

MUCHAS GRACIAS

2301 MAIN ST | SWEET HOME | OREGON

REMODELED MUCHAS GRACIAS DRIVE-THRU WITH A NEW 10-YEAR ABSOLUTE NNN LEASE



OFFERING MEMORANDUM

Marcus & Millichap

THE GARSKE GROUP

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Marcus & Millichap
THE GARSKE GROUP



01

EXECUTIVE
SUMMARY

OFFERING SUMMARY

MARCUS & MILLICHAP HAS BEEN EXCLUSIVELY CHOSEN TO MARKET MUCHAS GRACIAS in Sweet Home is a 1,746 SF quick-service restaurant situated on a 0.77 AC parcel along the city's primary commercial corridor, offering excellent visibility, multiple points of ingress and egress, ample on-site parking, and a convenient drive-thru configuration. The property also features excess land with the potential for additional development, providing an opportunity to accommodate more tenants or future expansion. Originally built in 1985 and extensively remodeled in 2025, the property features significant capital improvements including a brand-new roof and upgraded HVAC system, enhancing its long-term durability and operational efficiency. The asset is secured by an absolute NNN lease with a 10-year primary term, 2% annual rent escalations, and two additional five-year extension options, providing stable and predictable income growth. Ideally positioned near strong national and regional retailers such as Safeway, Dollar Tree, Bi-Mart, and McDonald's, the property benefits from consistent consumer traffic and a well-established retail synergy.



\$920,000

SALE PRICE

6.52%

CAP RATE

1,746 SF

RBA

0.77 AC

LOT SIZE

1985/2025

YEAR BUILT/RENOVATED

INVESTMENT HIGHLIGHTS



PRIME LOCATION

Situated along the main retail corridor in Sweet Home, the property benefits from excellent visibility and consistent daily traffic. Nearby national and regional retailers include Safeway, Dollar Tree, Bi-Mart, and McDonald's, driving strong consumer activity to the area.



LONG-TERM LEASE

The asset is secured by a new 10-year absolute NNN lease, providing passive and predictable income for investors. Additional upside is created through 2% annual rent escalations and two five-year renewal options.



RECENT REMODEL

Originally constructed in 1985, the property was comprehensively remodeled in 2025 with a brand-new roof and HVAC unit. The site also includes excess land with potential for future development and additional tenants, positioning the asset for long-term success with limited near-term capital needs.



DRIVE-THRU ACCESS

The property features a drive-thru configuration with multiple points of ingress and egress for smooth customer circulation. A large 0.77-acre parcel also provides ample on-site parking and flexibility for high-volume traffic.





02

FINANCIAL
OVERVIEW

LEASE SUMMARY

TENANT NAME	Muchas Gracias
LEASE TYPE	Absolute Triple Net (NNN) Lease
LEASE COMMENCEMENT	August 1 st , 2025
LEASE EXPIRATION	October 31 st , 2035
INCREASES	2% Annual Escalations
RENEWAL	Two (2), Five (5) Year Options
PROPERTY TAXES	Tenant
INSURANCE	Tenant
UTILITIES	Tenant
HVAC	Tenant
PARKING LOT	Tenant
ROOF & STRUCTURE	Tenant

LEASE SUMMARY



RENT SUMMARY

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT/SF
08/01/2025 - 10/31/2026 Year 1	\$5,000.00	\$60,000.00	\$34.36
11/01/2026 - 10/31/2027 Year 2	\$5,100.00	\$61,200.00	\$35.05
11/01/2027 - 10/31/2028 Year 3	\$5,202.00	\$62,424.00	\$35.75
11/01/2028 - 10/31/2029 Year 4	\$5,306.04	\$63,672.48	\$36.47
11/01/2029 - 10/31/2030 Year 5	\$5,412.16	\$64,945.93	\$37.20
11/01/2030 - 10/31/2031 Year 6	\$5,520.40	\$66,244.85	\$37.94
11/01/2031 - 10/31/2032 Year 7	\$5,630.81	\$67,569.75	\$38.70
11/01/2032 - 10/31/2033 Year 8	\$5,743.43	\$68,921.14	\$39.47
11/01/2033 - 10/31/2034 Year 9	\$5,858.30	\$70,299.56	\$40.26
11/01/2034 - 10/31/2035 Year 10	\$5,975.46	\$71,705.55	\$41.07
11/01/2035 - 10/31/2040 OPTION 1	\$6,597.39	\$79,168.73	\$45.34
11/01/2040 - 10/31/2045 OPTION 2	\$7,284.06	\$87,408.67	\$50.06



