



STARBUCKS INVESTMENT PROPERTY

806 N 1ST ST

SILVERTON, OREGON

For Sale: Corporate NNN Lease Starbucks Investment

PETER R RAWLINS

Principal Broker

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EXECUTIVE SUMMARY

806 N 1ST STREET

This Starbucks investment property presents a compelling opportunity to acquire a corporate NNN lease Starbucks investment in Silverton, Oregon, a historic and growing community within Marion County. Positioned along N 1st Street near Silverton's downtown core, the property benefits from strong local visibility, convenient access, and steady consumer traffic generated by nearby residential neighborhoods, local businesses, and regional tourism drivers.

The property consists of a modern Starbucks building totaling approximately 2,004 SF on 0.54 acres. Built in 2021, the asset features dedicated surface parking, drive-thru convenience, and a single-tenant NNN lease structure backed by a corporate guarantee from Starbucks Corporation. The lease provides investors with stable income, limited landlord responsibilities, and long-term tenancy from one of the most recognized coffee brands in the world.

Offered at \$1,901,384, the asset provides an attractive 5.26% cap rate with annual NOI of \$100,013. Supported by a 10-year lease term, four 5-year extension options, and tenant reimbursement obligations for key operating expenses, 806 N 1st Street is well-positioned for investors seeking passive income, credit tenancy, and long-term ownership of a high-quality NNN lease retail asset in a stable Oregon market.



PROPERTY OVERVIEW

806 N 1ST STREET

- » **Property Address:** 806 N 1st Street, Silverton, OR 97381
- » **Property Type:** Single-Tenant NNN Lease Retail Investment
- » **Tenant:** Starbucks Corporation
- » **APN / Parcel ID:** 101880
- » **Land Use:** Office Building
- » **Zoning:** GC
- » **Total Building Size:** ±2,004 SF
- » **Lot Size:** ±0.54 AC
- » **Year Built:** 2021
- » **Lease Type:** NNN Lease
- » **Lease Term:** 10 Years
- » **Extension Options:** Four 5-Year Options
- » **Property Taxes:** Tenant Reimburses Landlord
- » **Insurance:** Tenant
- » **Utilities:** Tenant
- » **NOI:** \$100,013
- » **Offering Price:** \$1,901,384
- » **Cap Rate:** 5.26%



PROPERTY HIGHLIGHTS

806 N 1ST STREET

- » **Corporate Starbucks Tenancy:** Single-tenant Starbucks NNN lease investment backed by a corporate guarantee from Starbucks Corporation, one of the most recognized retail brands in the world.
- » **Modern 2021 Construction:** The property features a recently built $\pm 2,004$ SF building on ± 0.54 acres, offering investors a modern retail asset with strong long-term usability.
- » **Drive-Thru Retail Format:** Starbucks benefits from a highly functional drive-thru layout, dedicated surface parking, and convenient customer access, supporting both daily local traffic and quick-service demand.
- » **Stable Net Lease Structure:** The property is operated under a 10-year NNN lease with tenant reimbursement obligations for property taxes and key operating expenses, creating a passive ownership profile.
- » **Attractive Income Profile:** Offered at \$1,901,384, the asset generates \$100,013 in NOI, representing a 5.26% cap rate.
- » **Extension Option Security:** The lease includes four 5-year extension options, providing long-term tenant retention potential and future income continuity.
- » **Strategic Silverton Location:** Positioned along N 1st Street in Silverton, the property benefits from visibility, convenient access, and proximity to the city's historic downtown core.
- » **Strong Local & Visitor Demand Drivers:** Silverton is supported by a stable residential base, local business activity, and regional tourism from major attractions such as the Oregon Garden and Silver Falls State Park.
- » **Affluent Trade Area Demographics:** The surrounding area features median household incomes above \$79,000 within 1, 3, and 5 miles, with median home values exceeding \$530,000 within 1 mile.



