

RETAIL SINGLE TENANT NNN **INVESTMENT OPPORTUNITY**

2435

NW STEWART PARKWAY

//// ROSEBURG / OREGON ///



NEWMARK

CONFIDENTIAL OFFERING MEMORANDUM



## CONFIDENTIALITY & CONDITIONS

Newmark (the "Agent") has been engaged as the exclusive sales representative for the sale of 2435 NW Stewart Parkway, Roseburg, Oregon 97471 (the "Property") by 'Ownership' (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent. The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission in accordance to the exclusive listing agreement. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

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# 2435

## NW STEWART PARKWAY

//// ROSEBURG / OREGON ///

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OVERVIEW

# 2435

## NW STEWART PARKWAY

//// ROSEBURG / OREGON ///

## EXECUTIVE SUMMARY

# 01





## EXECUTIVE SUMMARY

Newmark is pleased to present the opportunity to acquire 2435 NW Stewart Parkway, Roseburg OR 97471 (hereafter the “Property”, “Project”), a Del Taco Single Tenant Triple Net investment opportunity. The Property consists of an approximately 2,857 square foot building with drive-thru on approximately 26,572 square foot land adjacent to the signalized intersection of NW Stewart Parkway and Renann Street in the City of Roseburg. The Property is located on a pad of the retail center anchored by Goodwill, and shares a signalized intersection with Dutch Bros Coffee and McDonald’s.

Located in the City of Roseburg Oregon, the Property is in the center of the main retail hub of the area and approximately ¼ mile west of the 5 freeway. Along Stewart Parkway and within approximately ½ mile radius include retailers such as Fred Meyer, Walmart, Marshalls, Rite Aid, McDonalds, Dutch Bros Coffee, Walgreens, Starbucks, Burger King, Wendy’s, Carl’s Jr, Ross Dress For Less, Albertsons, and Staples. Just to the northeast of the property on the other side of the 5 Freeway is a Lowe’s, Home Depot, and Costco. Directly to the south of the property is the Roseburg VA Medical Center.



# OFFERING SUMMARY

ASKING PRICE	\$1,840,000
CAP RATE	4.75%
NOI	\$87,372
ANNUAL INCREASES	Fixed increases every 5 years (See Rent Schedule)
LEASE TYPE	Absolute NNN
LEASE TERM	New 20 year lease
LEASE COMMENCEMENT	June 27, 2021
LEASE EXPIRATION	June 30, 2041
RENTAL INCREASES	10% every 5 years provides stable growth
OPTIONS	Two (2) Five (5) year options (See Rent Schedule)
YEAR BUILT	2004
BUILDING SIZE	±2,857
LAND SIZE	±26,572
APN	27-06W-11D-00103
PARKING	±36 Spaces

## INVESTMENT HIGHLIGHTS

- Franchisee Cactus Enterprises LLC owns and operates 7 Del Taco locations in the state of Oregon making them one of the largest Del Taco franchisees in the Pacific Northwest region of Washington, Oregon and Idaho.
- Tenant has been occupying the property since 2012 and recently signed a new 20 year lease.
- Long term absolute NNN Lease with 20 years remaining. Del Taco pays for all operating expenses including taxes, insurance, maintenance, roof, and structure. No landlord responsibilities. Ideal for 1031 exchange investors.
- Rent increases every 5 years providing stable growth.
- Located on a pad at the entrance to a multi-tenant retail center anchored by Goodwill and Subway. Property is in the heart of the main retail hub of Roseburg with several other major retailers nearby such as Fred Meyer, Walmart, Marshalls, Rite Aid, McDonalds, Dutch Bros Coffee, Walgreens, Starbucks, Burger King, Wendy's, Carl's Jr, Ross Dress For Less, Albertsons, Staples, Lowe's, Home Depot and Costco.

