



..... OFFERING MEMORANDUM

DONUT DAY | NNN LEASE | 6.05% CAP
18955 SW TUALATIN VALLEY HWY, BEAVERTON, OR 97006

Marcus & Millichap

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Activity ID #ZAH0210125

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18955 SW TUALATIN VALLEY HWY

BROKER OF RECORD

FIRST NAME LAST NAME

Oregon

Phone Number

License: ST XXXXXXXX


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OFFERING SUMMARY

18955 SW TUALATIN VALLEY HWY



Listing Price
\$1,200,000



Cap Rate
6.05%



Price / SF
\$619

FINANCIAL

List Price	\$1,200,000
Net Income	\$72,573
Cap Rate	6.05%
Price / SF	\$618.56
Rent / SF	\$38.52

OPERATIONAL

Lease Type	Triple Net (NNN)
Lease Expiration	10/31/2028
Leasable Area	1,940 SF
Lot Size	0.32 Acres
Occupancy	100%
Year Built	1968



DONUT DAY

TENANT PROFILE



TENANT HIGHLIGHTS

- Beloved, Local Donut Shop with 24+ Years of Operating History
- Listed in Yelp's 2023 'Top 100 Donut Shops within the US'
- 4.7 Star Rating with 992 Google Reviews

TENANT OVERVIEW

Company:	Donut Day
Founded:	2002
Locations:	One (1)
Lease Rate:	\$37.23 NNN

RENT SCHEDULE

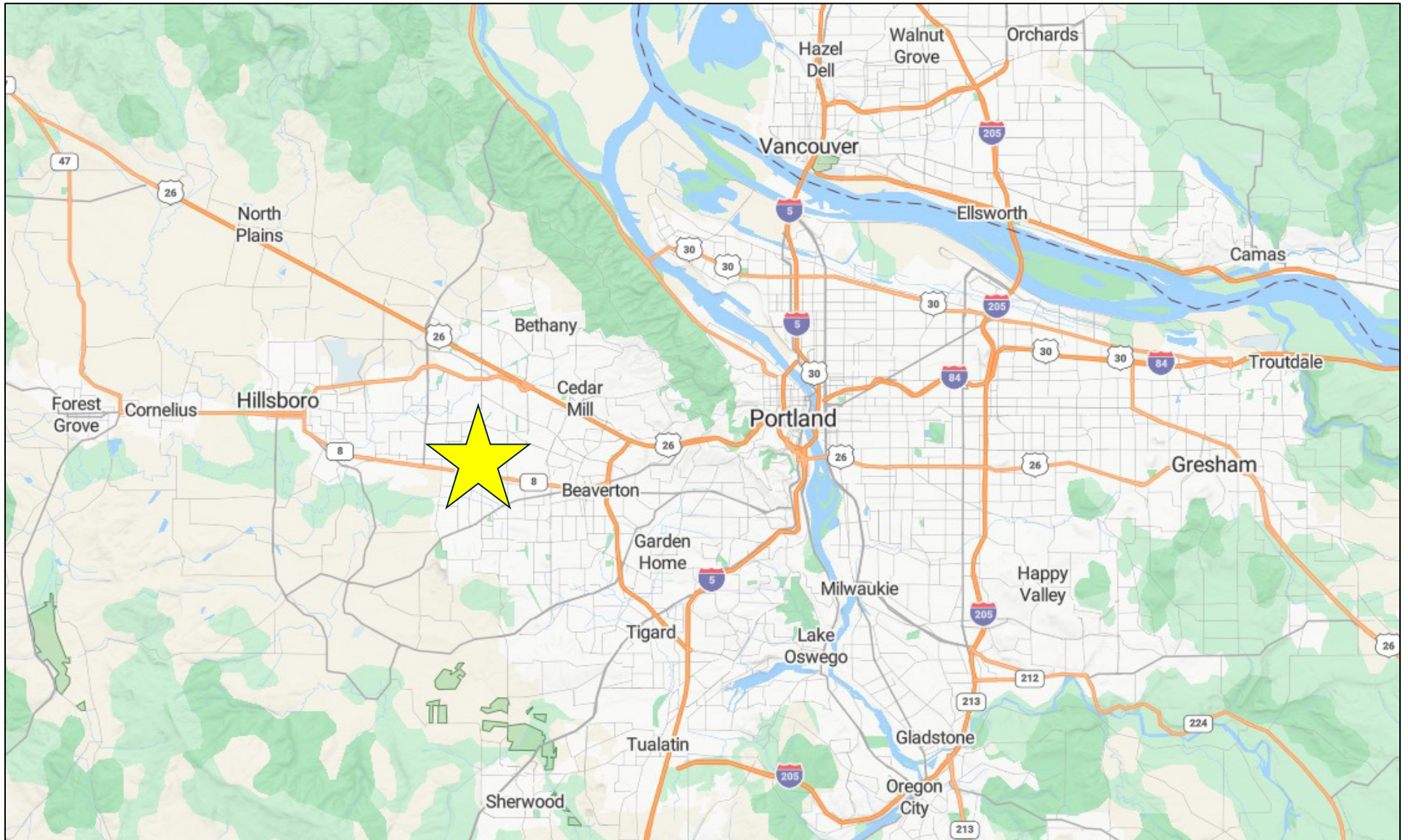
LEASE YEARS	MONTHLY RENT	BUMP	YIELD
11/01/25 - 10/31/26	\$5,843	6%	5.84%
11/01/26 - 10/31/27	\$6,194	6%	6.19%
11/01/27 - 10/31/28	\$6,566	-	6.57%

