

NNN Cannabis Investment

560 21ST ST SE, SALEM, OR 97301

Nathan Getty

503.972.7292

nathan@macadamforbes.com

Licensed in OR

Joe Curran

503.616.0992

jcurran@macadamforbes.com

Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

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FOR SALE

**MACADAM
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COMMERCIAL REAL ESTATE SERVICES

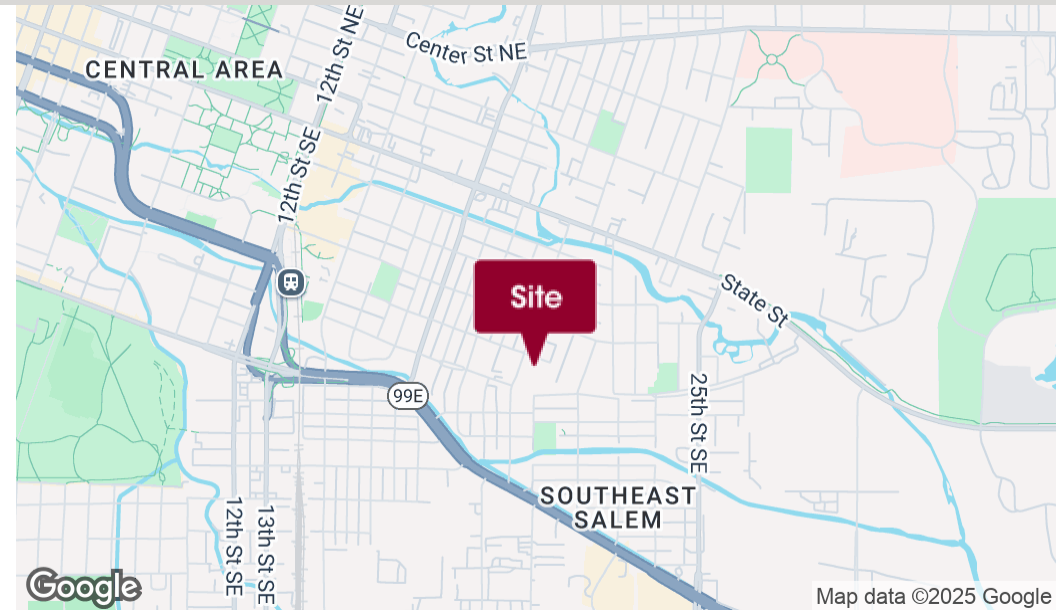
EXECUTIVE SUMMARY

This prime commercial real estate asset represents a highly attractive investment opportunity within the cannabis industry. Spanning 65,597 square feet, the property has undergone extensive redevelopment over the past nine years, resulting in a modern and fully upgraded facility. It houses a diverse roster of cannabis industry tenants who are committed long-term, with many having secured renewal options and fully contributed to their tenant improvements (TIs). These tenants operate as true NNN lessees and are sub-metered for electrical use.

The property features significant infrastructure enhancements, including paved parking, stormwater improvements, fencing, heavy electrical, lighting, membrane roofing, and access control. All tenants are compliant with state and city regulations, holding the required permits for cannabis production, processing, or distribution. The property owners have also maintained positive relationships with the neighborhood association, city planning, and building departments.

The facility is on 3.1 acres and includes an additional building and a gravel lot. The accessory building is currently leased to a contractor on a month-to-month basis for storage, while a portion of the gravel lot is rented out for fleet parking. This additional space generates supplementary income and offers potential for further development.

Located centrally in the Willamette Valley, the property benefits from easy access to I-5, Hwy 22, and Hwy 99 West. The favorable zoning in Salem further enhances its appeal for cannabis-related activities. With a 9.6% cap rate, this asset presents a compelling investment opportunity, offering substantial growth potential and a promising return on investment for those looking to capitalize on the expanding cannabis market.



IMPROVED ADDITIONS

- Heavy Electrical
- Membrane Roofing
- Access Control
- Paved Parking

OFFERING SUMMARY

Sale Price:	\$7,300,000
Lot Size:	3.1 Acres
Building Size:	65,597 SF
NOI:	\$703,000
Cap Rate:	9.6%



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TENANT PROFILE

AVITAS OREGON HOLDINGS

- Tenant Since 2015
- Lease of 11,732 SF
- Lease Expiration 2030

EVERGREEN LIFE

- Tenant Since 2023
- Lease of 21,195 SF
- Lease Expiration 2033

GARDEN INDUSTRIES

- Tenant Since 2023
- Lease of 2686 SF
- Lease Expiration of 2028

PHARMER'S MARKET

- Tenant since 2017
- Lease of 9075 SF
- Lease Expiration of 2031



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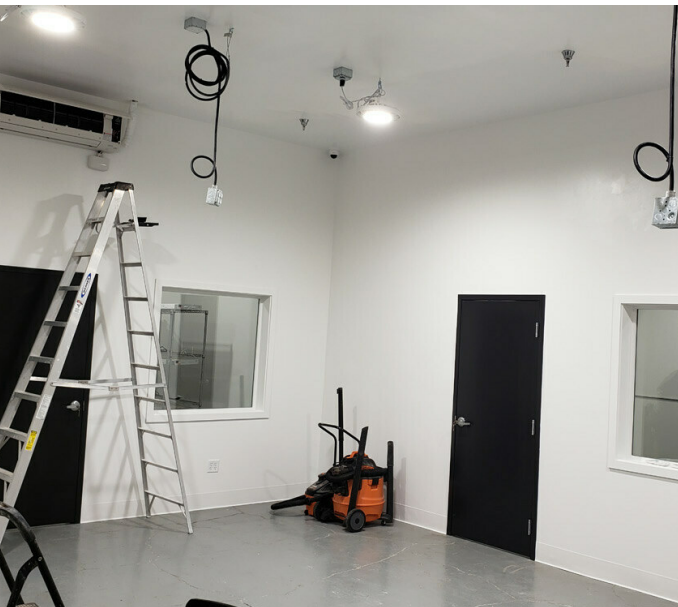
503.858.0049
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