## RENT SCHEDULE

TERM	MONTHLY RENT	ANNUAL RENT
Year 1-5	\$7,281	\$87,372
Year 6-10	\$8,009	\$96,108
Year 11-15	\$8,810	\$105,720
Year 16-20	\$9,691	\$116,292
Option 1-Year 21-25	\$10,660	\$127,920
Option 2-Year 26-30	\$11,726	\$140,712



## PROPERTY LOCATION

2435 NW Stewart Parkway is located nearby to the signalized intersection of NW Stewart Parkway and Renann Street along a major commercial thoroughfare amongst the main retail hub of Roseburg.

- Lot is approximately 176 feet x 150 feet with 176 feet of frontage on NW Stewart Parkway.
- Within approximately ¼ mile of the 5 Freeway.
- Stewart Parkway is a major thoroughfare in Roseburg with approximately 23,000 cars per day
- Located in the main retail hub of Roseburg amongst other retailers such as Fred Meyer, Walmart, Marshalls, Rite Aid, McDonalds, Dutch Bros Coffee, Walgreens, Starbucks, Burger King, Wendy's, Carl's Jr, Ross Dress For Less, Albertsons, Staples, Lowes, Home Depot, and Costco.
- Immediately south of the property is the Roseburg VA Medical Center campus consisting of a hospital and multiple community clinics.
- The property is surrounded by single family residential neighborhoods to the west and south.
- Southeast across the 5 Freeway is Downtown Roseburg and its main street retail district.





## AREA NEIGHBORS

ROSEBURG REGIONAL AIRPORT

Applebee's

Batteries  
+ Bulbs

Albertsons

Tommy John's  
Since 1953  
COUNTRY HANDBUILD

SHERM'S  
Thunderbird  
MARKET

PETCO  
Where the pets go.

ROSS  
DRESS FOR LESS

BW  
Best Western

Wendy's

Fred Meyer

Walgreens

Carl's Jr.

