



**FOR MORE
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LES SCHWAB TIRE CENTER

INVESTMENT SUMMARY

*LOCATED IN A FEDERALLY
DESIGNATED OPPORTUNITY ZONE
IN MILTON-FREEWATER, OR*

CornerPoint Commercial is excited to present an opportunity to acquire the fee-simple interest in a Les Schwab Tire Center located in Milton-Freewater, OR. This sale lease back comes with a corporate guaranteed, 20-year Absolute NNN lease with 10% rent escalations every 5 years. This opportunity offers investors stable cash flow, fixed return on a longterm lease, strong creditworthy tenant with proven track record and no landlord responsibilities.

PRICE IMPROVEMENT	\$4,741,714
CAP RATE	5.6%
NOI	\$265,536
RENT INCREASES	10% every 5 years
LEASE TYPE	Absolute NNN
LEASABLE SF	14,752 SF
ACRES	2.21
YEAR BUILT	1981, renovated in 2000 and 2024



INVESTMENT HIGHLIGHTS

OPPORTUNITY ZONE

Located in a federally designated Opportunity Zone, this property offers investors the potential to defer and reduce capital gains tax and eliminate future capital gains entirely on qualifying investments held 10+ years.

COMPANY GROWTH

With over 500 locations in the Western U. S. and 7,000 employees, Les Schwab has maintained its position as a significant player in the automotive service industry for over 70 years. Les Schwab is committed to expanding their footprint and ensuring they continue to offer high quality products and services.

ABSOLUTE NNN LEASE

This sale lease back comes with a corporate guaranteed, 20-year Absolute NNN Lease (zero landlord responsibilities) with 10% rent escalations every 5 years.

REPUTABLE BRAND

A well-known tire and automotive service provider with a strong reputation for providing outstanding customer service is one of the key factors that has helped build and maintain its customer loyalty over the years.

NEWLY RENOVATED

The showroom was renovated in September 2024, focusing on high-quality construction, durability, and long-term operational efficiency.

OUTSTANDING LOCATION

Just minutes from Walla Walla, WA, and less than an hour from the Tri-Cities (Kennewick, Pasco and Richland) —offers access to two states and multiple economic regions.

HIGH VISIBILITY

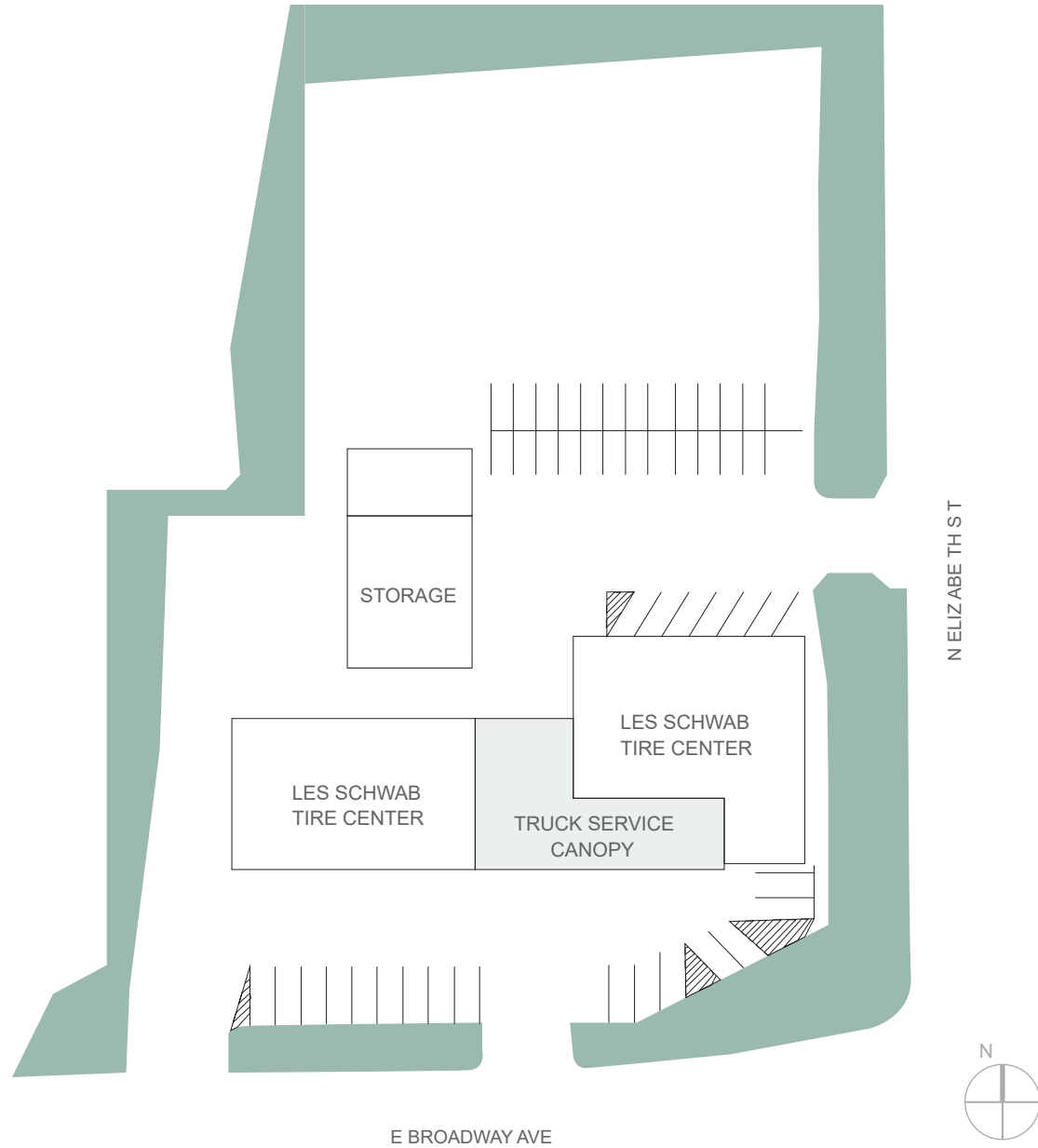
Situated on Broadway Avenue, the City's main thoroughfare, ensuring significant daily traffic exposure.

