

233 SW 2ND STREET

233 SW 2nd Street
Corvallis, OR 97333



Carl Grending, CCIM
SVN/Imbrie Realty, LLC



Owner / User

233 SW 2nd St

Property Location



Sale Price

\$2,648,505

Price / Ft

\$95/sf

Buy Side Fee

2.5%

Zoning

CB

Property Highlights

- Delivered vacant at closing, allowing immediate occupancy.
- Adjacent to The Gordon Corvallis, \$100M+ mixed-use development (apartments, hotel rooms, retail, & restaurants Q4 – 2027)
- \$95/SF, significantly below replacement costs.
- 3 stories plus basement create a variety of scale and floorplate configurations.

Building Size

27,879

Land Size

0.23 ac



Carl Grending, CCIM

971-533-3000 Carl.Grending@svn.com



Owner / User

233 SW 2nd St



Sale Price	Price / Ft
\$2,648,505	\$95/sf

Property Highlights

- Owner/User opportunity.
- Flexible CB zoning with multiple use options.
- Lease out part of the building for additional income.
- Benefit from OSU economic engine with 26,000 students.
- Strong population growth – 35.6% increase since 2020!



Building Size	27,879	Land Size	0.23 ac
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Owner / User

233 SW 2nd St

Sale Price	Price / Ft
\$2,648,505	\$95/sf



Merry Time Bar & Grill

995 Marine Dr
Astoria, OR 97103



Carl Grending, CCIM

SVN/Imbrie Realty, LLC



Merry Time Bar & Grill

Property Location



Building Size

4,577

Land Size

0.09 ac



Carl Grending, CCIM

971-533-3000 Carl.Grending@svn.com

Sale Price

\$1,100,000

Price / Ft

\$128/ft

Buy Side Fee

2.5%

CAP

6.2%

NOI

\$68,000

Property Highlights

- New 10 Year Lease w/2 5 Year Options
- Passive Income with Built-In Growth
- 100+ Years of Proven Bar Use
- 40+ Years of Tenant Stability
- Minimal Landlord Obligations
- Below Market Rents
- BUSINESS FOR SALE!!!! – Separately Priced



Merry Time Bar & Grill



Building Size

4,577

Land Size

0.09 ac



Carl Grending, CCIM

971-533-3000 Carl.Grending@svn.com

Sale Price

\$1,100,000

Price / Ft

\$128/ft

Property Highlights

- Owner User Opportunity – Business Also Available for Purchase (Not part of this Price)
- 8,577 SF Gross | 4,577 SF Leasable — Plus Non-Leasable Basement
- Independently Verified Foot Traffic — 23,800 Annual Visits
- High-Visibility Marine Drive Frontage — Astoria's Primary Waterfront Arterial
- Established Bar & Restaurant Infrastructure — Ready to Operate
- Tourism-Anchored Location — Diversified Demand Base