Walmart

Goodwill

usbank

Marshalls

Starbucks

Sizzler

RODEO  
STEAK HOUSE & GRILL

CHI Mercy Health  
Mercy Medical Center

BIG 5  
SPORTING GOODS

NW STEWART PKWY

RENNETT ST

SUBWAY

ASHLEY  
FURNITURE  
HomeStore

Round Table  
PIZZA

BIG TIRES

McDonald's

DUTCH BROS COFFEE

the HUMAN  
BEAN

Red Robin  
GOURMET BURGERS AND BEWS

SPORTSMAN'S  
WAREHOUSE

RITE AID

BI-MART

STAPLES

22,700  
CARS PER DAY

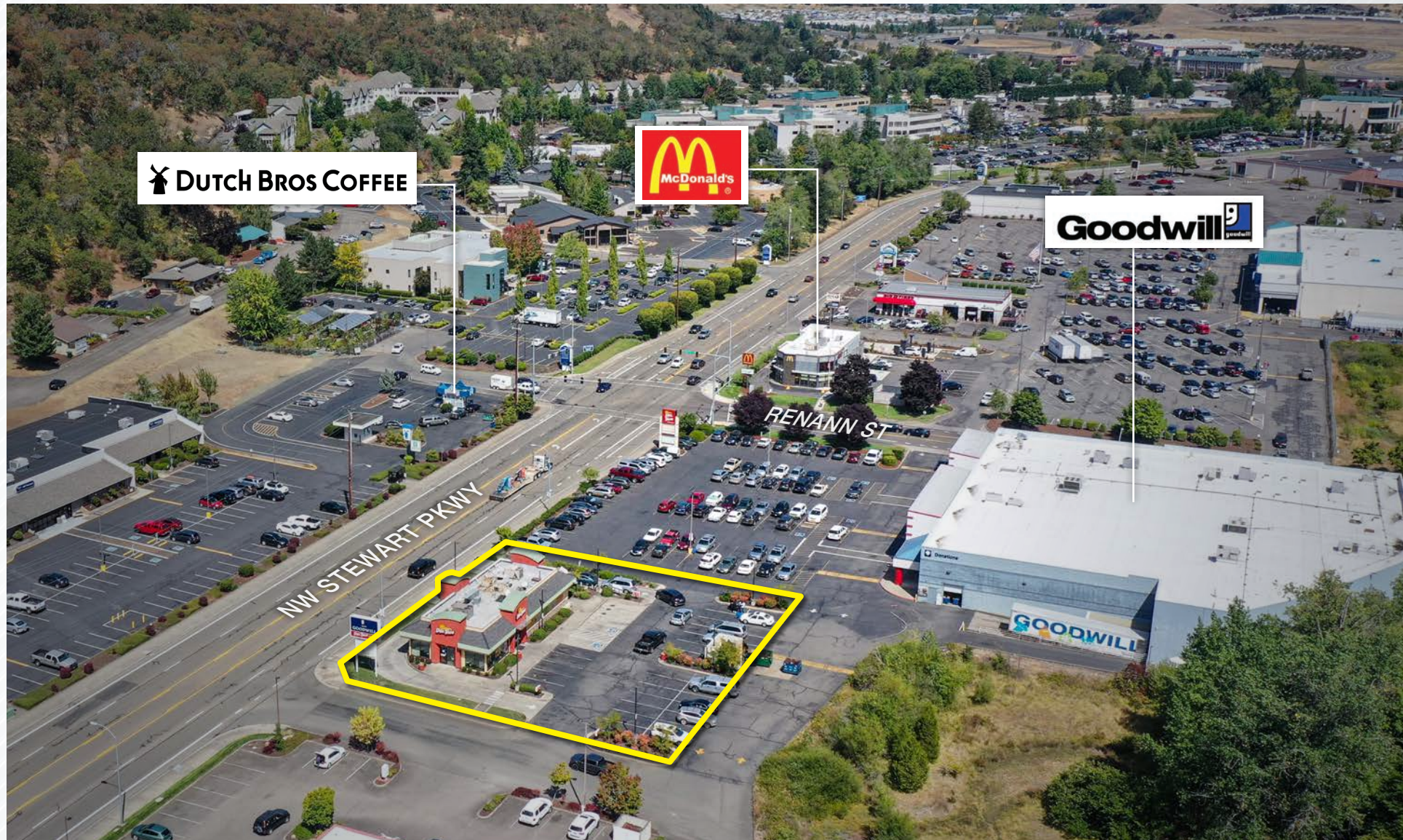
2435  
NW STEWART PARKWAY

17,600  
CARS PER DAY

8

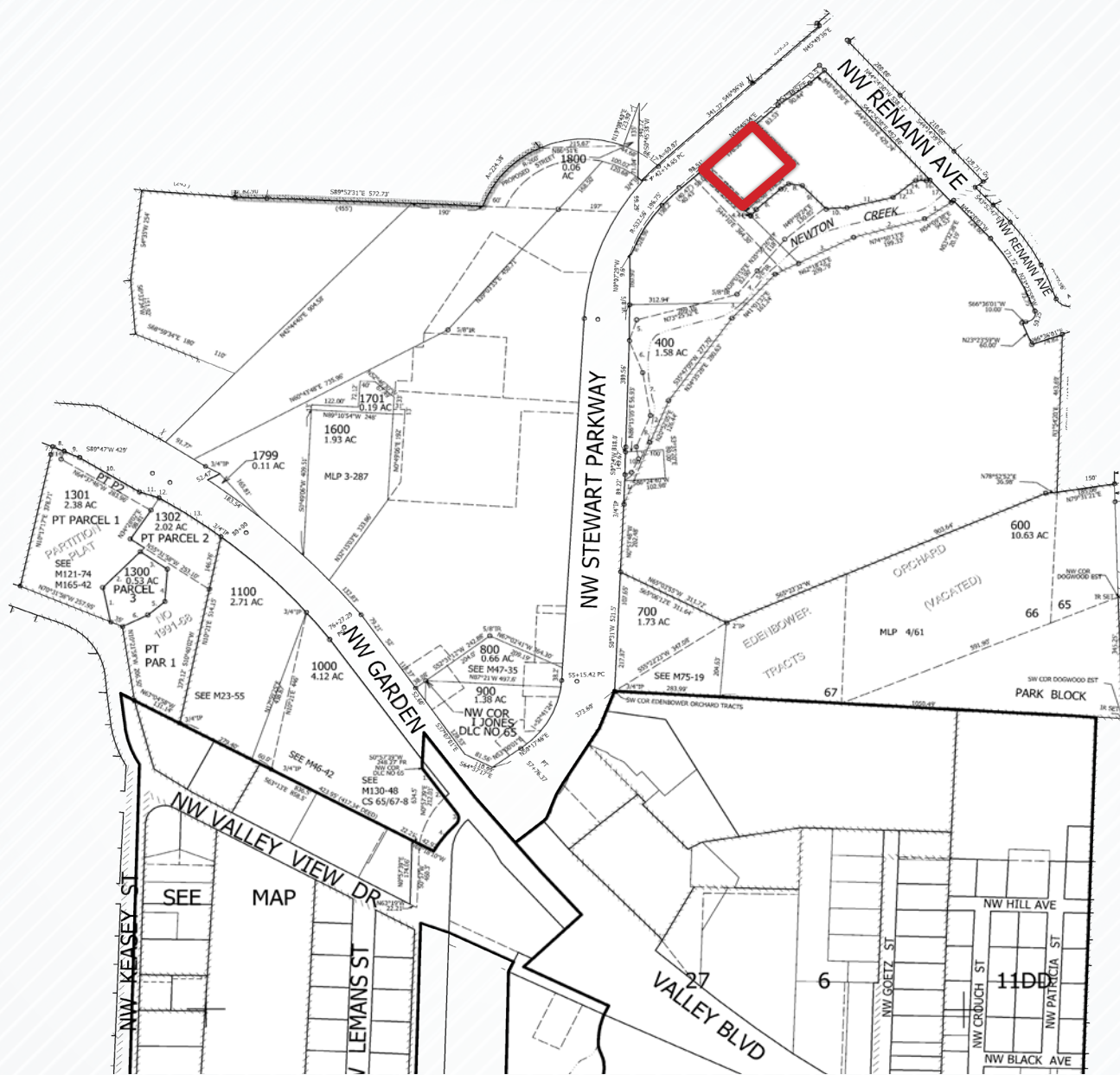


## AERIAL VIEW





## PARCEL MAP





2435  
NW STEWART PARKWAY

//// ROSEBURG / OREGON ///

PROPERTY  
OVERVIEW

02

NEWMARK



## PROPERTY DESCRIPTION

2435 NW Stewart Parkway is comprised of an approximately 2,857 SF building with drive thru on approximately 26,572 SF lot size. The property is located on a pad at the entrance to a retail property anchored by Goodwill, and shares a signalized intersection with Dutch Bros Coffee and McDonald's. The property is located in the main retail hub of Roseburg and nearby to other major national retailers providing excellent access and convenience for consumers. NW Stewart Parkway is one of the main commercial thoroughfares through this retail district and connects to the 5 Freeway which is within approximately ¼ mile.

Del Taco has been in this location for many years and is operated by a franchisee with 7 locations in Oregon, guaranteeing stable business for years to come. With a long term lease that has 20 years remaining, this investment provides a stable return with no landlord responsibilities. Del Taco is committed to growing in the Pacific Northwest region which increases brand awareness in the area and continued growth in sales.





## TENANT OVERVIEW

For more than 50 years, Del Taco has been serving freshly prepared, craveable food at an unbeatable value. This rare combination is one of the many reasons that they are one of the leading brands in the fast-growing Mexican quick-service restaurant (QSR) category.

With 596 locations in 16 states, they have an incredibly loyal fan base and a strong presence across the western United States, with plenty of room for franchisees to grow in both existing and untapped markets.

Del Taco occupies the space between a traditional QSR and a Fast Casual atmosphere, by offering delicious quality food, prepared with fresh ingredients, and served with the value and convenience of a drive-thru. It's QSR+, and Del Taco is at the forefront. Guests love Del Taco's Mexican-inspired favorites and American classics, prepared with fresh ingredients hand-chopped, slow-cooked, and grilled in each restaurant's working kitchen.

