

CAPITAL MARKETS | RETAIL



OFFERING MEMORANDUM

MCDONALD'S

300 NORTHWEST 3RD STREET | CORVALLIS, OR 97330

CBRE

AFFILIATED BUSINESS DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third parties without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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CBRE



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

MCDONALD'S300 NW 3RD STREET
CORVALLIS, OR 97330

PRICE

Contact for Pricing

NET OPERATING INCOME	\$31,488	GUARANTOR	Corporate (NYSE: MCD)
LEASE TYPE	Ground	INCREASES	15% Increase in Option
LEASE COMMENCEMENT	07/01/1994	OPTIONS	(1) 5-Year Option
LEASE EXPIRATION DATE	06/30/2024	BUILDING SIZE	2,879 SF
YEAR BUILT	1971	LOT SIZE	0.48 Acres

Property is Walking Distance
to Oregon State University,
Benton County Circuit Court,
Corvallis City Hall and Corvallis
Municipal Courthouse.

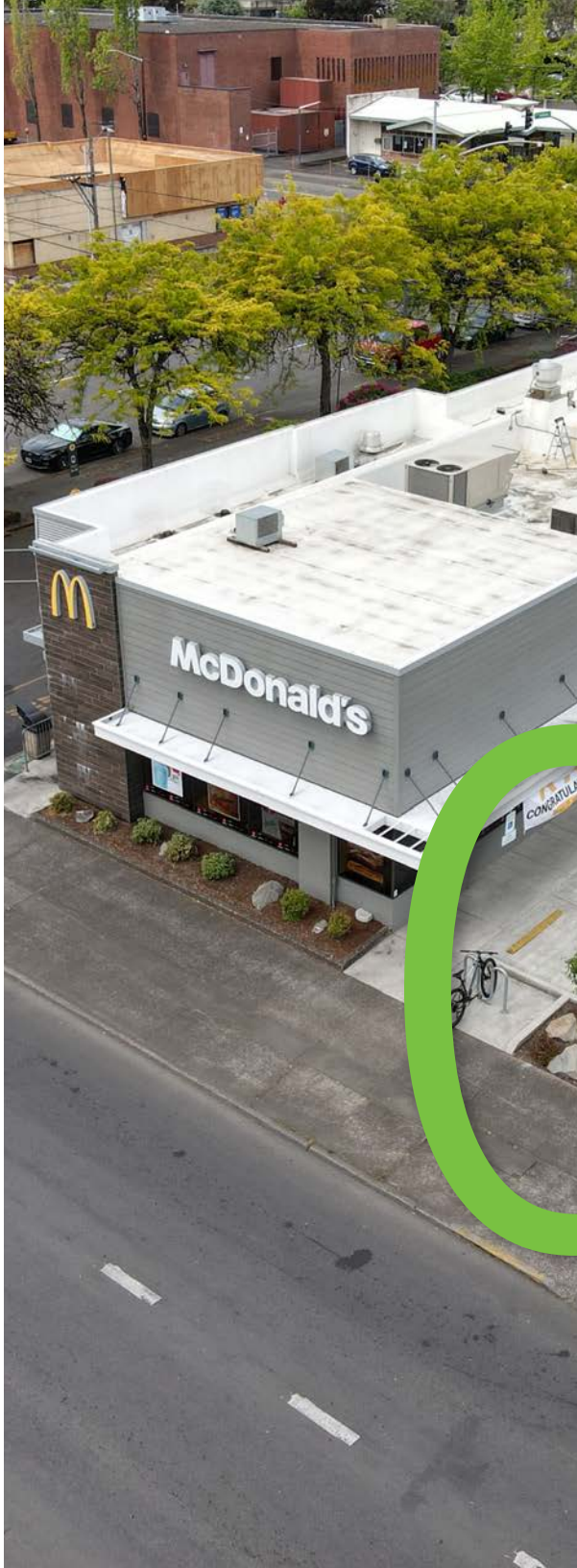


RENT ROLL

TENANT INFO		LEASE TERMS		CURRENT RENT	RENT INCREASES	LEASE DETAILS	
TENANT	SIZE	BEGIN	END	ANNUALIZED RENT	INCREASES	OPTIONS	TYPE
MCDONALD'S	2,879 SF	7/1/1994	6/30/2024	CURRENT OPTION 7	\$31,488 \$36,211	(1) 5-YEAR OPTION	GROUND LEASE

*Tenant has a 30 day Right of Refusal on all offers submitted. Please point this out to exchange Buyers submitting offers.





