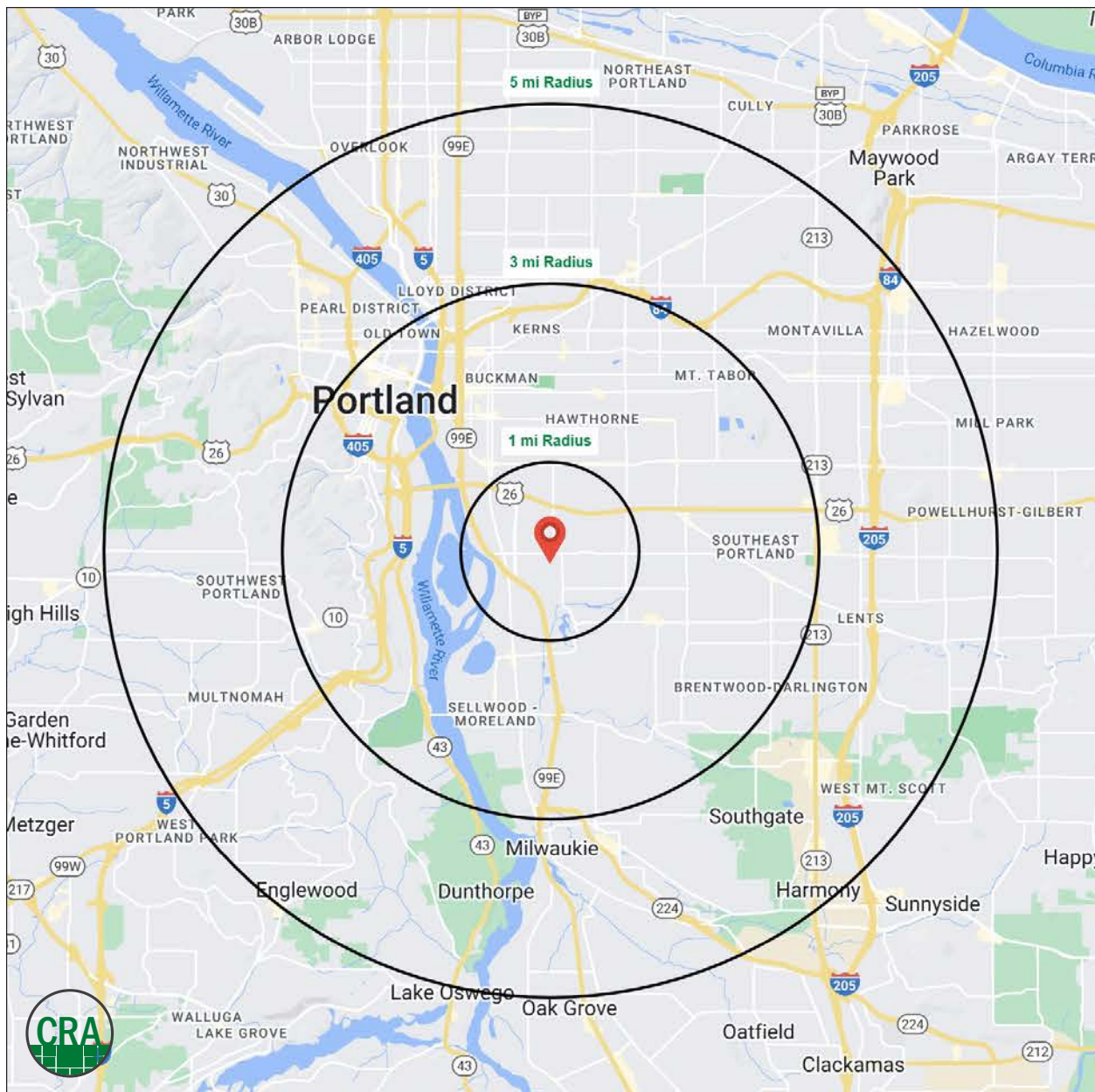
Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	22,491	199,608	486,397
Estimated Households 2025	10,392	94,926	225,317
Average HH Income	\$126,152	\$132,637	\$137,142
Median Age	36.3	39	39.1
Total Businesses	1,336	18,773	38,682
Total Employees	10,788	161,926	311,349

199,608

Estimated 2025 Population
3 MILE RADIUS

94,926

Estimated Households
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4905/-122.64

4455 SE 26th Ave Portland, OR 97202	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	22,491	199,608	486,397
2030 Projected Population	22,545	196,648	479,416
2020 Census Population	22,218	193,282	480,163
2010 Census Population	20,431	168,661	425,951
Projected Annual Growth 2025 to 2030	-	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	0.7%	1.2%	0.9%
2025 Median Age	36.3	39.0	39.1
Households			
2025 Estimated Households	10,392	94,926	225,317
2030 Projected Households	10,464	95,068	225,174
2020 Census Households	10,236	92,514	219,685
2010 Census Households	9,443	78,503	191,578
Projected Annual Growth 2025 to 2030	0.1%	-	-
Historical Annual Growth 2010 to 2025	0.7%	1.4%	1.2%
Race and Ethnicity			
2025 Estimated White	76.9%	76.9%	74.6%
2025 Estimated Black or African American	3.6%	3.4%	4.7%
2025 Estimated Asian or Pacific Islander	7.6%	7.6%	8.2%
2025 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.7%
2025 Estimated Other Races	11.4%	11.4%	11.7%
2025 Estimated Hispanic	9.9%	10.0%	10.7%
Income			
2025 Estimated Average Household Income	\$126,152	\$132,637	\$137,142
2025 Estimated Median Household Income	\$96,456	\$101,205	\$102,472
2025 Estimated Per Capita Income	\$58,721	\$63,416	\$63,826
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.7%	2.0%
2025 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.5%	3.0%
2025 Estimated High School Graduate	9.6%	11.3%	13.2%
2025 Estimated Some College	18.8%	17.3%	17.2%
2025 Estimated Associates Degree Only	7.2%	6.2%	6.6%
2025 Estimated Bachelors Degree Only	36.6%	35.8%	34.5%
2025 Estimated Graduate Degree	23.5%	25.2%	23.5%
Business			
2025 Estimated Total Businesses	1,336	18,773	38,682
2025 Estimated Total Employees	10,788	161,926	311,349
2025 Estimated Employee Population per Business	8.1	8.6	8.0
2025 Estimated Residential Population per Business	16.8	10.6	12.6

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
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