Lot 2 I-5 Southgate Development Land

Medford, OR 97504



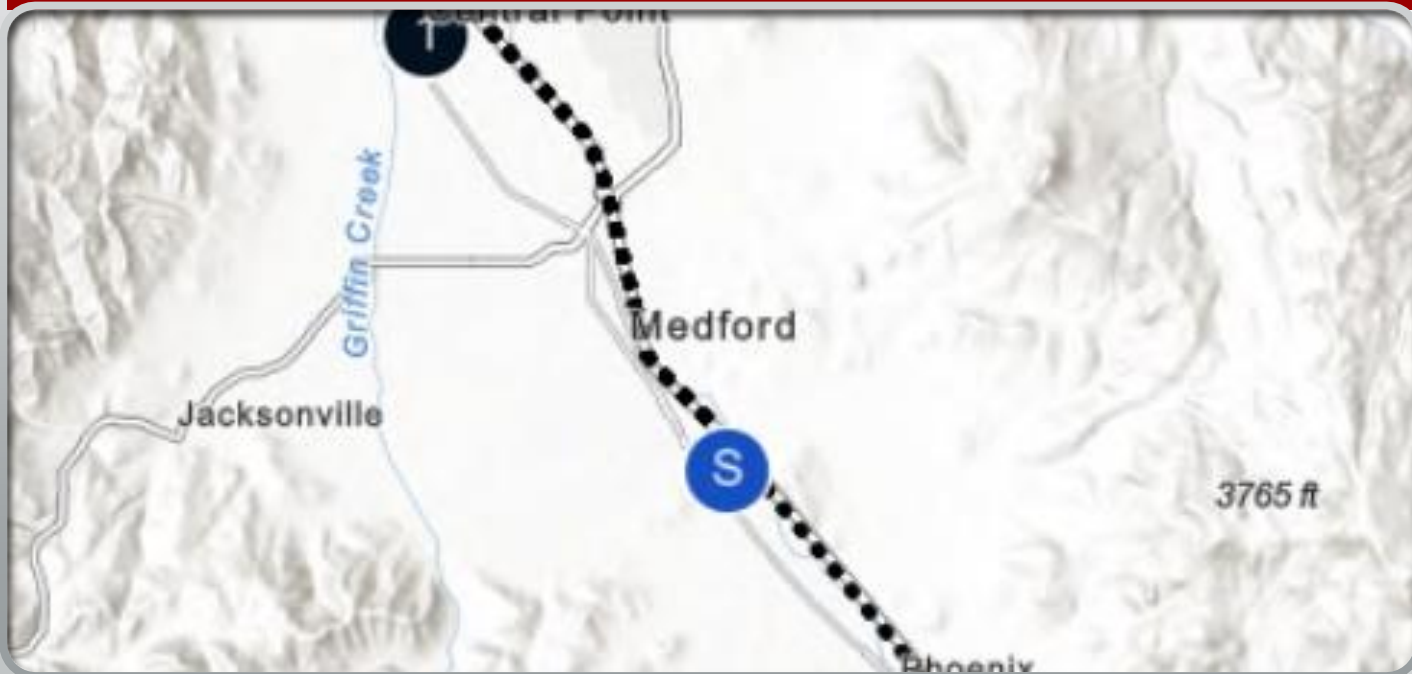
Mason McKinney

RE/MAX Platinum Commercial Group

For Sale or Lease

Lot 2 Southgate Development

Property Location



Bldg SF

0

Land SF

2.05

Zoning

C-R

RE/MAX
COMMERCIAL

Mason McKinney, RE/MAX Platinum Commercial

541-613-0372 | Mason@remaxso.com

Sale Price

\$2.5M

Price / Ft

\$28

Buyer Rep Fee

2.5%

Rate / Ft / Mth

\$?

Rate / Ft / Yr

\$?

Tenant Rep Fee

2.5%

Lease Type

NNN

Term

Negotiable

Property Highlights

- Last of land right off I-5
- Entitled for recorded
- Wide range of permitted uses



For Sale or Lease

Sale Price	Rate / Ft /Yr
\$2.5M	\$?

Property Highlights

- Right off South Medford I-5 exit proceeding to Medford’s south commercial corridor
- Surrounding neighbors include Walmart, Fred Meyer, Harry & David, Rogue Credit Union, Planet Fitness, Hotels and more.
- Fully entitled and ready for user finishes
- Approx. 3-month timeframe to permits issued.
- Owner would consider a range of terms, including a sale, ground lease, joint venture, etc.



Building Size	0	Land Size	2.05 Ac
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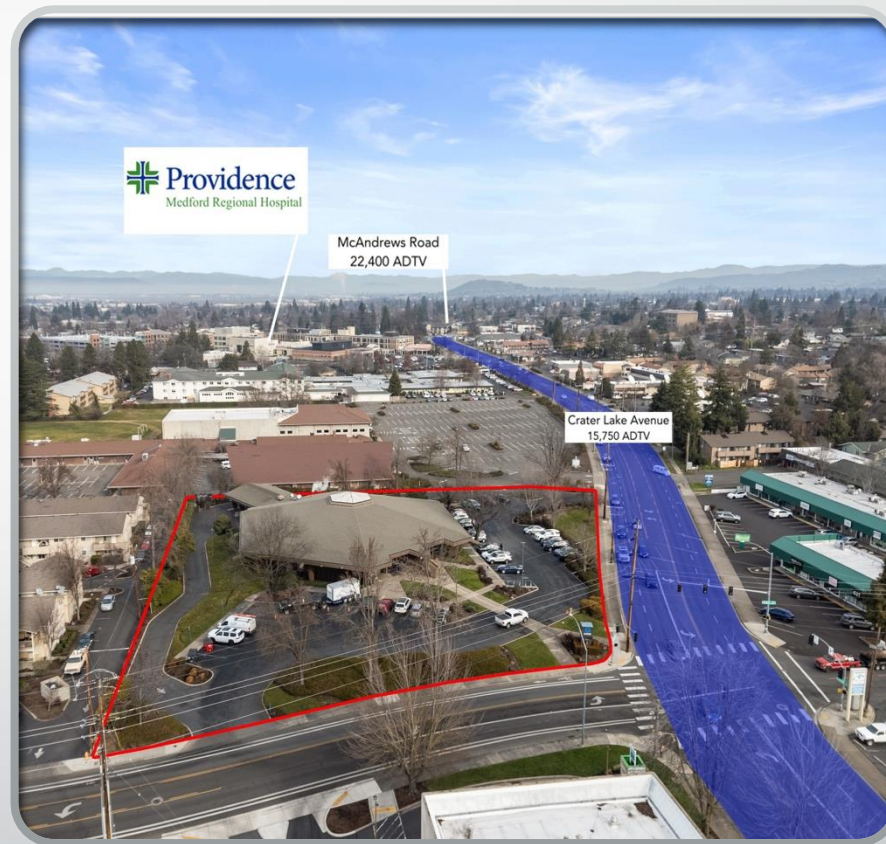
Mason McKinney, RE/MAX Platinum Commercial