PROPERTY DETAIL

PROPERTY SUMMARY

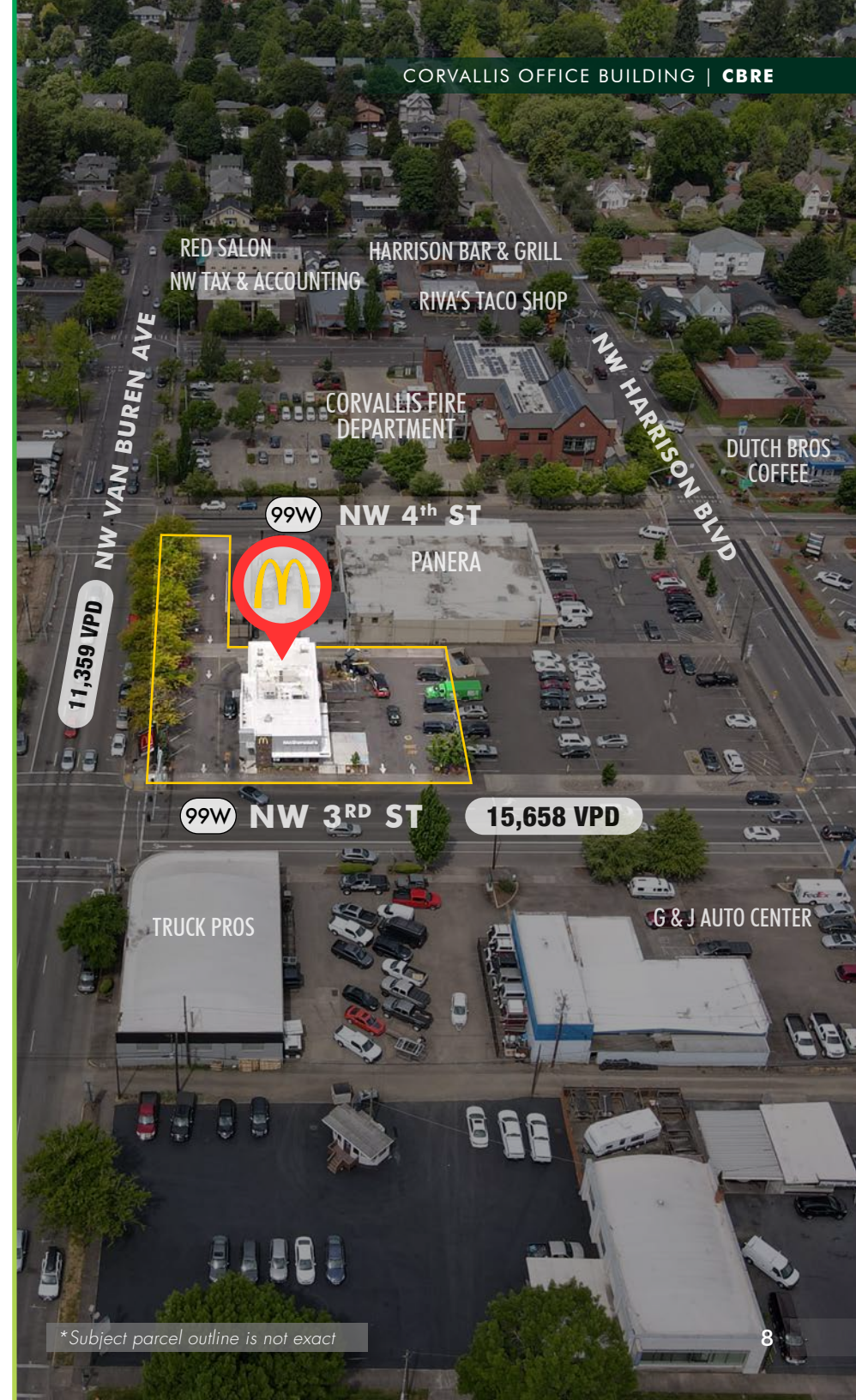
INVESTMENT OVERVIEW

CBRE is pleased to offer for sale a McDonald's Ground Lease located at the corner of Van Buren Avenue and Highway 99W and sandwiched between Highway 99W running north on one side and south on the other. The property sits just blocks away and walking distance to Oregon State University, Benton County Circuit Court, Corvallis Municipal Courthouse, and Corvallis City Hall. The property is also surrounded by a handful of national retailers including Starbucks, Safeway, Dairy Queen, Panera Bread, Bank of America, Wells Fargo, US Bank, USPS, Wyndham Hotels, Courtyard by Marriott, and more.