ACCESSIBILITY

Easy access to Highway 11, a direct corridor for freight, agriculture and consumer traffic.

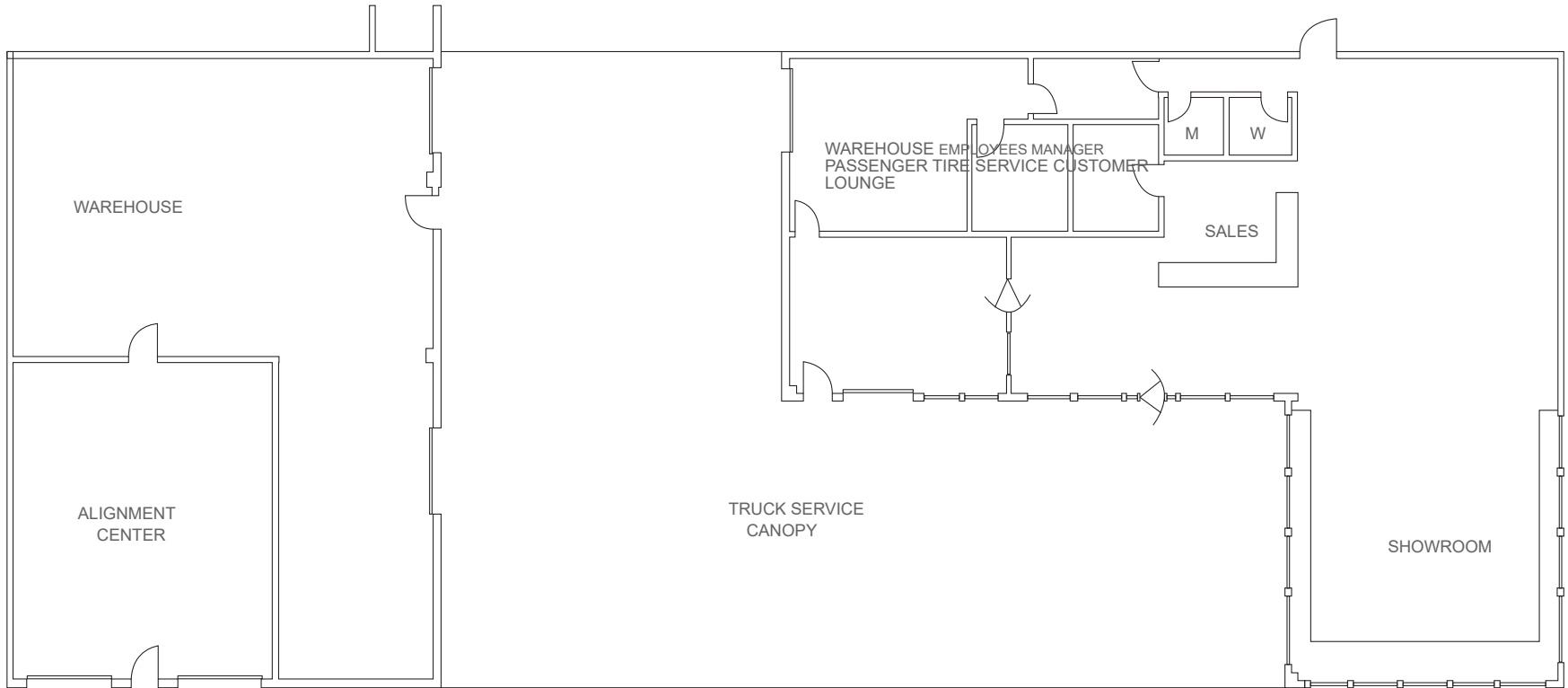
LES SCHWAB TIRE CENTER

SITE PLAN



LES SCHWAB TIRE CENTER

FLOOR PLAN



LES SCHWAB TIRE CENTER

TENANT PROFILE

Les Schwab Tire Centers is a privately held, independent tire retail chain primarily operating in the western United States

Known for its strong customer service reputation, with a unique business model focused on employee ownership and profit sharing, allowing them to build a loyal workforce and customer base. The company offers tires, wheels and batteries as well as engages in aftermarket tire replacement and general maintenance services, enabling its clients to get improved and branded products at comparatively lesser costs.

Founded in 1952 by Les Schwab in Prineville, Oregon with a single tire store, the company has grown to hundreds of locations across the Western Region.

1952
YEAR FOUNDED

550
LOCATIONS

±8,700
TOTAL EMPLOYEES

±\$2.6B
REVENUE (EST.)



TENANT PROFILE

A LEGACY OF TOP SERVICE

It all began in 1952 with one little tire shop and a vision of bringing together service, value, and convenience for our customers.

IT'S ABOUT YOU, AND IT'S ABOUT TIME



Les Schwab sets the standard for consistently exceptional customer service. Who else runs out to greet you at your car when you arrive? Our founder, Les Schwab, said, "Our business is earning your trust" and we like doing that as fast as we can.

ALWAYS IMPROVING, NEVER CHANGING