541-613-0372 | Mason@remaxso.com



Chase Bank User/Investment/Lease

601 Crater Lake Ave
Medford, OR 97504



Mason McKinney

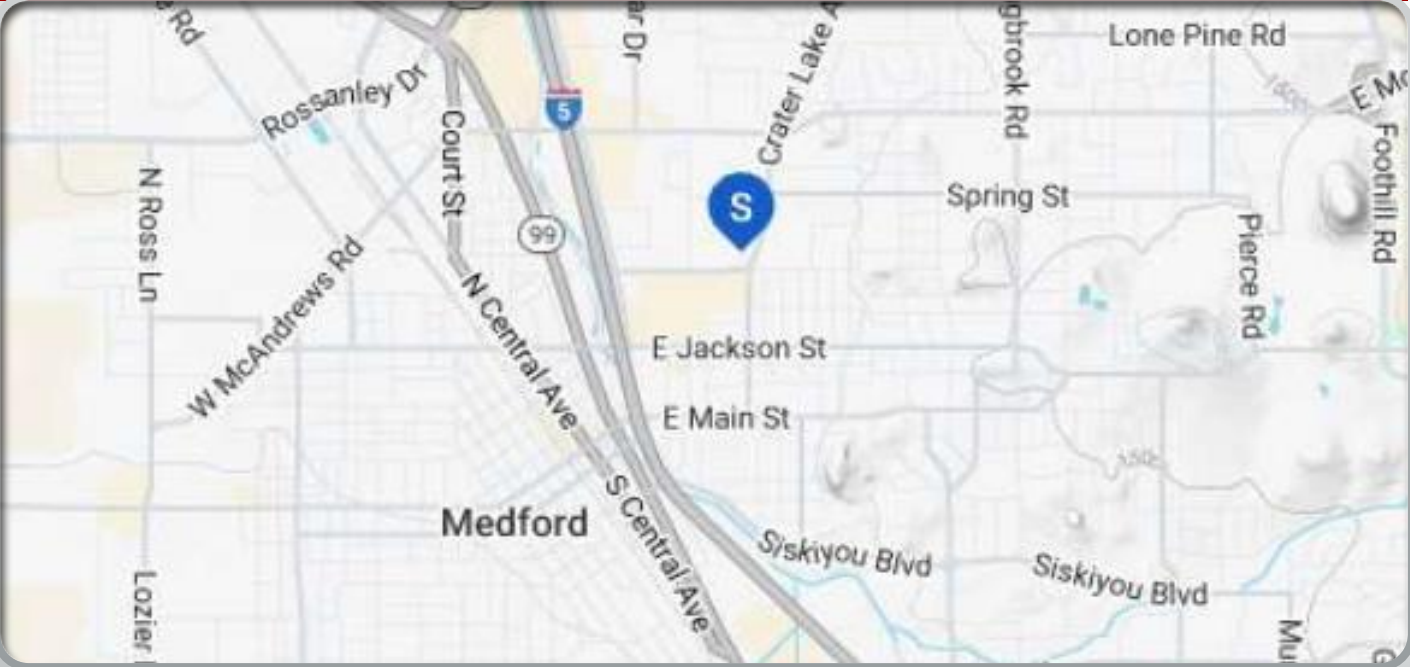
RE/MAX Platinum Commercial Group



For Sale or Lease

Chase Bank Medford

Property Location



Bldg SF	19,314	Land SF	2.09	Zoning	C-C
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RE/MAX

