



# INFORMATION SHEET

**STORE:** 1107 Portland Cedar Mill

**CURRENT ADDRESS:** 13528 NW Cornell Road  
Portland, OR 97229

This store has an opening for a liquor store operator (agent).

## COMPENSATION AND SALES

<u>Distilled Spirits Compensation</u>				
<b>Annual Comp Calendar Year 2025:</b>	\$620,953	<b>Average Monthly Comp Calendar Year 2025:</b>	\$51,746	
<u>Five Year Distilled Spirits Sales Comparison</u>				
Fiscal Year	Consumer	Licensee	Total	Year over Year Change
2025	\$5,312,651	\$1,144,228	\$6,456,879	-4.3%
2024	\$5,667,262	\$1,093,468	\$6,760,731	-10.1%
2023	\$5,927,027	\$1,471,943	\$7,398,970	-7.5%
2022	\$6,064,693	\$2,035,299	\$8,099,992	0.3%
2021	\$6,563,329	\$1,530,255	\$8,093,584	8.9%

Per ORS 471.750, retail sales agents are compensated for selling distilled spirits to consumers and licensees on behalf of the state. This store will have a monthly base compensation of \$8,410 with a monthly commission rate of 8.38% paid on consumer sales and 6.54% paid on licensee sales.

Keep in mind:

- It may take years to build the business.
- Sales vary within seasons and economic conditions.
- Licensees can purchase distilled spirits at any liquor store within the state.
- Agents will pay all expenses to operate the liquor store from monthly compensation.
- Landlord may require additional financial resources, terms or conditions beyond what is stated in this document.

## CONDITIONS OF APPOINTMENT

- A. This store will be self-serve. The lease at the current location must be assumed and has the following terms:
- Leased area is approximately 4,852 square feet
  - Current monthly base rent is \$8,083 + (NNN \$5,182)
  - Lease expires 09/30/2029 Security Deposit \$6,690
  - Average monthly utilities are \$2,490
- B. Hours of operation: No earlier than 7 a.m. or no later than 10 p.m.; required minimum of 8 hours per day Monday-Saturday which must include the hours between 12 noon and 6 p.m.
- C. Present a Statement of Funding Sources and supporting documentation showing adequate finances of approximately \$354,771 - \$419,771\* to meet the following obligations:  
\* This is only an estimate; actual start-up expenses could be higher or lower.



## **SELECTION PROCESS**

- A. A staff screening committee will evaluate and rank all applications.
- B. Highest ranking applicants will be selected for a personal interview.
- C. Finalists will be invited to the Thursday, May 21, 2026, public commission meeting to present a presentation to the Board of Commissioners. At a minimum, presentations must include hours of operation, specific commitments for store equipment and fixtures including thoughts, ideas for the current location or if applicable for a future location.
- D. Selection and appointment of a finalist will be made by the Board of Commissioners after all finalists have presented.
- E. The appointed agent will tentatively begin operating Monday, June 22nd, 2026.