

OFFERING MEMORANDUM
14617 SE McLoughlin Blvd

PORTLAND, OR 97267



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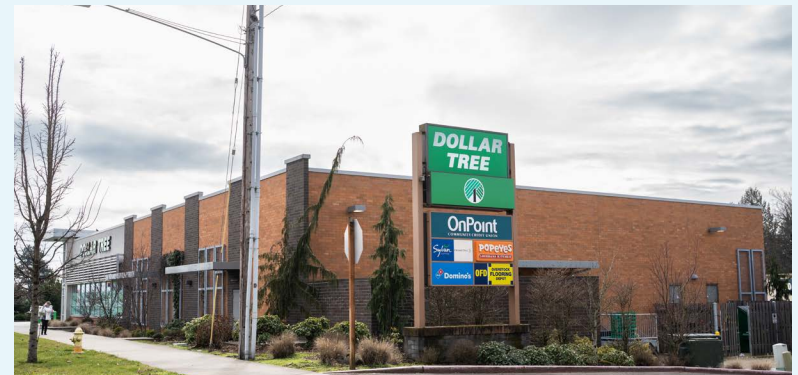


PROPERTY HIGHLIGHTS

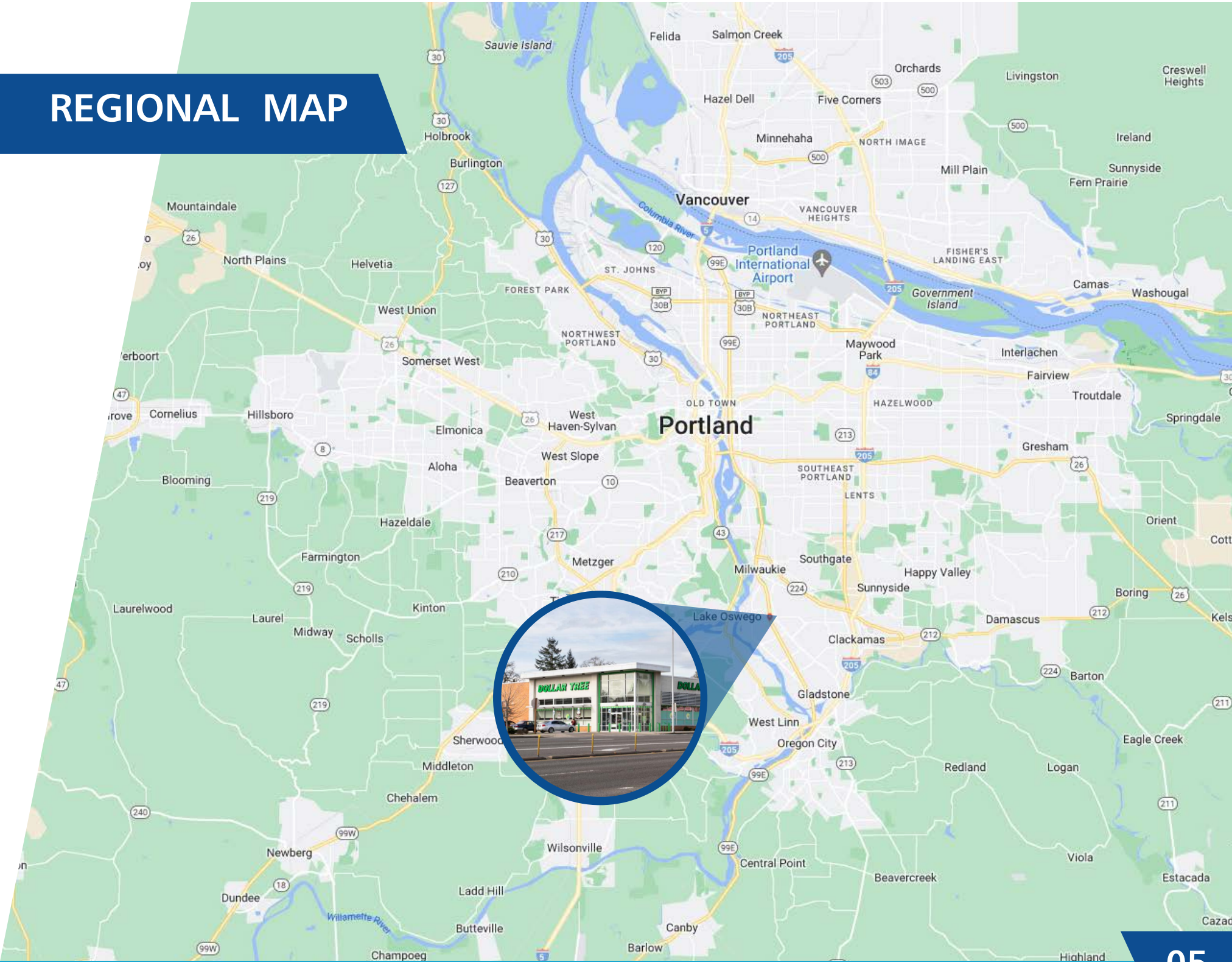
The subject property consists of 14,550 SF of improved building area on approximately 1.43 acres of total property. This absolute NNN investment is corporately guaranteed by Walgreens and subleased to Dollar Tree with with over 7 years remaining.

