

# NNN CAP MAP

## Market Snapshot - Single Tenant Net Leased Transactions

**\$3.7M**

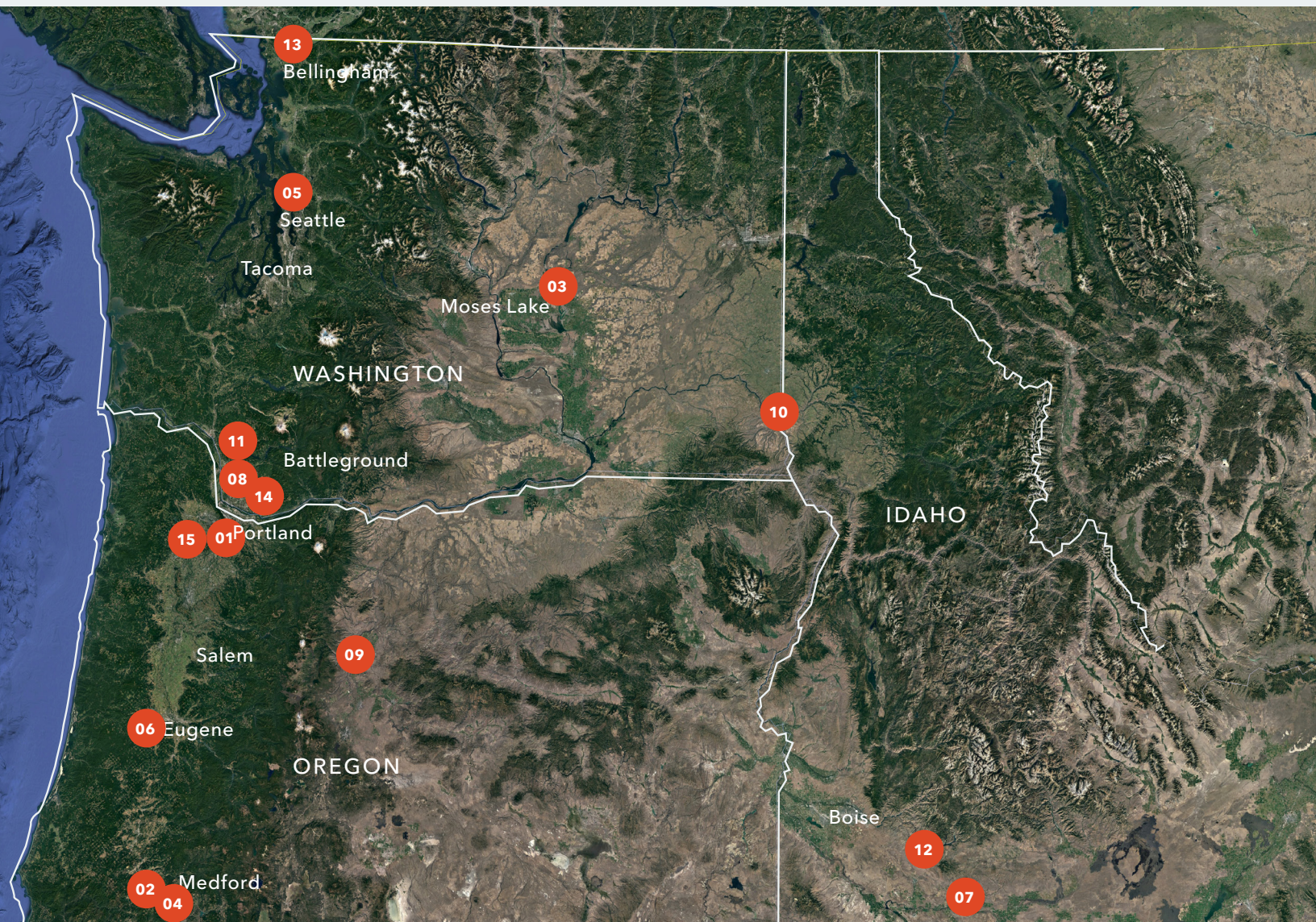
AVG. SALE PRICE

**6.39%**

AVG. CAP RATE

**10.3 YRS**

AVG. LEASE TERM














For more information on these sales or to find out at what cap rate your property would trade for, please contact us

**REBECCA O'LEARY, CCIM**  
503.221.2279  
rebecca.oleary@kidder.com

**RYAN O'LEARY**  
503.221.2294  
ryan.oleary@kidder.com





# SALES DETAILS

	Tenant	Property	Year Built	Sale Price Sale Date	Lease Term Remaining	Cap Rate
01	 <b>US CHEF'S STORE</b> GREAT FOOD. WHOLESALE PRICES.	<b>US Food Chef'Store</b> Portland, OR	1952	\$10,000,000 7/1/2025	10 yrs	5.00%
02		<b>Jimmy Johns</b> Medford, OR	2016	\$1,600,000 7/1/2025	9 yrs	6.00%
03		<b>Dollar General</b> Moses Lake, WA	2025	\$3,042,942 7/22/2025	15 yrs	6.56%
04		<b>Dollar General</b> Medford, OR	2025	\$2,925,000 7/29/2025	15 yrs	6.27%
05		<b>Walgreens</b> Seattle, WA	2000	\$5,075,000 8/1/2025	5 yrs	6.50%
06		<b>Office Depot</b> Eugene, OR	1994	\$6,000,000 8/1/2025	5 yrs	7.50%
07		<b>Dollar General</b> Hageman, ID	2025	\$2,567,000 8/1/2025	15 yrs	6.40%
08		<b>Banner Bank</b> Vancouver, WA	2015	\$1,857,000 8/11/2025	10 yrs	5.54%
09		<b>Starbucks</b> Madras, OR	2024	\$2,862,545 8/14/2025	10 yrs	5.50%
10		<b>Walgreens</b> Clarkston, WA	2015	\$4,165,000 8/26/2025	10 yrs	7.75%
11		<b>Les Schwab Tires</b> Ridgefield, WA	2024	\$5,505,555 8/28/2025	20 yrs	5.25%

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# SALES DETAILS

	Tenant	Property	Year Built	Sale Price	Lease Term	Cap Rate
12		<b>Dollar Tree</b> Mountain Home, ID	1940	\$1,535,000 9/2/2025	6 yrs	7.00%
13		<b>Sliced Family Eatery</b> Bellingham, WA	2006	\$1,500,000 9/8/2025	3 yrs	6.82%
14		<b>Red Lobster</b> Vancouver, WA	1989	\$4,750,000 9/9/2025	14 yrs	6.31%
15		<b>Aaron's</b> Hillsboro, OR	2004	\$1,950,000 9/19/2025	7 yrs	7.50%

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TEAMOLEARY.COM



KIDDER.COM

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