Del Taco is booming and their franchisees are seeing consistent returns. This is a direct reflection of their effective barbell menu strategy, full complement of dayparts, and ongoing menu innovation that appeals to a broad demographic and continues to drive increased traffic and sales.

In the second quarter of 2021, Del Taco generated outstanding revenue and profitability growth as they leveraged their top-line momentum across all key cost inputs. Top-line growth was characterized by system-wide comparable restaurant sales growth versus 2020 in the high teens, representing mid-single digit growth versus 2019.



## COMPANY OVERVIEW

7,892

EMPLOYEES

596

LOCATIONS

TACO

NASDAQ

LAKE FOREST, CA

HEADQUARTERS

1964

YEAR FOUNDED

\$491 MILLION

SALES (2020)

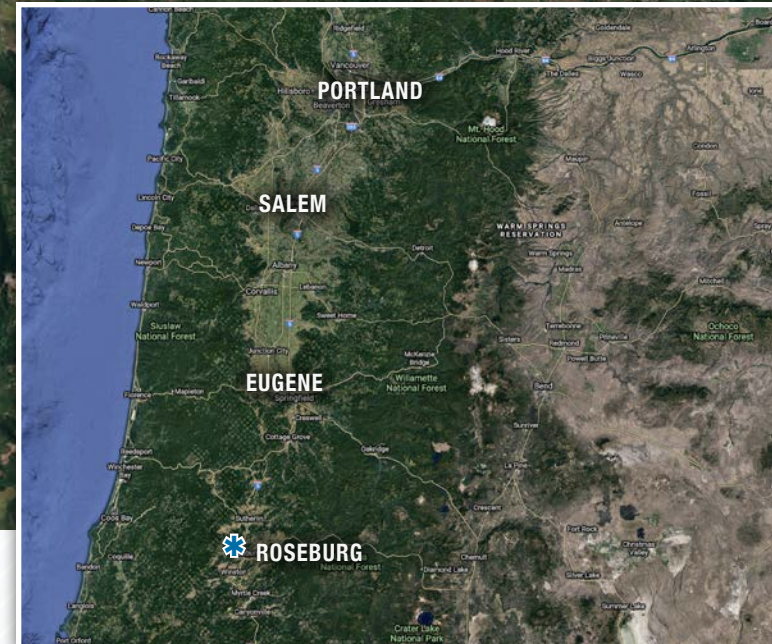
## FRANCHISEE OVERVIEW

The franchisee Cactus Enterprises LLC owns and operates 7 Del Taco locations in the state of Oregon making them one of the largest Del Taco franchisees in the Pacific Northwest region of Washington, Oregon and Idaho. Del Taco currently has 24 locations in the Pacific Northwest and is committed to continue its growth in the region to bring fresh, quality Mexican and American favorites for an unbeatable price.





## REGIONAL VIEW





# 2435

NW STEWART PARKWAY

//// ROSEBURG / OREGON ///

AREA & MARKET  
OVERVIEW

03



## ROSEBURG, OR

Roseburg is situated at the heart of the Umpqua Valley in scenic Southwestern Oregon. On Interstate 5, it is 67 miles south of the state's second largest city, Eugene, and 123 miles north of the California border. Traveling by State Highway 38/138 or 42, Roseburg is about 80 miles inland from the Pacific coastal communities Reedsport and Coos Bay. Highway 138 continues east from the city along the North Umpqua river. It is 79 miles to Diamond Lake at the summit of the Oregon Cascades and just 20 miles more to Crater Lake National Park.

Roseburg is the county seat and largest city in Douglas County. The population is 24,915 with an urban daytime population of approximately 60,000. Roseburg is the hub of retail, government activity and medical services for Central Douglas County. The City is served by Roseburg School District #4, which has an excellent reputation and community support. Umpqua Community College is 5 miles north of the City and offers a varied curriculum with extensive adult education and community oriented classes. Multiple locations at the college are available for cultural activities, and there is a thriving community theater group with its own venue in a city park. The city boasts numerous park areas, including tennis courts, soccer and ball fields, a 9-hole golf course, skate park, disc golf course, dog park and walking trails.