SITE PLAN

806 N 1ST STREET

SITE PLAN

COMMERCIAL PROPERTY

LEGEND

- Subject Property Boundary
- Existing Building
- Paving / Drive Aisle
- Parking Stall
- Striped No Parking / Crosswalk
- Sidewalk / Pedestrian Walkway
- Landscaped Area
- Tree
- ↔ Directional Arrow



NOTES

Site plan is for illustrative purposes only.
All features shown are based on the provided reference image.
Not to scale.

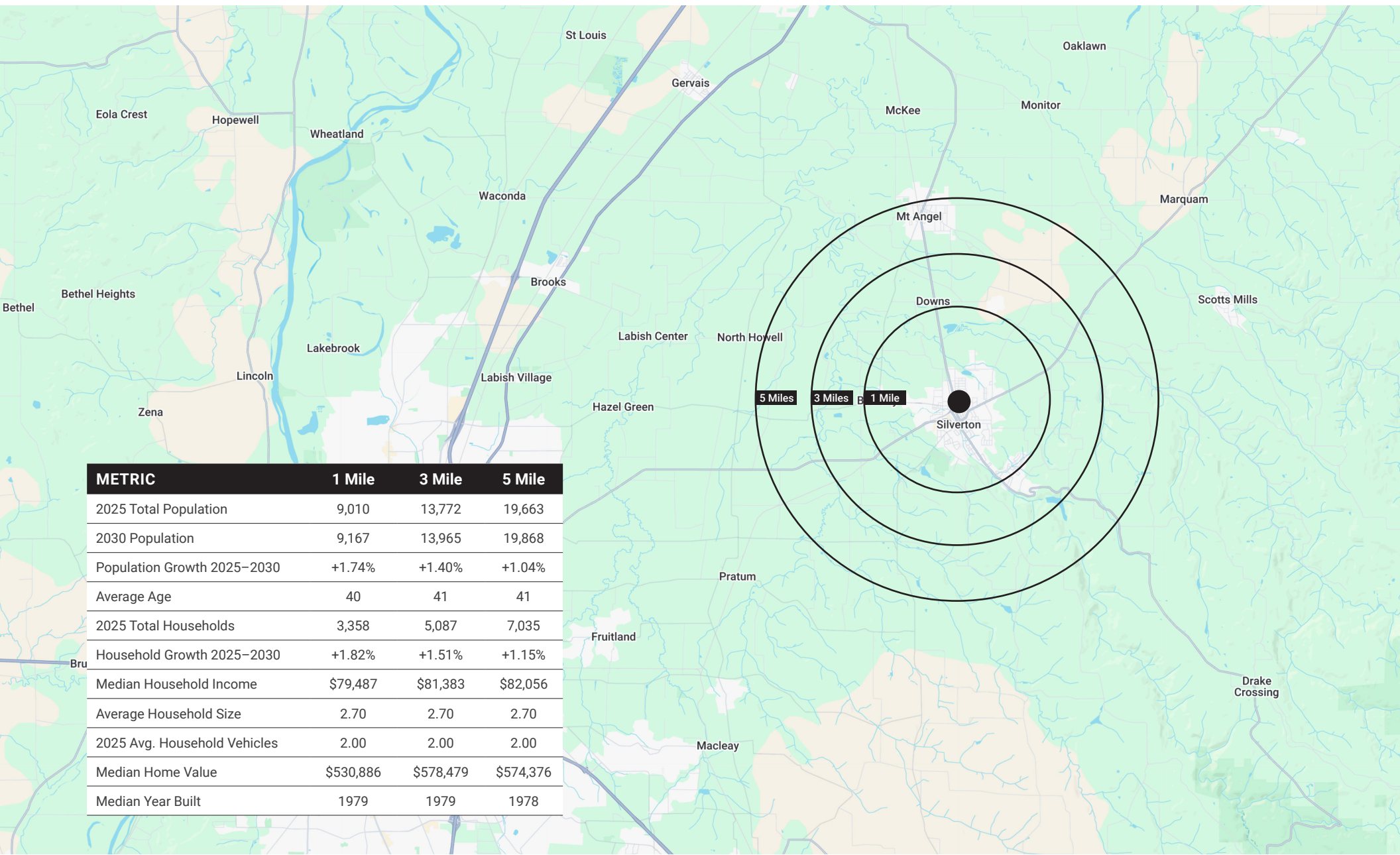


806 N 1ST STREET



DEMOGRAPHICS

806 N 1ST STREET



LOCATION OVERVIEW

806 N 1ST STREET

PRIME SILVERTON LOCATION – MARION COUNTY, OREGON

- » **Strategic Silverton Positioning:** Located at 806 N 1st Street, the property is positioned within Silverton, Oregon, a historic Marion County community known for its small-town character, walkable downtown, and strong connection to surrounding residential neighborhoods, local businesses, and regional visitors.
- » **Established Local Retail Corridor:** N 1st Street provides convenient access through Silverton and connects the property to nearby commercial, civic, and residential areas. The corridor supports steady daily traffic from local residents, commuters, employees, and visitors traveling through the city.
- » **Proximity to Downtown Silverton:** The property benefits from its location near Silverton's historic downtown district, which features local restaurants, shops, services, and community-oriented businesses. This established downtown environment helps create consistent activity and supports demand for quick-service retail.
- » **Regional Access to Salem and Portland:** Silverton is located approximately 15 miles from Salem and within regional reach of Portland, giving the property access to a broader population base while maintaining the appeal of a stable, close-knit local market.
- » **Tourism-Driven Demand Drivers:** Silverton benefits from major nearby attractions including the Oregon Garden and Silver Falls State Park. These destinations draw regional visitors and support additional customer traffic beyond the immediate residential population.
- » **Stable Residential Base:** The surrounding area includes growing residential neighborhoods, strong home values, and median household incomes above \$79,000 within 1, 3, and 5 miles, creating a reliable customer base for Starbucks' daily-use coffee and beverage demand.