The ground lease has 3 years remaining, in a popular location, with one, 5-year option to extend. Tenant has established their position in this location with a 27-year operating history. Their next option, set to initiate in 2024, comes with a 15% increase in rent. The lease is absolute net and is signed McDonald's corporate

INVESTMENT HIGHLIGHTS

- Long-established absolute net ground lease (27-year history at this location)
- Backed by McDonald's Corporate
- 15% rental increase in next option commencing in 2024
- Excellent access from Highway 99W, the main north/south arterial running through town
- Property has dedicated points of ingress from both the northbound and southbound Highway 99W arterials
- Prime location just off of Highway 99W with extremely close proximity to Oregon State University (enrollment of over 26,000 students), Benton County Circuit Court, Corvallis Municipal Courthouse and Corvallis City Hall
- Surrounded by National Retailers including Starbucks, Safeway, Dairy Queen, Panera Bread, Bank of America, Wells Fargo, US Bank, USPS, Wyndham Hotels, Courtyard by Marriott, and more



PROPERTY PHOTOS



AERIAL MAP



An aerial photograph of Corvallis, Oregon, showing a mix of urban and suburban development. In the foreground, there are residential houses and parking lots. The middle ground features larger commercial and institutional buildings, including a large stadium-like structure on the left. The background shows rolling green hills under a bright blue sky with scattered white clouds. A large green number '03' is overlaid on the right side of the image.

03

MARKET OVERVIEW

MARKET OVERVIEW

CORVALLIS, OREGON

Corvallis, with a population of approximately 58,885 people, is a city and the county seat of Benton County in central western Oregon. It is the principal city of the Corvallis, Oregon Metropolitan Statistical Area, which encompasses all of Benton County. Corvallis is also the largest principal city of the Albany-Corvallis-Lebanon CSA, a Combined Statistical Area that includes the Corvallis metropolitan area (Benton County) and the Albany-Lebanon micropolitan area (Linn County).

The campus of Oregon State University, which is the major local employer, is located near the edge of the main downtown area. Current enrollment at Oregon State University exceeds 26,000 students. A large research facility in the city makes Hewlett-Packard the largest private employer. Other major employers include Samaritan Health Services, SIGA Technologies, Evanite Fiber and ONAMI.

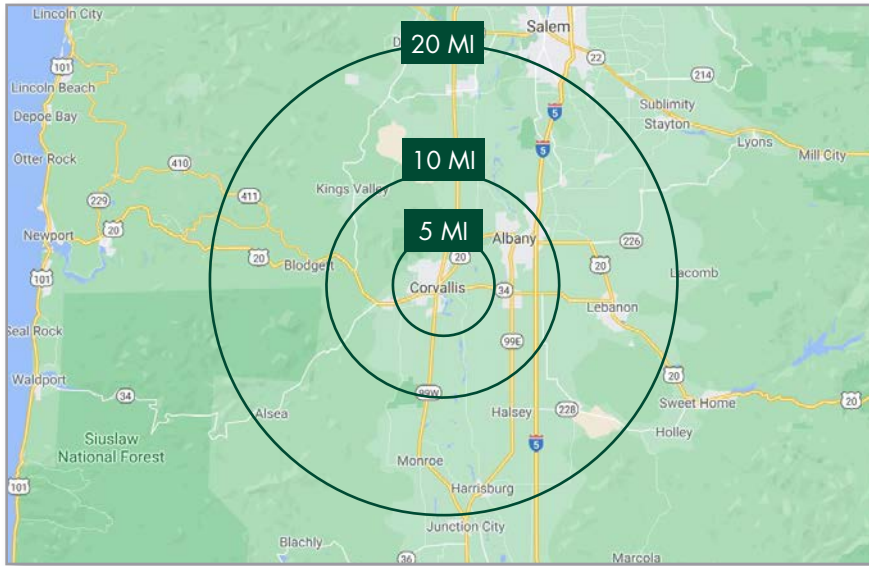
Corvallis is nestled in the heart of Oregon's Willamette Valley, within 90 minutes of the Portland Metropolitan area, world class skiing, and the spectacular

Oregon coast. The city is about 85 miles south of Portland, 30 miles south of the state capital, Salem, ten miles southwest of Albany, about ten miles west of Interstate 5 at its closest point, and 44 miles north of Eugene / Springfield. By car, the travel time is about an hour and a half from Portland, and 45 minutes to an hour from Eugene/Springfield, taking I-5.

