



INFORMATION SHEET

STORE: 1207 Unity

CURRENT ADDRESS: 304 Main Street
Unity, Oregon 97884

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

COMPENSATION AND SALES

<u>Distilled Spirits Compensation</u>				
Annual Comp Fiscal Year 2026:	\$10,150	Average Monthly Comp Fiscal Year 2026:	\$846	
Five Year Distilled Spirits Sales Comparison				
Fiscal Year	Consumer	Licensee	Total	Year over Year Change
2026	\$44,373	\$0	\$44,373	-18.46%
2025	\$54,418	\$0	\$54,418	-8.10%
2024	\$59,215	\$0	\$59,215	-3.10%
2023	\$60,636	\$476	\$61,112	4.49%
2022	\$56,358	\$2,128	\$58,486	3.26%

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 14.50% of the first \$12,437 in monthly total sales 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. Present a suitable location, serving the local Unity community that is acceptable to the commission. **The current convenience store may or may not be for sale or lease.** The liquor store must operate in conjunction with another business.
- B. Hours of operation: Liquor stores can be open between 7 a.m. until 10 p.m.; they are required to be open a minimum of 8 hours per day Monday-Saturday which must include the hours between 12 noon and 6 p.m.; opening on Sundays and specific holidays are optional for any number of hours between 7 a.m. until 10 p.m.

- C. Present a Statement of Funding Sources and supporting documentation showing adequate finances of approximately \$11,266 - \$13,200* to meet the following obligations:
* This is only an estimate; actual start-up expenses could be higher or lower.
1. Pay a resignation buy-out of \$1,666 pursuant to OAR 845-015-0190.
 2. Start-up costs, operating expenses (rent, payroll, etc.), store improvements, fixture and equipment costs (approximately \$9,600).
 3. Meet the operating expenses of the store for two months before receiving compensation.
- D. The point-of sale computer register system must meet OLCC reporting requirements. Further, the system must transmit daily liquor sales and daily liquor inventory to OLCC by the takeover date. The required daily information will also be posted to Oregon Liquor Search. The bank card processing system must comply with Payment Card Industry Data Security Standards from the takeover date. Agent must accept the existing bank card processing equipment lease until its expiration. In the future, OLCC may provide point-of-sale computer equipment to process distilled spirit sales.
- E. Store location must have high speed internet and a store specific e-mail account.

OLCC RECOMMENDATIONS FOR THE STORE

- A. Recommended Minimum Hours: Monday-Saturday 8 a.m. to 7 p.m.
Sunday 8 a.m. to 5 p.m.
- B. The location should be in a modern, high traffic retail space with high visibility and ample parking serving the Unity community with OLCC approval.

The future location should be in a modern, high traffic retail space with high visibility and ample parking.

Recommended Minimum Square Footage at New Location:	150 sq. ft. with approximately two-thirds dedicated to the sales floor and one-third dedicated to the stockroom.
Recommended Minimum Fixtures and Equipment at New Location:	84" high, 22-24" deep heavy duty metal shelving (wall units) 42" high, 19-22" deep heavy duty metal gondola shelving (sales floor) Install sales floor shelving along the perimeter walls Racking for stockroom Modern checkout counter Highly visible illuminated exterior sign and a neon open sign Modern wall color and flooring Creative decor and category signs

APPLICATION PROCESS

- A. Applicants may apply as either an individual or one legal entity. Applicants are required to complete the appropriate application for appointment type. If the application is not complete, the application will not be considered.
- B. If applying for more than one advertised store, submit a separate application for each.

- C. To be considered, email a completed application by **12:00 PM, Friday, September 11, 2026** to OLCC.RetailServices@olcc.oregon.gov. **Applications received after this deadline will not be accepted.**

Emailed applications will **only** be accepted as an attached **PDF – NO ZIP FILES**.

- D. Applicants with questions regarding the application process for operating a liquor store may contact:

Retail Services
503-872-5020

-or-

Brian Flemming, District Manager
503-781-9774

OLCC.RetailServices@olcc.oregon.gov

Brian.Flemming@olcc.oregon.gov

Please keep in mind, liquor operators are independent contractors and OLCC does not have access to a P & L statement or operating expenses.

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 **October 15th, 2026** public commission meeting to give 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 new 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 the store on **November 2, 2026**.