



LEASED INVESTMENT

@ SE 26TH AVE & HOLGATE | PORTLAND, OR

ABSOLUTE NNN GROUND LEASE



REED COLLEGE



Fred Meyer
Corporate HQ

ACTUAL LOCATION

LOCATION

4455 SE 26th Avenue | Portland, OR 97202

TENANT

Dutch Bros Coffee (multi-unit franchisee)

PARCEL

10,600 SF

BUILDING

480 SF — Dutch Bros prototype drive-thru

TERM

10-Year Initial Term + Four 5-Year Options
First option through 4/30/29 (3 options remaining)
2.5% annual rent increases

NOI

\$55,107.60

CAP RATE

5.25%

PRICE

\$1,050,000.00

HIGHLIGHTS

- Absolute NNN ground lease, no Landlord responsibilities
- Signalized corner location in SE Portland
- Located near Reed College & Cleveland High School
- Near Fred Meyer Corporate Headquarters

TRAFFIC COUNTS

SE Holgate – 15,522 ADT ('25)

SE 26th Ave – 5,607 ADT ('24)

SE 28th Ave – 7,523 ADT ('25)



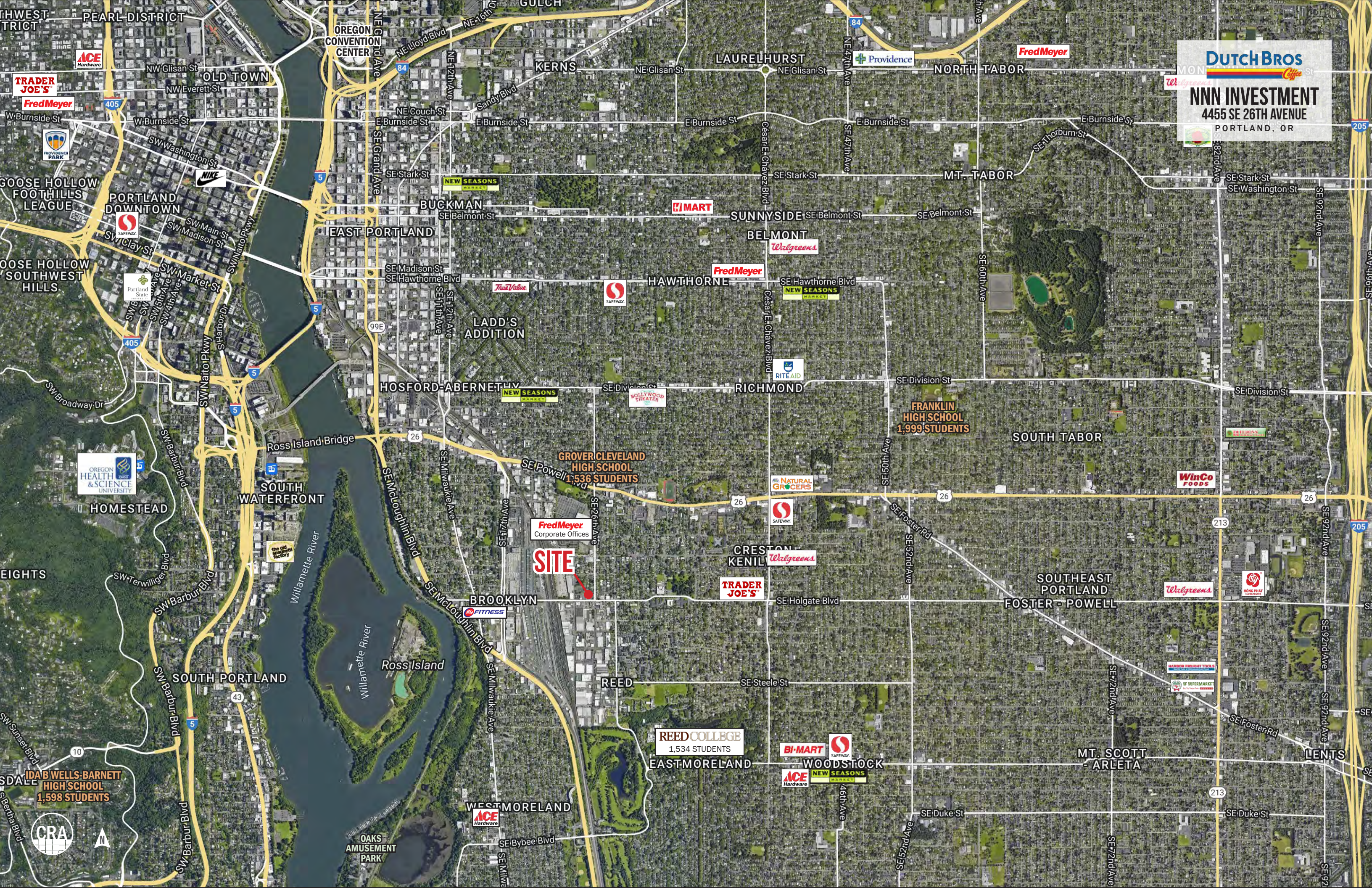