Corvallis was recently ranked in the 100 best places in the US to live and launch a business by Fortune Small Business.

The property itself is located just off of Highway 99W, one of the main north/south arterials running through Corvallis which connects to the Portland Metro Area north of the property and Junction City, Oregon south of the property. The visibility of the property is extremely high and approximately 17,583 cars pass by the property every day. With close proximity to Oregon State University ½ a mile to the west, Benton County Circuit Court just 1 block north and Corvallis City Hall and Corvallis Municipal Couthouse just 1 block west the property is well positioned to serve the area's office and/or retail demand.

DEMOGRAPHICS



POPULATION	5 MILES	10 MILES	20 MILES
2025 Projection	71,657	128,230	216,804
2020 Estimate	68,850	122,601	206,223
2010 Census	63,232	111,145	185,031
2000 Census	57,794	100,725	164,207
HOUSEHOLDS	5 MILES	10 MILES	20 MILES
2025 Projection	29,403	51,282	85,096
2020 Estimate	28,163	48,972	80,937
2010 Census	25,829	44,425	72,753
2000 Census	22,920	39,313	62,993
HOUSEHOLDS BY INCOME	5 MILES	10 MILES	20 MILES
2020 Estimate			
\$150,000 or More	14.4%	13.8%	11.6%
\$100,000 - \$149,000	16.4%	16.9%	16.1%
\$75,000 - \$99,999	10.9%	11.6%	12.3%
\$50,000 - \$74,999	15.1%	17.1%	19.1%
\$35,000 - \$49,999	8.6%	10.8%	12.5%
Under \$35,000	34.8%	29.9%	28.5%
Average Household Income	\$82,978	\$84,579	\$80,485
Median Household Income	\$58,950	\$61,294	\$59,386

Source: ©2021 CBRE

CORVALLIS QUICK FACTS



Corvallis is situated just 80 miles south of Portland and 35 miles south of Salem, the state capital. Downtown Corvallis is bisected by Highway 99W travelling North and South.



Downtown Corvallis is walking distance to Oregon State University, Benton County Circuit Court, Corvallis City Hall and Corvallis Municipal Courthouse.



At the center of a 1-mile radius that houses a handful of national retailers including Starbucks, Safeway, McDonalds, Dairy Queen, Panera Bread, Wells Fargo, US Bank and a couple of theatres and local breweries.



Corvallis was recently ranked in the 100 best places to live and launch a business by Fortune Small Business, #1 in Oregon for start-ups, recently ranked as the Best City in Oregon for entrepreneurs and recently ranked as the most innovative city.



Corvallis is recognized as a Tree City USA. The City marked its 18th year as a Tree City USA recipient, achieving Sterling status from the program in recognition of 10 years of sustained growth of its urban forestry program. The city has at least 47 public parks within and adjacent to the city limits.

DEMOGRAPHICS

TRAVEL TIMES FROM CORVALLIS

SALEM, OR	0.6 HOURS
EUGENE, OR	0.7 HOURS
OREGON COAST	1.0 HOURS
PORTLAND, OR	1.3 HOURS
BEND, OR	2.6 HOURS
SEATTLE, WA	4.0 HOURS
VANCOUVER, BC, CANADA	6.6 HOURS

POPULATION	BENTON COUNTY	OREGON STATE
2025 Projection	98,637	4,517,043
2020 Estimate	94,298	4,281,589
2010 Census	85,579	3,831,074
2000 Census	78,139	3,421,399
POPULATION PROFILE	BENTON COUNTY	OREGON STATE
Households		
2025 Projection	39,677	1,788,978
2020 Estimate	37,851	1,695,625
2010 Census	34,317	1,518,938
2000 Census	30,142	1,333,723
2020 Businesses	3,094	161,450
2020 Employees	45,788	1,810,324
HOUSEHOLDS BY INCOME	BENTON COUNTY	OREGON STATE
2020 Estimate		
\$150,000 or More	15.9%	14.0%
\$100,000 - \$149,000	18.0%	16.0%
\$75,000 - \$99,999	11.5%	13.6%
\$50,000 - \$74,999	16.4%	18.0%
\$35,000 - \$49,999	8.5%	12.6%
Under \$35,000	29.8%	25.9%
Average Household Income	\$89,457	\$88,879
Median Household Income	\$66,007	\$63,776

CORVALLIS



PRESENTED BY

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CBRE

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