This store is located on the heavily trafficked SE McLoughlin Blvd with average daily traffic counts of over 26,000 cars. This location was recently constructed in 2013. This investment offers a qualified investor a great opportunity in a densely populated high income location with many barriers to entry.

- 100% Occupied Single Tenant Absolute NNN Lease (Fee Simple)
- Newer building constructed in 2013 with Easy Access and 60 Parking Spaces
- Located in a Densely Populated Area with Strong Demographics
- Located just on SE McLoughlin Blvd in a Bustling Retail Corridor
- Average Daily Traffic Counts of 26,000+ on SE McLoughlin Blvd
- Located adjacent to other retailers including a Fred Meyer Grocery Store, Walmart Neighborhood Market, 7 Eleven, Jack in the Box, KeyBank, MOD Pizza, Plaid Pantry, Wells Fargo, Starbucks, Harbor Freight Tools, Ace Hardware, Burger King, Five Guys, Trader Joe's and Popeyes



REGIONAL MAP



AERIAL PHOTO

SUBJECT
PROPERTY



SE OAK GROVE BLVD

SE MCLOUGHLIN BLVD 26,900 VPD

COMPETITION MAP



99E

Oak Grove Elementary School

U-HAUL

View Acres Elementary School

New Urban High School

SUBJECT PROPERTY

Fred Meyer

verizon
FIVE GUYS
O'Reilly AUTO PARTS
BANK OF AMERICA

CANADA EXPRESS
T-MOBILE

SE MCLOUGHLIN BLVD 26-900 VPD

NAPA AUTO PARTS

ACE Hardware
Office DEPOT
OfficeMax

us bank

Walmart

McDonald's
Starbucks
GROCERY OUTLET
BIG 5
BIG LOTS!
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

goodwill

TACO BELL

THE OFFERING



Offering Price: \$4,500,000



Cap Rate: 11.25%



NOI: \$506,250



Building: 14,550 SF



Land: 1.43 Acres



Built: 2013

Investment Overview



Lease Summary

- **Lease Type:** NNN Fee Simple Lease
- **Base Term:** Expires September 30, 2033
- **Subtenant Trade Name:** Dollar Tree, Inc.
- **Subtenant Credit:** S&P BBB/ Moody's Baa2
- **Subtenant Locations:** 16,000+ Locations
- **Tenant Trade Name:** Walgreens Boots Alliance, Inc.
- **Tenant Locations:** 8,000+ Locations