SE 26TH AVE ENTRANCE



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Dutch Bros
Coffee

NNN INVESTMENT
4455 SE 26TH AVENUE
PORTLAND, OR

**GROVER CLEVELAND
HIGH SCHOOL**
1,536 STUDENTS

**FRANKLIN
HIGH SCHOOL**
1,999 STUDENTS

REED COLLEGE
1,534 STUDENTS

**IDAB WELLS-BARNETT
HIGH SCHOOL**
1,598 STUDENTS

SITE

Fred Meyer
Corporate Offices

**TRADER
JOE'S**

Walgreens

**CRESTON
KENIL**

SAFeway

**NATURAL
GROCERS**

**NEW SEASONS
MARKET**

Walgreens

Fred Meyer

RITE AID

**NEW SEASONS
MARKET**

Walgreens

Fred Meyer

MART

Walgreens

**NEW SEASONS
MARKET**

Walgreens

Providence

Fred Meyer

Walgreens

Walgreens

Walgreens

Walgreens

Walgreens

**ACE
Hardware**

BI-MART

SAFeway

**NEW SEASONS
MARKET**

Walgreens

Walgreens

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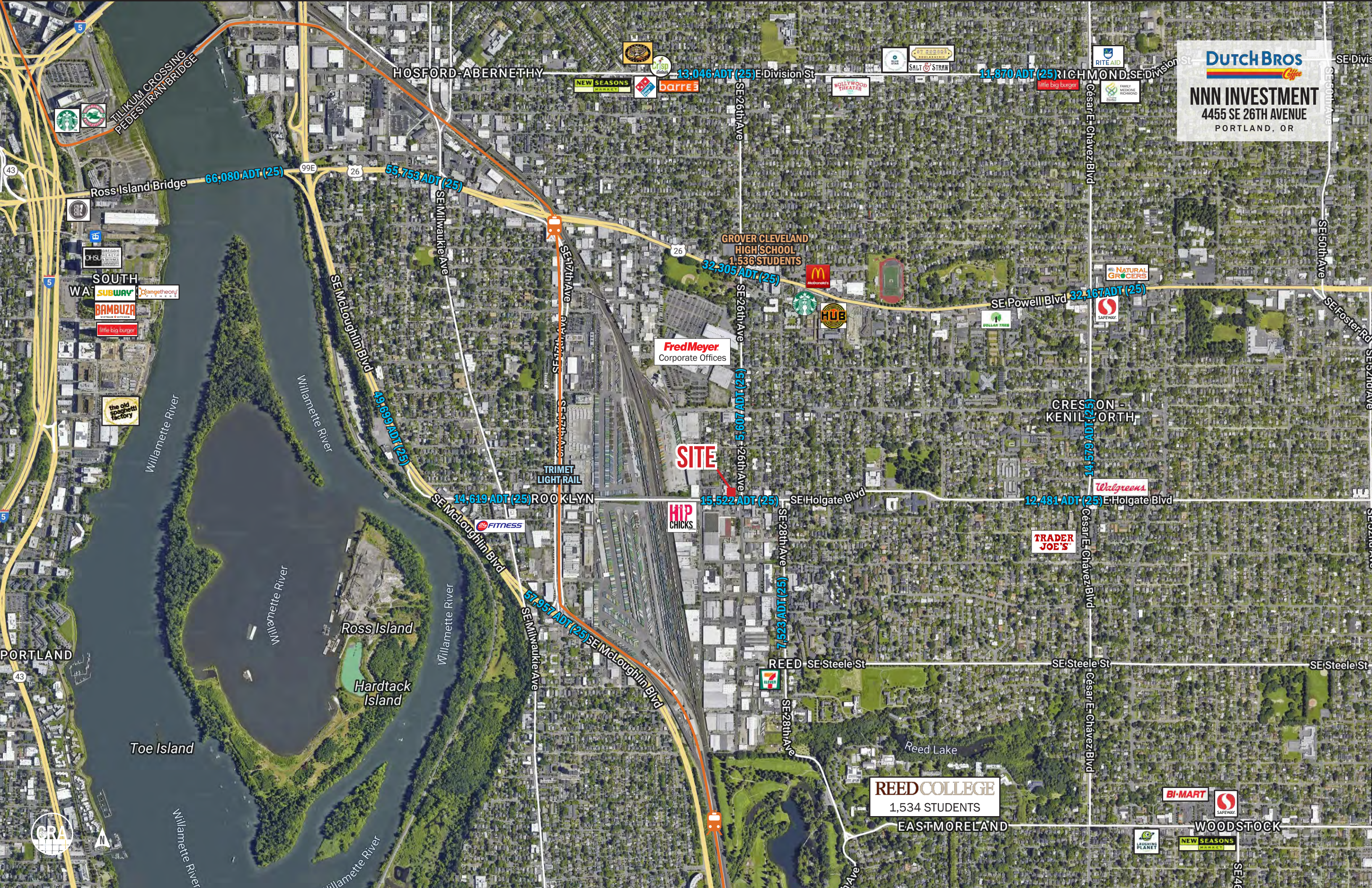
Walgreens