03

TENANT
SUMMARY

TENANT OVERVIEW

MUCHAS GRACIAS is a regional Mexican fast-casual chain renowned for its fresh, authentic cuisine served across **34 locations throughout Oregon, Washington and California**. Founded with a focus on traditional flavors, the menu highlights **house-made carne asada, tacos, burritos, tostadas and breakfast options**, all prepared daily using quality ingredients and time-tested recipes that appeal to both longtime fans and newcomers. With **extended hours—often open late**—and convenient dine-in, takeout and delivery options, the restaurants provide a casual, welcoming vibe perfect for quick meals, family gatherings or late-night cravings. The brand stands out for its **consistent quality and community presence**, earning loyal followings through flavorful staples like the signature Oregon Burrito and accommodating service that caters to diverse tastes. Muchas Gracias combines straightforward pricing with generous portions, positioning it as an accessible go-to for authentic Mexican fare in a relaxed setting that feels like a neighborhood favorite rather than a corporate chain.



DRIVE-THRU FORMAT

Convenient drive-thru service model enhances speed, efficiency, and customer experience.



REGIONAL BRAND

Established regional presence with strong community recognition in the Pacific Northwest.



VALUE-ORIENTED MENU

Affordable, quality menu offering that drives repeat visits and broad customer appeal.



ESTABLISHED LOCATION

Well-positioned along Main Street with strong visibility and easy ingress/egress.