Roseburg is nestled among some of the world's richest timberland and has become a major lumber producer during the post-World War II housing boom. Today, Douglas County is a major, international





producer of wood products. The county boasts 2.8 million acres of forest lands; 41 percent of these lands are privately owned. While Roseburg's economy continues to diversify, the timber industry remains a key component of the community's overall well-being. Twelve percent of the county's workforce is employed in the forestry, logging and wood product manufacturing industries, accounting for 22 percent of the county's total payroll.

Douglas County is attracting more companies. In recent years Douglas County has attracted a number of companies engaged in manufacturing, a growing job providing sector. These businesses may well have located to other parts of the country, but chose to bring these family wage jobs to Roseburg and Douglas County. The selection of the community is due to a number of noteworthy characteristics, including varied transportation infrastructure, availability of a qualified workforce, suitable industrial sites and, most importantly, the lifestyle Land of Umpqua residents enjoy.

The Umpqua Valley wine region has a rich history of producing wines and is home to 70 vineyards with plantings that total over 1,500 acres. As one of Oregon's most diverse areas in terms of climate ranges, they successfully grow both cool and warm climate grape varieties; cooler grapes like Pinot Noir and Riesling shine in the northern part of our region, while warmer varieties such as Tempranillo thrive in the south valley. The area is growing with new wine makers coming to the region, and attracts many tourists each year that come to visit the wineries.





## DEMOGRAPHIC AND INCOME COMPARISON PROFILE

<b>2021 Population Summary</b>	<b>1- MILE</b>	<b>2- MILES</b>	<b>3- MILES</b>
Population	4,929	17,258	28,395
Households	2,365	7,685	12,418
Families	1,343	4,448	7,126
Average Household Size	1.99	2.17	2.20
Housing Units	2,505	8,160	13,228
Owner Occupied Housing Units	51.4%	51.1%	52.0%
Renter Occupied Housing Units	43.0%	43.1%	41.9%
Vacant Housing Units	5.6%	5.8%	6.1%
Median Age	53.9	45.0	44.8
Median Household Income	\$61,995	\$49,626	\$48,598
Average Household Income	\$81,751	\$68,183	\$66,296
<b>2026 Population Summary</b>	<b>1- MILE</b>	<b>2- MILES</b>	<b>3- MILES</b>
Population	5,070	17,598	29,065
Households	2,444	7,866	12,754
Families	1,378	4,518	7,265
Average Household Size	1.99	2.17	2.20
Housing Units	2,597	8,379	13,630
Owner Occupied Housing Units	51.4%	51.6%	52.7%
Renter Occupied Housing Units	42.7%	42.3%	40.9%
Vacant Housing Units	5.9%	6.1%	6.4%
Median Age	55.3	45.0	45.0
Median Household Income	\$67,641	\$52,759	\$52,077
Average Household Income	\$90,016	\$74,414	\$72,630

Source: Esri



## DEMOGRAPHIC AND INCOME COMPARISON PROFILE CONT

<b>2021 Households by Income</b>	<b>1- MILE</b>	<b>2- MILES</b>	<b>3- MILES</b>
Household Income Base	2,365	7,685	12,418
<\$15,000	5.5%	8.5%	9.6%
\$15,000 - \$24,999	10.2%	12.0%	11.3%
\$25,000 - \$34,999	13.4%	13.7%	14.0%
\$35,000 - \$49,999	10.5%	16.0%	16.2%
\$50,000 - \$74,999	18.0%	17.5%	17.9%
\$75,000 - \$99,999	18.7%	14.7%	13.6%
\$100,000 - \$149,999	10.4%	9.5%	10.0%
\$150,000 - \$199,999	8.2%	4.5%	4.6%
\$200,000+	4.9%	3.4%	2.9%
Average Household Income	\$81,751	\$68,183	\$66,296

