

Pacific Clear Vision Institute

Cottage Grove, OR

Single-Tenant NNN Healthcare Investment in Cottage Grove, OR

\$ | Price: \$1,250,000

% | Cap Rate: 6.00%

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THE OFFERING

- **NNN Lease:** Pacific ClearVision Institute will sign a brand new 10-year NNN lease at closing with limited landlord responsibilities.
- **Corporate Guarantee:** The lease is fully guaranteed by Pacific ClearVision Institute who has operated in the greater Eugene, OR market since 1989 with two total locations.
- **Annual Rent Increases:** 2% annual rent increases provide contractual rent growth, offering 20% rent growth and average yield of 6.55% over the firm lease term.
- **Capital Improvements:** A new 60 mil TPO membrane roof was installed in 2024 with a 5-year transferrable warranty. Additionally, the owner completed a parking lot seal coat and exterior repairs in 2026, minimizing future landlord capital expenditure responsibilities.
- **Growing Industry:** The Eye Care industry is experiencing strong growth driven by an aging population and increased digital screentime. According to The Vision Council, the U.S. Optical industry reached a market value in 2025 of \$69.5B, up 4.4% from 2024.
- **Low Market Vacancy:** Cottage Grove boasts an impressive 2.3% vacancy rate highlighting the demand for medical space.
- **Financials:** Practice financials are available to qualified investors with a signed NDA.

MEET THE FULL TEAM

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