- » **Strong Fit for National Tenant Retail:** With drive-thru functionality, dedicated parking, and visibility along N 1st Street, the site is well-positioned for Starbucks' convenience-based retail model serving both local customers and regional visitors.



SILVERTON — A STABLE MARION COUNTY MARKET WITH LOCAL AND VISITOR DEMAND

806 N 1ST STREET

Silverton offers investors exposure to a stable Oregon community supported by local residential demand, regional tourism, and proximity to Salem. Positioned along N 1st Street, the Starbucks benefits from a convenient retail location serving daily coffee customers, nearby residents, commuters, downtown visitors, and tourists traveling to major area attractions such as the Oregon Garden and Silver Falls State Park.

1. Established Silverton Retail Position

806 N 1st Street is located within Silverton, a historic Marion County city with a strong small-town identity, active downtown core, and steady local consumer base. The property benefits from convenient access along N 1st Street and is well-positioned to serve residents, employees, visitors, and drive-thru customers seeking quick-service convenience.

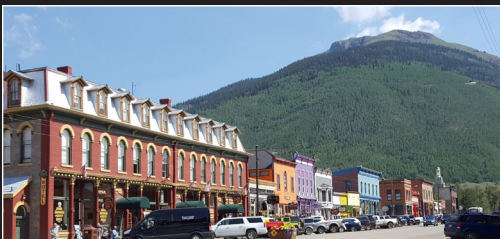


2. Corporate Net Lease Retail Fundamentals

The property is leased to Starbucks Corporation under a NNN lease structure with corporate guarantee, offering investors durable income from a nationally recognized tenant. The modern 2021 construction, drive-thru format, dedicated parking, and long-term lease structure create a strong operating profile for passive net lease ownership.

3. Strong Residential Trade Area

The surrounding trade area includes more than 19,600 residents within 5 miles, with positive projected population and household growth through 2030. Median household incomes exceed \$79,000 across the 1-, 3-, and 5-mile radii, supporting consistent consumer spending and daily-use retail demand.



4. Regional Tourism & Connectivity Drivers

Silverton benefits from its proximity to major regional destinations including the Oregon Garden and Silver Falls State Park, both of which help generate visitor traffic beyond the immediate local population. Located approximately 15 miles from Salem and within reach of Portland, the property is positioned to capture both local demand and regional customer activity.



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