TENANT OVERVIEW

Donut Day (often called "Every Day Is A Donut Day" by locals) is a legendary, family-owned donut shop in Aloha, Oregon known for its unpretentious, old-school atmosphere and massive, high-quality classic donuts. Unlike modern "gimmick" shops, they specialize in mastering the fundamentals using a traditional 24-hour French method to raise their dough. This creates a signature "squishy," cloud-like, and airy texture that earned the shop a spot on Yelp's Top 100 Best Donut Shops in the USA. They feature a rotating menu of about 60 different varieties, highlighted by unique fruit fritters, massive Dutch Crunch varieties, and soft buttermilk bars. The shop is famously low-profile, maintaining no official website or social media presence, and is known to sell out of their most popular items early on the weekends.

DONUT DAY

REGIONAL MAP



DONUT DAY

LOCAL MAP



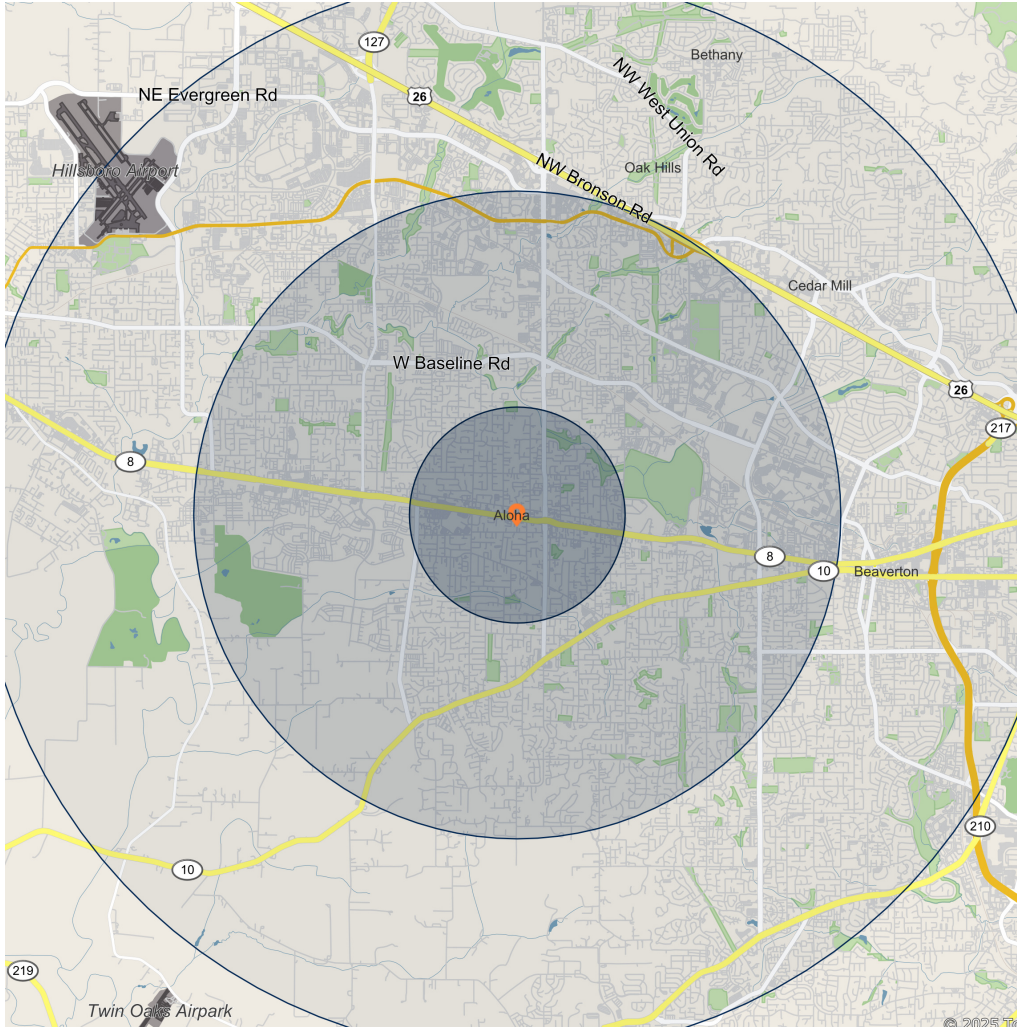






DONUT DAY

DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2030 Projection	19,964	159,043	343,831
2025 Estimate	19,681	153,495	334,754
2020 Census	20,339	150,484	333,010
2010 Census	18,858	130,599	295,037

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
Average	\$109,435	\$124,815	\$134,182
Median	\$89,576	\$103,054	\$112,715
Per Capita	\$40,380	\$48,928	\$53,283

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2030 Projection	7,257	63,163	139,454
2025 Estimate	7,115	60,791	135,583
2020 Census	6,839	56,257	128,186
2010 Census	6,290	48,402	113,029