Walgreens

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Walgreens



Dutch Bros
Coffee

NNN INVESTMENT
4455 SE 26TH AVENUE
PORTLAND, OR

13,046 ADT (25) E Division St

11,870 ADT (25) Richmond St

66,080 ADT (25) Ross Island Bridge

55,753 ADT (25) SE Milwaukie Ave

GROVER CLEVELAND
HIGH SCHOOL
1,536 STUDENTS

32,305 ADT (25) SE 26th Ave

32,167 ADT (25) SE Powell Blvd

Fred Meyer
Corporate Offices

SITE

14,619 ADT (25) SE McLoughlin Blvd

15,522 ADT (25) SE Holgate Blvd

12,481 ADT (25) E Holgate Blvd

57,957 ADT (25) SE McLoughlin Blvd

7,523 ADT (25) SE 28th Ave

REED COLLEGE
1,534 STUDENTS

BI-MART

WOODSTOCK



CLOSE-IN AERIAL
4455 SE 26TH AVENUE
PORTLAND, OR

HOLGATE
8-PLEX

Dutch Bros
Coffee

SE 26th Ave

SE Holgate Blvd

PACIFIC
PRIDE

Memory Lane Motors

PM
PRIME MOTORS

Beez
Holgate
Station



DEMOGRAPHIC SUMMARY

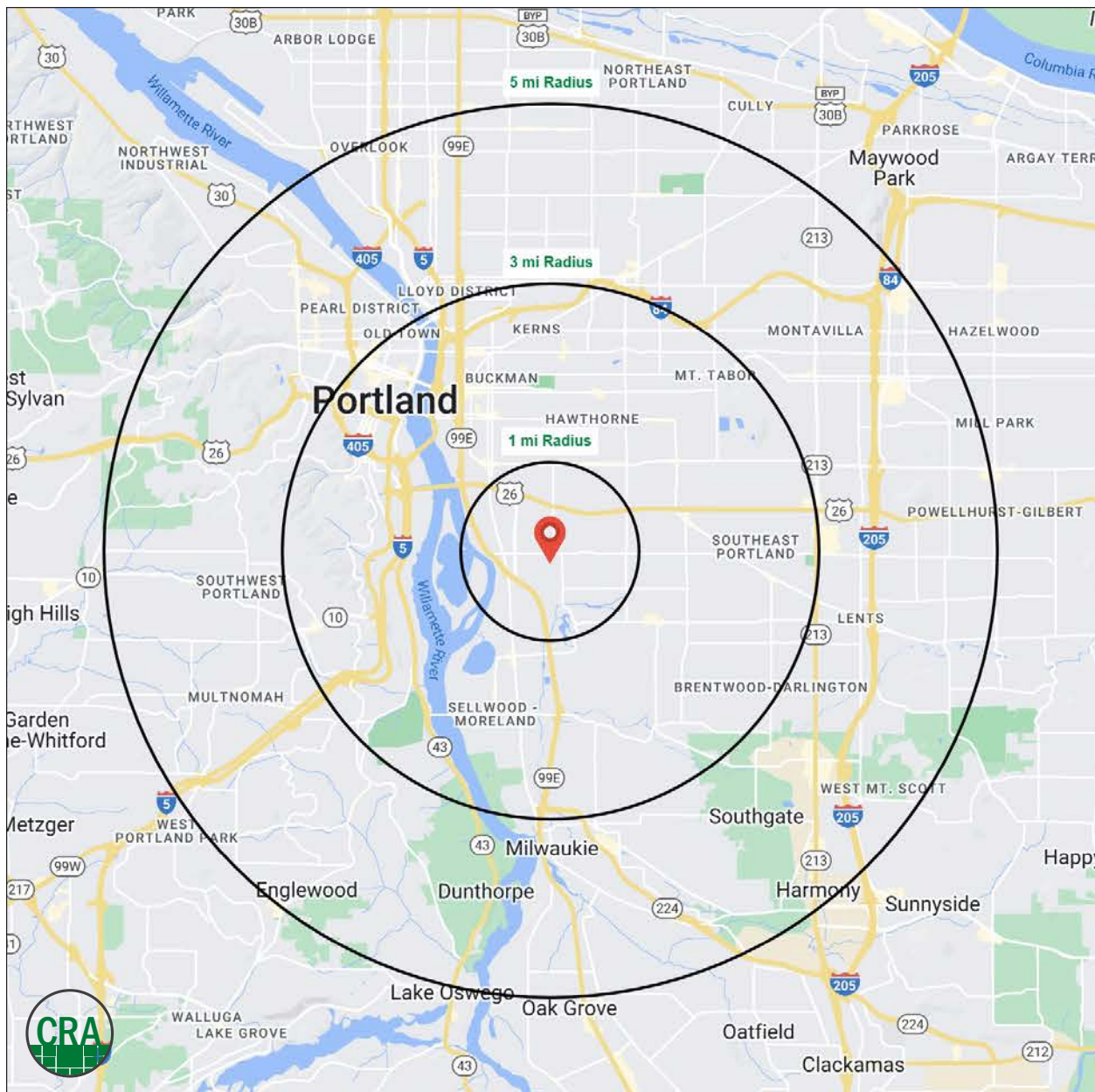
Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	22,161	198,579	482,152
Estimated Households 2024	10,267	94,824	225,003
Average HH Income	\$123,231	\$129,558	\$136,933
Median Age	36.3	39	39.1
Total Businesses	1,340	18,486	38,268
Total Employees	10,808	161,281	310,312

198,579

Estimated 2024 Population
3 MILE RADIUS

94,824

Estimated Households
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4905/-122.64

4455 SE 26th Ave Portland, OR 97202	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	22,161	198,579	482,152
2029 Projected Population	21,770	194,520	472,209
2020 Census Population	22,218	193,282	480,163
2010 Census Population	20,431	168,661	425,951
Projected Annual Growth 2024 to 2029	-0.4%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	0.6%	1.3%	0.9%