04

LOCATION
SUMMARY



MUCHAS GRACIAS

2301 Main St
Sweet Home, OR 97386
www.muchasgraciasmexicanfood.com



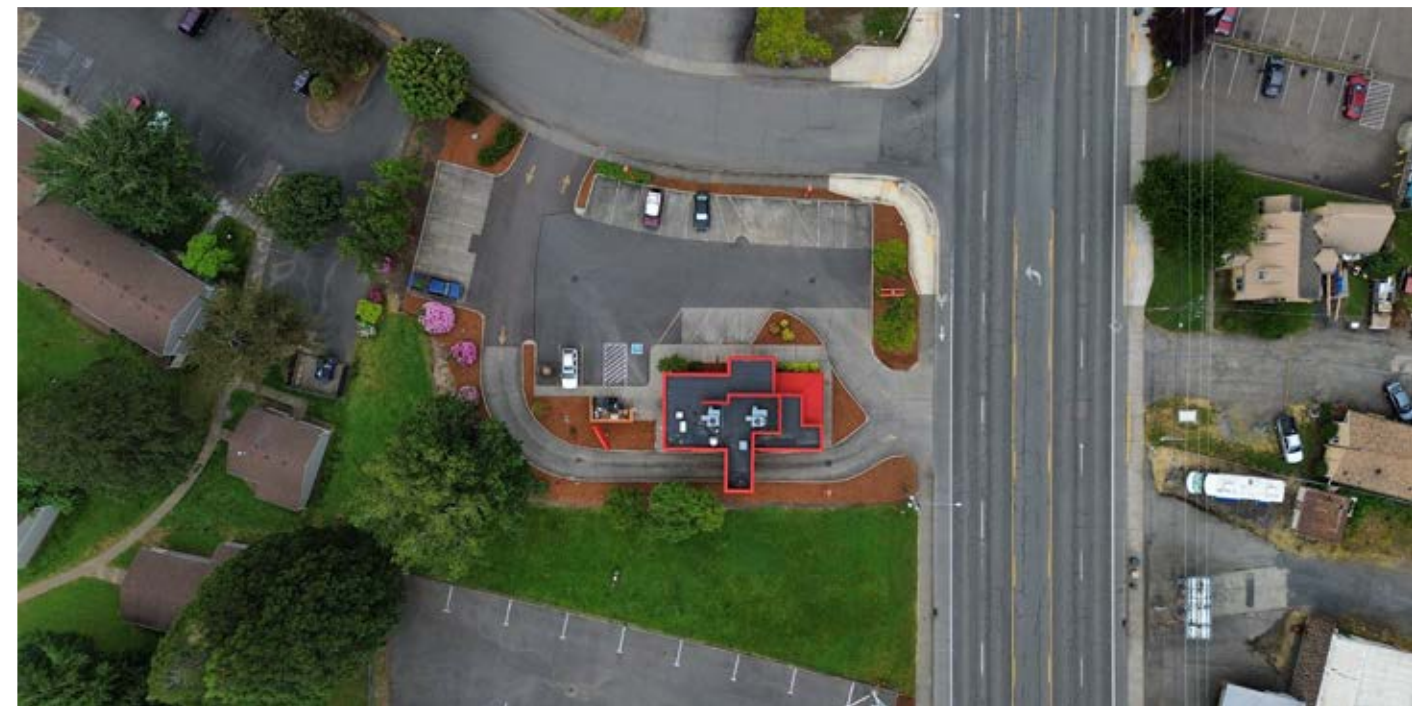
MAIN ST | 11,423 VPD



PROPERTY PHOTOS



PROPERTY PHOTOS





05

MARKET
OVERVIEW

LOCATION OVERVIEW

SWEET HOME, Oregon, is a charming gateway to the Santiam Playground nestled in the Cascades, boasting a population of around 10,000 and a small-town vibe fueled by steady growth in residential developments like new single-family subdivisions (up to 230 homes) and apartment complexes to accommodate rising demand. Infrastructure improvements, including upgrades to the wastewater treatment plant (long-overdue since the 1970s), park expansions like Sankey Park with added trails, and downtown streetscape beautification with pocket parks and artwork, support economic diversification beyond its timber roots through local businesses, a vibrant summer market, and attractions for tourists. Major employers such as HEVI-Shot (ammunition manufacturing), Cascade Timber Consulting, Murphy Plywood, and the Sweet Home School District anchor a resilient economy with a median household income of \$59,816, complemented by outdoor recreation on the South Santiam River, Foster and Green Peter Reservoirs for boating and fishing, and the popular Oregon Jamboree country music festival that draws visitors and promotes community vitality.

9,945 POPULATION | **3,982** HOUSEHOLD | **\$68,568** AVERAGE INCOME



LOCATION HIGHLIGHTS



MCDOWELL CREEK FALLS | 15 MIN DRIVE



FOSTER RESERVOIR | 10 MIN DRIVE



MOORE FAMILY VINEYARDS | 05 MIN DRIVE



OREGON STATE UNIVERSITY | 45 MIN DRIVE

SWEET HOME OUR REGION



POPULATION

In 2025, the selected geography has a population of 19,464, up 9.66% since 2010, with modest growth projected over the next five years. The median age is 44.0, above the U.S. average, and the area has a population density of 62 people per square mile.



HOUSEHOLDS

There are currently 7,607 households in the area. The number of households has changed by 11.77% since 2010. The number of households will be 7,755 in five years, a change of 1.9% from the current year. The average household size in the area is 2.6 people.



INCOME

In 2025, the median household income in the selected geography is \$69,425, below the U.S. average of \$78,171, but up 48.87% since 2010. Median household income is projected to reach \$81,674 within five years, while per capita income is \$31,960 and average household income is \$82,226.



EMPLOYMENT

In 2025, 7,652 people in the selected area were employed, with 42.7% working in white-collar occupations and 35.6% in blue-collar occupations. The unemployment rate was 5.0%, and the average commute time was 30 minutes.



HOUSING

The median housing value in the selected geography was \$404,416 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 4,846 owner-occupied housing units and 1,960 renteroccupied housing units in your area.



EDUCATION

In 2025, the selected area had lower educational attainment levels than the U.S. overall, with fewer residents holding bachelor's or graduate degrees. However, the area had a higher share of residents with associate degrees and those who completed some college compared with national averages.

DEMOGRAPHIC SUMMARY

POPULATION

	3 MILES	5 MILES	10 MILES
2030 PROJECTION	12,485	14,529	19,760
2025 ESTIMATE	12,298	14,315	19,464
2020 CENSUS	12,132	14,136	19,258
2010 CENSUS	11,013	12,967	17,749

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2030 PROJECTION	4,987	5,769	7,755
2025 ESTIMATE	4,887	5,655	7,607
2020 CENSUS	4,690	5,429	7,314
2010 CENSUS	4,287	4,999	6,806

HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
AVERAGE INCOME	\$74,311	\$76,997	\$82,226
MEDIAN INCOME	\$62,102	\$64,858	\$69,425
PER CAPITA INCOME	\$29,313	\$30,269	\$31,960



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