TENANT INFORMATION



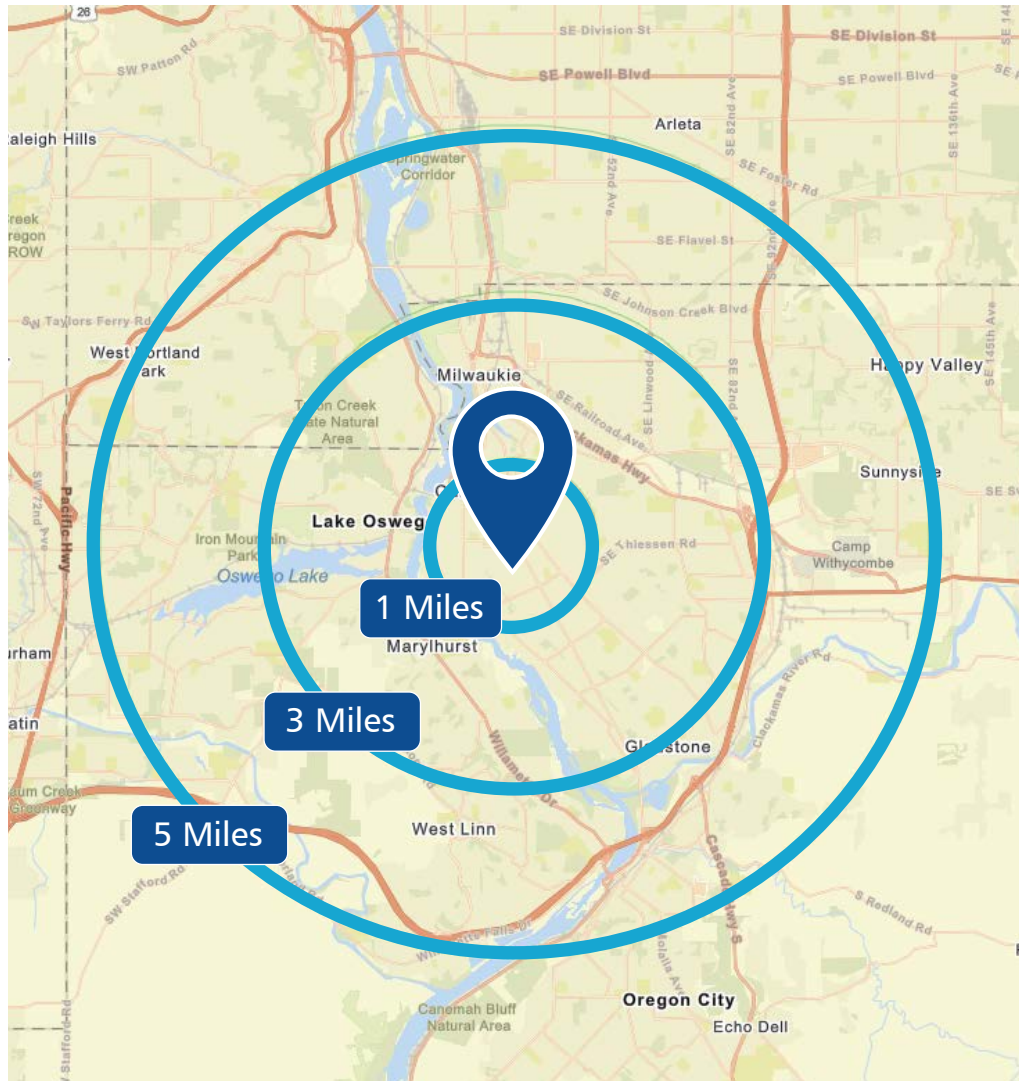
Walgreens is an American pharmacy store chain headquartered in Deerfield, Illinois. It is the second largest pharmacy chain in the United States, behind CVS Pharmacy. Walgreens operates 8,000 stores serving 9 million customers daily in the United States with 211,000 team members as of 2026. Walgreens was founded in Chicago by Charles Rudolph Walgreen in 1901. As of August 2025, Walgreens is owned by private equity firm Sycamore Partners.

SUBTENANT INFORMATION



Dollar Tree, Inc., is an American multi-price-point chain of discount variety stores. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates 15,115 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of 24 distribution centers. Additionally, the company operates stores under the name of Dollar Bills, as well as a multi-price-point variety chain under the Family Dollar banner. Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products, including national, regional, and private-label brands.

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population Summary			
2025 Total Population	14,556	97,797	269,955
2025-2030 Annual Rate	0.16%	0.19%	0.18%
Household Summary			
2025 Households	6,131	40,491	109,714
2025 Average Household Size	2.34	2.36	2.41
Median Household Income			
2025	\$84,882	\$101,830	\$105,260
2030	\$94,460	\$117,138	\$121,549
Per Capita Income			
2025	\$44,208	\$60,491	\$61,495
2030	\$46,600	\$56,641	\$61,110

