



FOR SALE

OAKSHIRE BREWING SALE LEASEBACK

5013-5027 NORTHEAST 42ND AVENUE, PORTLAND, OR 97218

CLAYTON MADEY, SIOR
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COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Sale-leaseback investment opportunity in a prime Portland location. A long-term NNN lease will be executed between Buyer and Seller prior to close, with lease terms negotiable and structured to target a 7.0% cap rate. Building information and financials are available upon execution of an NDA.

The property is a two-tenant investment featuring the Seller’s leaseback along with an established neighboring tenant.

Oakshire Brewing is a well-established, successfully operating brewery in its 21st year of business. The sale of the real estate allows the company to unlock equity and redeploy capital to support continued growth.

Contact broker for details on leaseback options.

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PROPERTY HIGHLIGHTS

- 7% cap rate
- High visibility location (3,600+ daily traffic count)
- Walk-friendly location
- Seller credit available for roof repair

OFFERING SUMMARY

Sale Price:	\$1,895,000
Lot Size:	11,000 SF
Building Size:	5,800 SF
Zoning:	CM2



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LOCATION OVERVIEW

Prominent frontage along NE 42nd Avenue offering excellent visibility, strong traffic exposure, and a highly walkable surrounding district.

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