From flexible credit options and vehicle wellness reports to free Wi-Fi in our waiting room, we're always coming up with better ways to make things easier for you.

CREATING CUSTOMERS FOR LIFE BY CREATING EMPLOYEES FOR LIFE



At Les Schwab, employees are treated like partners. That's why many of them have been with Les Schwab for decades. When you come to Les Schwab, you'll be greeted by friendly, familiar faces along with our convenient free services and the Les Schwab Tire Warranty.

ALWAYS DRIVEN BY OUR FOUNDER'S VISION



Born in 1917 in Bend, Oregon, Les Schwab came from humble beginnings. He was a self-made man and believed in old-fashioned hard work. Les built his business from one store to hundreds of locations across the western states, making Les Schwab one of the largest independent tire businesses in the United States.



TENANT PROFILE

THE CASE FOR LES SCHWAB TIRES



Maintaining a Customer Service Culture

Les Schwab Tire Centers, Inc. (a privately held company) was founded in 1952 and has built a reputation of stellar customer service. They have more than 7,000 employees across...

[→ VIEW ARTICLE](#)



Learning from Les Schwab

Every successful company that grows and prospers in an industry that has both powerful competitors and relatively low barriers to entry must have an edge. They've got to have a differentiator that sets them apart, something unique...

[→ VIEW ARTICLE](#)



Les Schwab — One of a kind

Les Schwab could really qualify as the Tire Dealer of the Century. The scope and nature of his achievements are unprecedented in the history of the tire industry.