HOUSING

	1 Mile	3 Miles	5 Miles
Median Home Value	\$440,691	\$485,030	\$536,419

EMPLOYMENT

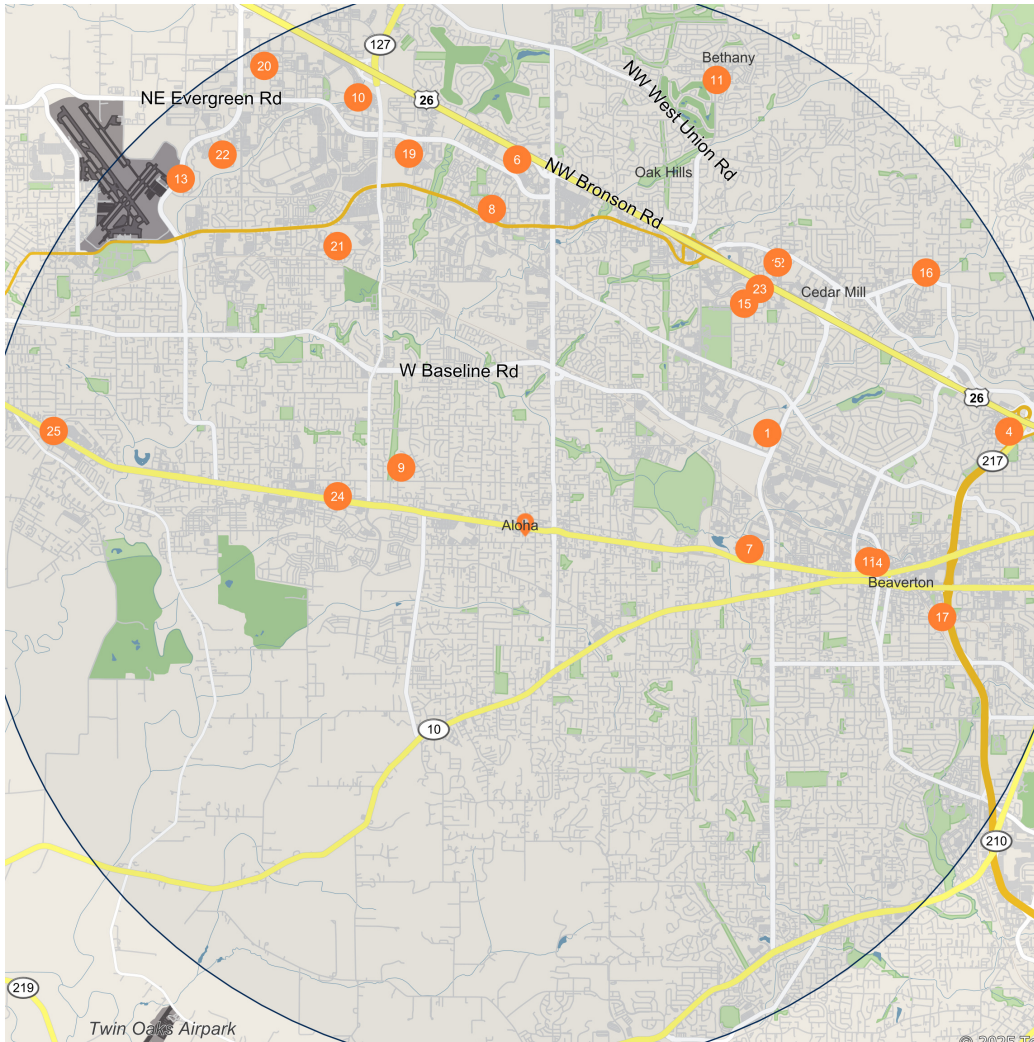
	1 Mile	3 Miles	5 Miles
2025 Daytime Population	15,327	138,707	324,342
2025 Unemployment	2.05%	2.95%	2.82%
Average Time Traveled (Minutes)	29	27	27

EDUCATIONAL ATTAINMENT

	1 Mile	3 Miles	5 Miles
High School Graduate (12)	1.74%	1.52%	1.39%
Some College (13-15)	31.60%	25.22%	22.53%
Associate Degree Only	16.54%	14.66%	13.54%
Bachelor's Degree Only	10.41%	10.35%	9.08%
Graduate Degree	27.91%	38.65%	44.20%

DONUT DAY

DEMOGRAPHICS



	Major Employers	Employees
1	Nike Inc-Nike	10,700
2	Providence Health & Svcs - Ore-Providence St Vincent Hospital	5,316
3	Providence Health & Svcs - Ore-Providence St Vincent Med Ctr	5,258
4	Providence Health & Svcs - Ore-Providence Medical Group	5,237
5	Columbia Sportswear Company-COLUMBIA	3,150
6	Stancorp Mrtg Investors LLC-	2,630
7	Nike Usa Inc-	2,490
8	Giraffe Holding Inc-Gymboree	2,428
9	Apple American Group LLC-Applebees	2,185
10	Fred Meyer Inc-Kroger	2,179
11	Fred Meyer Inc-Qfc 00201	2,179
12	Sorel Corporation-	800
13	Qorvo Us Inc-	723
14	Workday Inc-	716
15	Sbm Site Services-	710
16	Lemnis-	700
17	Touchmark LLC-	650
18	Ibridge LLC-	600
19	Oracle America Inc-Oracle	600
20	Morgan Industrial Inc-Omega Morgan Machinery Moving	600
21	Willamette Dental MGT Corp-	500
22	Fei Company-	488
23	Leupold & Stevens Inc-	486
24	Dutch Bros Inc-	479
25	Dutch Bros Inc-	478

18955 SW TUALATIN VALLEY HWY

EXCLUSIVELY
LISTED BY

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