DEMOGRAPHICS

KEY FACTS

14,556

Population



6,131

Household

44.8

Median Age

\$84,882

Median Household Income

BUSINESS



419

Total Businesses



3,584

Total Employees

INCOME



\$84,882

Median Household Income



\$44,208

Per Capita Income



\$289,113

Median Net Worth

EDUCATION

7%

No High School Diploma



25%

High School Graduate



28%

Some College



40%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



65%

White Collar



Blue Collar

21%



Services

14%

6.4%

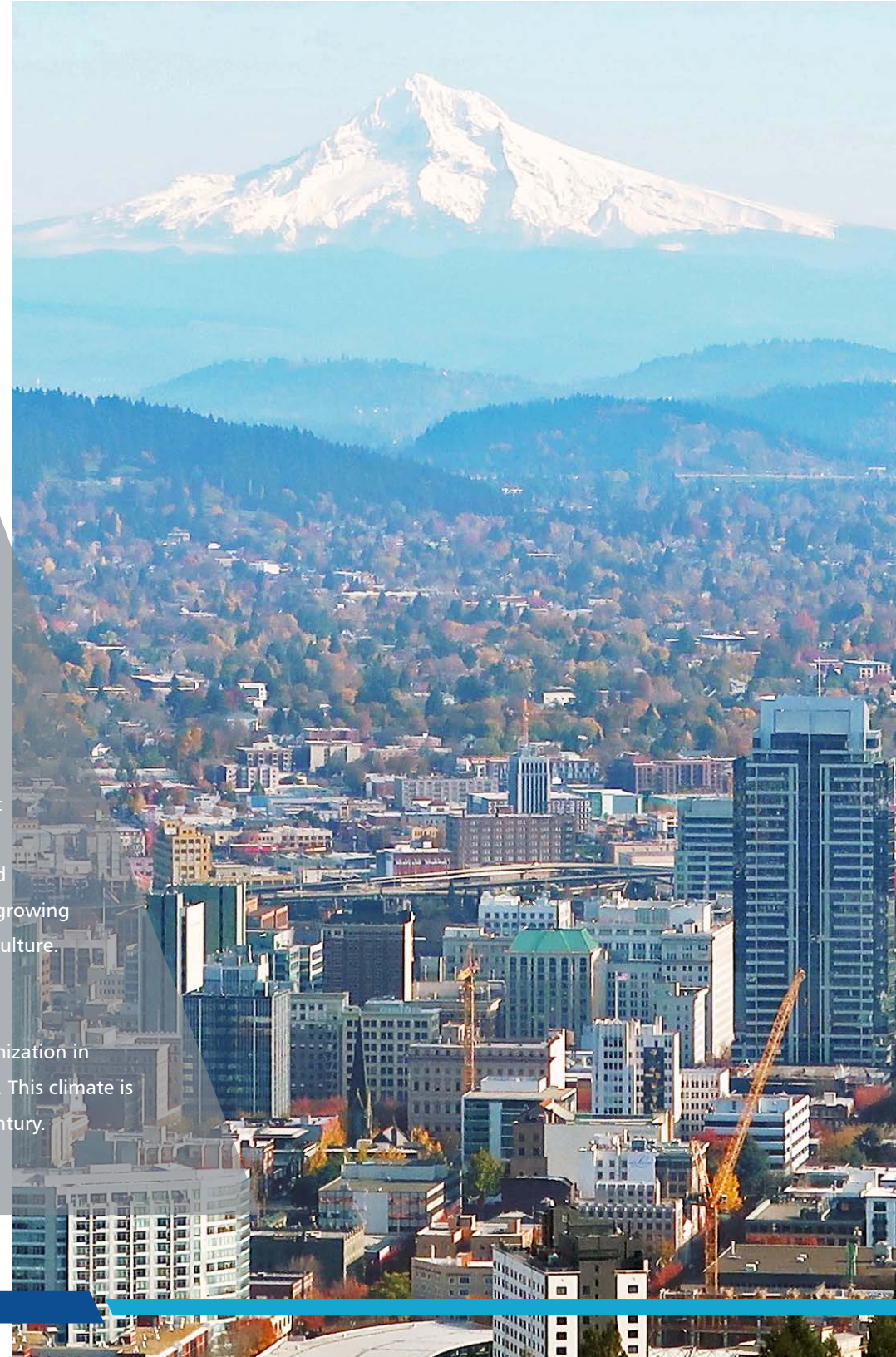
Unemployment Rate

PORTLAND, OREGON

Portland is a port city in the Pacific Northwest and the largest city in the U.S. state of Oregon. Situated at the confluence of the Willamette and Columbia rivers, Portland is the county seat of Multnomah County, the most populous county in Oregon. As of 2020, Portland had a population of 652,503, making it the 26th-most populated city in the United States, the sixth-most populous on the West Coast, and the second-most populous in the Pacific Northwest, after Seattle. Approximately 2.5 million people live in the Portland metropolitan statistical area, making it the 25th most populous in the United States. About half of Oregon's population resides within the Portland metropolitan area.

Named after Portland, Maine, the Oregon settlement began to be populated in the 1840s, near the end of the Oregon Trail. Its water access provided convenient transportation of goods, and the timber industry was a major force in the city's early economy. At the turn of the 20th century, the city had a reputation as one of the most dangerous port cities in the world, a hub for organized crime and racketeering. After the city's economy experienced an industrial boom during World War II, its hard-edged reputation began to dissipate. Beginning in the 1960s, Portland became noted for its growing liberal and progressive political values, earning it a reputation as a bastion of counterculture.

The city operates with a commission-based government, guided by a mayor and four commissioners, as well as Metro, the only directly elected metropolitan planning organization in the United States. Its climate is marked by warm, dry summers and cool, rainy winters. This climate is ideal for growing roses, and Portland has been called the "City of Roses" for over a century.





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