[→ VIEW ARTICLE](#)

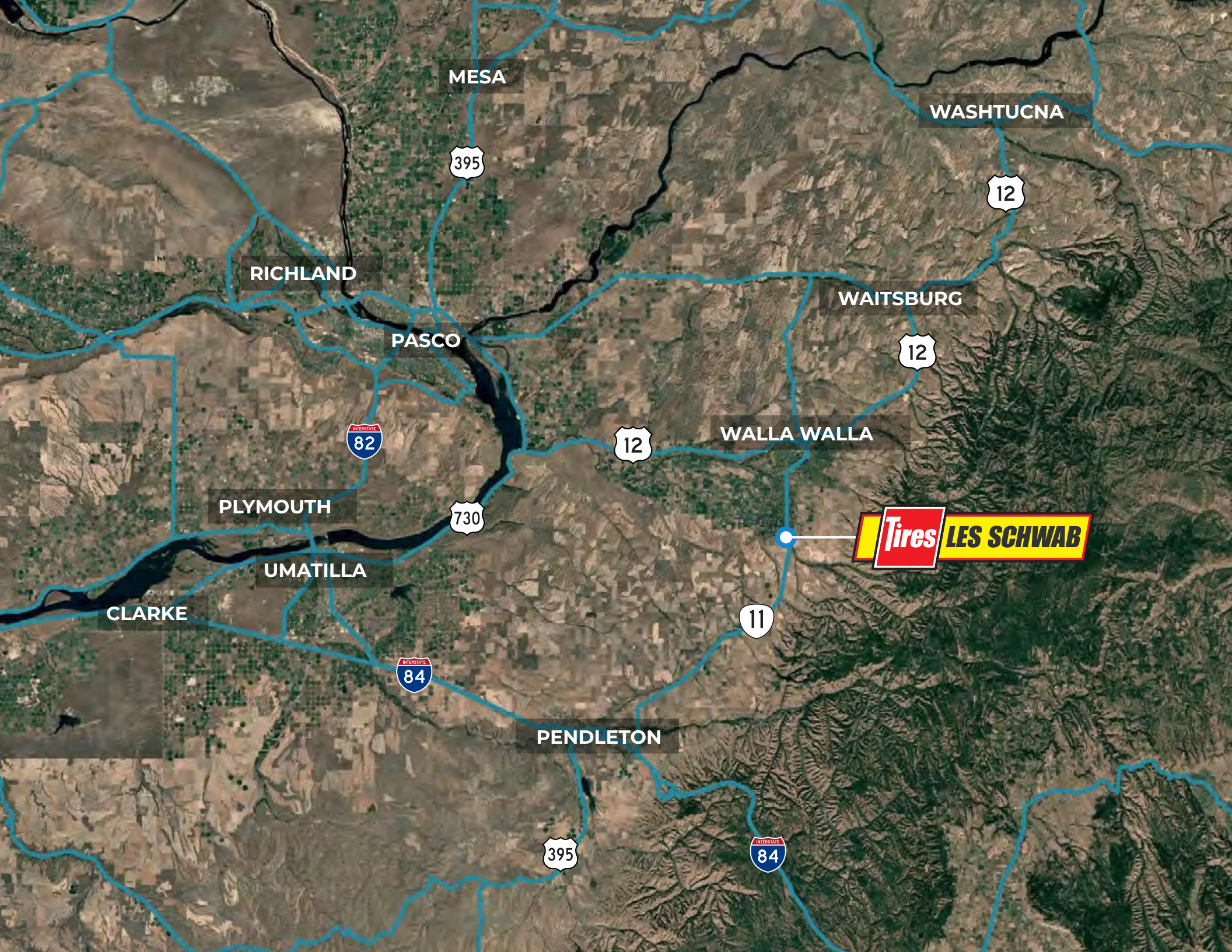
LES SCHWAB TIRE CENTER

LOCATION OVERVIEW



E BROADWAY AVE

N ELIZABETH ST



MESA

WASHTUCNA



RICHLAND

WAITSBURG

PASCO



WALLA WALLA

PLYMOUTH



UMATILLA

CLARKE



PENDLETON



LES SCHWAB TIRE CENTER

LOCATION OVERVIEW

PRIME POSITION IN OREGON'S AG & WINE CORRIDOR

Milton-Freewater is a city in northeastern Oregon, nestled at the foot of the Blue Mountains and just eight miles south of Walla Walla, Washington.

Known for its fertile farmland and thriving wine industry, it offering a scenic blend of agriculture and natural beauty.

EXCELLENT LOCATION IN A HIGH VISIBILITY CORRIDOR

Located on Broadway Ave, the city's main commercial artery, with excellent street frontage and foot traffic.

Visibility to both local residents and through-travelers heading to/from Walla Walla, WA, and the Tri-Cities.

Ample parking and easy access

EMERGING MARKET WITH GROWTH POTENTIAL

Part of the Walla Walla Valley economic region, benefiting from cross-border economic activity.

Lower cost of entry compared to Walla Walla or Pendleton, with room for appreciation.

Local government support for business development and property improvements.





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