



GRANARY ROW

CONFIDENTIAL OFFERING MEMORANDUM

1031 NE LAFAYETTE AVENUE | MCMINNVILLE, OREGON 97128



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Ethos Commercial Advisors LLC, an Oregon limited liability company (the "Agent"), has been engaged as the exclusive sales representative for the sale of the Granary Row (the "Property") or Ownership (the "Seller"). The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions, and limitations of the Confidentiality Agreement furnished by the Agent prior to the delivery of this Offering Memorandum.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed material, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

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Single-Tenant Retail NNN Investment Opportunity

This Offering presents a rare opportunity to acquire a stabilized, single-tenant NNN leased investment in the heart of McMinnville, Oregon – a dynamic and growing community in the Willamette Valley, well known for its thriving downtown, strong tourism economy, and local charm.

The property is leased to Stickmen Brewing Co., an established restaurant and craft beverage operator, with approximately 8 years remaining on the original lease term. The lease includes 3% annual rent escalations and two 5-year renewal options at market rate, providing long-term income stability and built-in rental growth. With minimal landlord obligations under a true NNN lease, this asset is ideal for investors seeking dependable cash flow and low operational overhead.

Strategically located along NE Lafayette Avenue, a high-traffic corridor, Granary Row benefits from strong visibility, a dedicated private parking lot, and a front patio space that enhances both curb appeal and customer capacity. The location is positioned to capture both local patrons and a steady stream of visitors drawn to the area's wine country and downtown scene.

PROPERTY HIGHLIGHTS

8 years remaining
on initial NNN lease with
3% annual rent increases

Two (5-year) options
to renew at market rate

Leased to a successful and
growing **wood-fired pizza**
restaurant and craft
beverage brand with
multiple Oregon locations

Situated on high-visibility
NE Lafayette Ave, a key
commercial and commuter
thoroughfare with **20,000 ADT**

Features **rear private parking**
lot and **front patio area** for
outdoor dining and events

Located in **McMinnville**, a
top destination in Oregon wine
country with strong tourism
and residential growth

NNN lease with minimal
landlord responsibilities



Property Summary

1031 NE LAFAYETTE AVENUE | MCMINNVILLE, OREGON 97128

Offering Price: \$1,390,000 Cap Rate: 6.10%

Year Built / Renovated:	2023	Percent Leased:	100%
County:	Yamhill	Tenants:	1
Zoning:	Mixed Use	Current Rent:	\$26.78 NNN
Land SF:	12,632 SF	Annual Rent Increases:	3%
Rentable SF:	3,060	Parking:	11 spaces

Neighborhood Amenities



MCMENAMINS
HOTEL OREGON
0.5 miles

ATTICUS HOTEL
0.5 miles

GRAIN STATION
BREW WORKS
next block

GOLDEN VALLEY
BREWERY
0.2 miles

GRANARY
ROW

HEATER ALLEN
BREWING

THE EYRIE
VINEYARDS

BLUE
RAEVEN
PIES

MAC
MARKET

1109
LAFAYETTE
BAR

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