



FOR SALE



1895 12TH ST SE, SALEM, OR

NNN Investment - Established Bar & Grill

± 2,640 SF + 400 SF covered outdoor area | \$595,000

1895 12th St SE, Salem, OR

A turnkey NNN investment opportunity in South Salem, anchored by Jammers Tavern — a well-established neighborhood bar and grill operating under a 10-year lease through July 2033, with three five-year renewal options. The tenant, Sunshine Inc. (dba Jammers Bar & Grill) has committed to a NNN lease through July 31, 2033 and they have three (3), five (5) year options to renew.

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PROPERTY SUMMARY



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2026 | Map data ©2026 Google Imagery ©2026, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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PROPERTY DETAILS

Address	1895 12th St SE Salem, OR 97302
Size	± 2,640 SF + 400 SF covered outdoor area 0.28 acres
Zoning	CR
Parking	Exclusive, on-site
Capital Improvements	• Recently painted exterior • New digital sign • Roof - Less than five years old

LEASE HIGHLIGHTS

Tenant	Sunshine Inc. / Jammers Bar & Grill (personal guaranty by Holly Sexton)
2026 Base Rent	\$38,203
Renewal Options	Three (3) five-year options at Fair Market Value
Lease Type	Triple Net (NNN) — landlord bears minimal expense

Location Features

The property sits along 12th Street SE, a well-traveled South Salem corridor with strong everyday traffic. The area supports a mix of neighborhood retail, food & beverage, and service businesses, providing a stable commercial environment with consistent customer demand. Jammers Tavern operates seven days a week (11 AM–2:30 AM), drawing a loyal local following as a genuine neighborhood anchor.

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