2024 Median Age	36.3	39.0	39.1
Households			
2024 Estimated Households	10,267	94,824	225,003
2029 Projected Households	10,071	93,731	222,074
2020 Census Households	10,236	92,514	219,685
2010 Census Households	9,443	78,503	191,578
Projected Annual Growth 2024 to 2029	-0.4%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	0.6%	1.5%	1.2%
Race and Ethnicity			
2024 Estimated White	76.8%	76.9%	74.6%
2024 Estimated Black or African American	3.6%	3.4%	4.7%
2024 Estimated Asian or Pacific Islander	7.6%	7.6%	8.2%
2024 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.7%
2024 Estimated Other Races	11.4%	11.5%	11.8%
2024 Estimated Hispanic	9.9%	10.0%	10.7%
Income			
2024 Estimated Average Household Income	\$123,231	\$129,558	\$136,933
2024 Estimated Median Household Income	\$93,251	\$99,218	\$102,238
2024 Estimated Per Capita Income	\$57,543	\$62,228	\$64,219
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.1%	2.3%
2024 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.5%	3.0%
2024 Estimated High School Graduate	10.1%	11.9%	13.8%
2024 Estimated Some College	19.8%	17.3%	17.0%
2024 Estimated Associates Degree Only	7.2%	6.3%	6.5%
2024 Estimated Bachelors Degree Only	35.1%	35.4%	34.0%
2024 Estimated Graduate Degree	23.1%	24.6%	23.4%
Business			
2024 Estimated Total Businesses	1,340	18,486	38,268
2024 Estimated Total Employees	10,808	161,281	310,312
2024 Estimated Employee Population per Business	8.1	8.7	8.1
2024 Estimated Residential Population per Business	16.5	10.7	12.6

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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