<b>2026 Households by Income</b>	<b>1- MILE</b>	<b>2- MILES</b>	<b>3- MILES</b>
Household Income Base	2,444	7,866	12,754
<\$15,000	4.4%	7.3%	8.1%
\$15,000 - \$24,999	8.5%	10.6%	9.9%
\$25,000 - \$34,999	12.3%	13.2%	13.5%
\$35,000 - \$49,999	10.3%	16.0%	16.2%
\$50,000 - \$74,999	18.7%	18.2%	18.7%
\$75,000 - \$99,999	19.6%	15.4%	14.3%
\$100,000 - \$149,999	11.4%	10.3%	10.7%
\$150,000 - \$199,999	9.5%	5.3%	5.4%
\$200,000+	5.4%	3.6%	3.1%
Average Household Income	\$90,016	\$74,414	\$72,630

Source: Esri



## DEMOGRAPHIC AND INCOME COMPARISON PROFILE CONT

2021 Population by Age	1- MILE	2- MILES	3- MILES
Total	4,928	17,259	28,396
0 - 4	4.4%	5.6%	5.4%
5 - 9	4.1%	5.3%	5.2%
10 - 14	4.7%	5.4%	5.3%
15 - 24	10.1%	11.3%	11.2%
25 - 34	9.7%	12.0%	12.4%
35 - 44	8.6%	10.4%	10.7%
45 - 54	9.6%	10.4%	10.3%
55 - 64	13.7%	13.5%	13.8%
65 - 74	14.5%	12.4%	13.0%
75 - 84	11.6%	8.4%	8.0%
85 +	9.0%	5.3%	4.7%
18 +	83.8%	80.4%	80.9%

2026 Population by Age	1- MILE	2- MILES	3- MILES
Total	5,070	17,597	29,065
0 - 4	4.5%	5.6%	5.5%
5 - 9	4.0%	5.3%	5.1%
10 - 14	4.0%	5.1%	5.1%
15 - 24	9.3%	11.1%	10.9%
25 - 34	10.9%	12.7%	12.5%
35 - 44	8.2%	10.3%	10.9%
45 - 54	8.7%	9.8%	10.0%
55 - 64	11.6%	11.9%	12.1%
65 - 74	15.6%	12.8%	13.4%
75 - 84	13.6%	9.9%	9.7%
85 +	9.6%	5.6%	4.8%
18 +	84.8%	80.9%	81.3%

Source: Esri



## DEMOGRAPHIC AND INCOME COMPARISON PROFILE CONT

<b>2021 Population by Race/Ethnicity</b>	<b>1- MILE</b>	<b>2- MILES</b>	<b>3- MILES</b>
Total	4,929	17,259	28,396
White Alone	90.2%	89.0%	89.4%
Black Alone	0.5%	0.9%	0.9%
American Indian Alone	1.1%	1.7%	1.8%
Asian Alone	2.6%	1.8%	1.6%
Pacific Islander Alone	0.4%	0.2%	0.3%
Some Other Race Alone	1.3%	2.1%	1.9%
Two or More Races	3.9%	4.3%	4.1%
Hispanic Origin	5.2%	7.7%	7.2%
Diversity Index	26.6	31.9	30.8
<b>2026 Population by Race/Ethnicity</b>	<b>1- MILE</b>	<b>2- MILES</b>	<b>3- MILES</b>
Total	5,068	17,597	29,065
White Alone	89.2%	87.8%	88.2%
Black Alone	0.7%	1.2%	1.2%
American Indian Alone	1.2%	1.8%	1.9%
Asian Alone	2.8%	1.9%	1.7%
Pacific Islander Alone	0.5%	0.3%	0.4%
Some Other Race Alone	1.5%	2.3%	2.1%
Two or More Races	4.3%	4.7%	4.5%
Hispanic Origin	6.0%	8.8%	8.3%
Diversity Index	29.3	35.2	34.0

Source: Esri



# 2435

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FOR MORE INFORMATION, PLEASE CONTACT:

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Executive Vice President, Managing Director

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OR RE Lic. #900100192

## NEWMARK

The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement, containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark, that broker shall not look to Newmark for payment of such a commission or any other compensation.

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