

Grocery Outlet

Canby, OR

Recently Renovated NNN Grocery Outlet with 10+ Years Remaining

\$ | Price:
\$5,600,000

% | Cap Rate:
6.25%

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THE OFFERING

- **LONG-TERM NNN LEASE:** Grocery Outlet lease through June 2037, with ~10.8 years remaining as of August 2026.
- **\$650K RECENT CAPITAL:** 2025 landlord-funded renovations included roof, HVAC, utilities, accessibility, slab, and sprinkler improvements.
- **HIGH-TRAFFIC CORNER:** SE 1st Ave & Pine St location with ~27,319 combined VPD and strong neighborhood visibility.
- **GROWING CANBY MARKET:** Significant nearby industrial development is expanding employment and supporting long-term retail demand; 3-mile households grew 1.33% annually since 2020.
- **ESSENTIAL GROCERY USE:** Necessity-based grocery offering supports recurring customer traffic and e-commerce resistance.
- **ESTABLISHED NATIONAL TENANT:** Grocery Outlet operates ~570 stores across 16 states, with roots dating to 1946.
- **\$4.69B NATIONAL SALES:** Grocery Outlet generated ~\$4.69 billion in FY2025 net sales.
- **TIGHT RETAIL FUNDAMENTALS:** Just 2.0% retail vacancy in the submarket limits competing available space.
- **AMPLE PARKING:** 64 spaces provide a strong 3.7 spaces per 1,000 SF.

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