COMMERCIAL

Mason McKinney, RE/MAX Platinum Commercial

541-613-0372 | Mason@remaxso.com

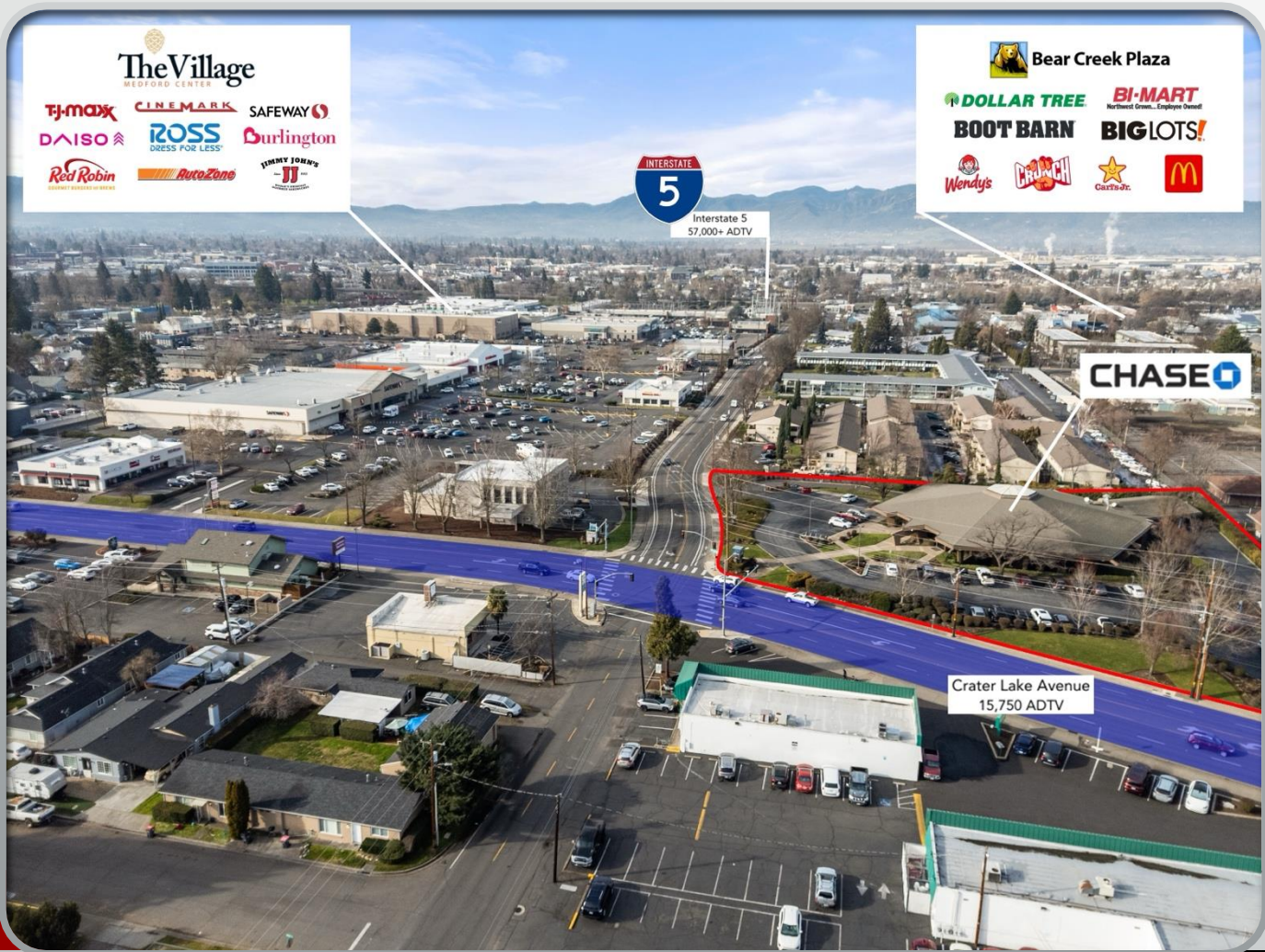
Sale Price	Price / Ft
\$4.1M	\$212
Buyer Rep Fee	2.5%
Rate / Ft / Mth	Rate / Ft / Yr
\$0.70	\$8.40
Tenant Rep Fee	2.5%
Lease Type	NNN
Term	5 Year

Property Highlights

- NOI \$208,568
- Long-term Chase tenancy, expires 5/2030 w/ options
- Chase pays 95% of NNN
- Downstairs office available now



For Sale or Lease



Sale Price

\$4.1M

Rate / Ft / Yr

\$8.40

Property Highlights

- Chase's Flagship branch.
- Next to RBG's Medford Center RDO, Providence Hospital.
- Unique octagonal shape.
- Chase has occupied since 1975. Building built for Chase.
- Designed as above-grade upper level and exposed below-grade lower level.
- ~9,150 SF of office available downstairs.
- Owners selling due to partners passing from old age.

RE/MAX
COMMERCIAL®

Mason McKinney, RE/MAX Platinum Commercial

541-613-0372 | Mason@remaxso.com



For Sale or Lease

Downstairs Office



Sale Price	Rate / Ft /Yr
\$4.1M	\$8.40

Downstairs consists of private offices around exterior, conference room in center and shared working space between.

Has interior stairs but needs ADA ramp for exterior entrance. Considered elevator.

10,198 NRA / 9,149 NUA = 1.11 LF

CAM:

Monthly: \$0.57

Annually: \$6.83



For Sale or Lease

THE CCIM INSTITUTE

Oregon/SW Washington Chapter

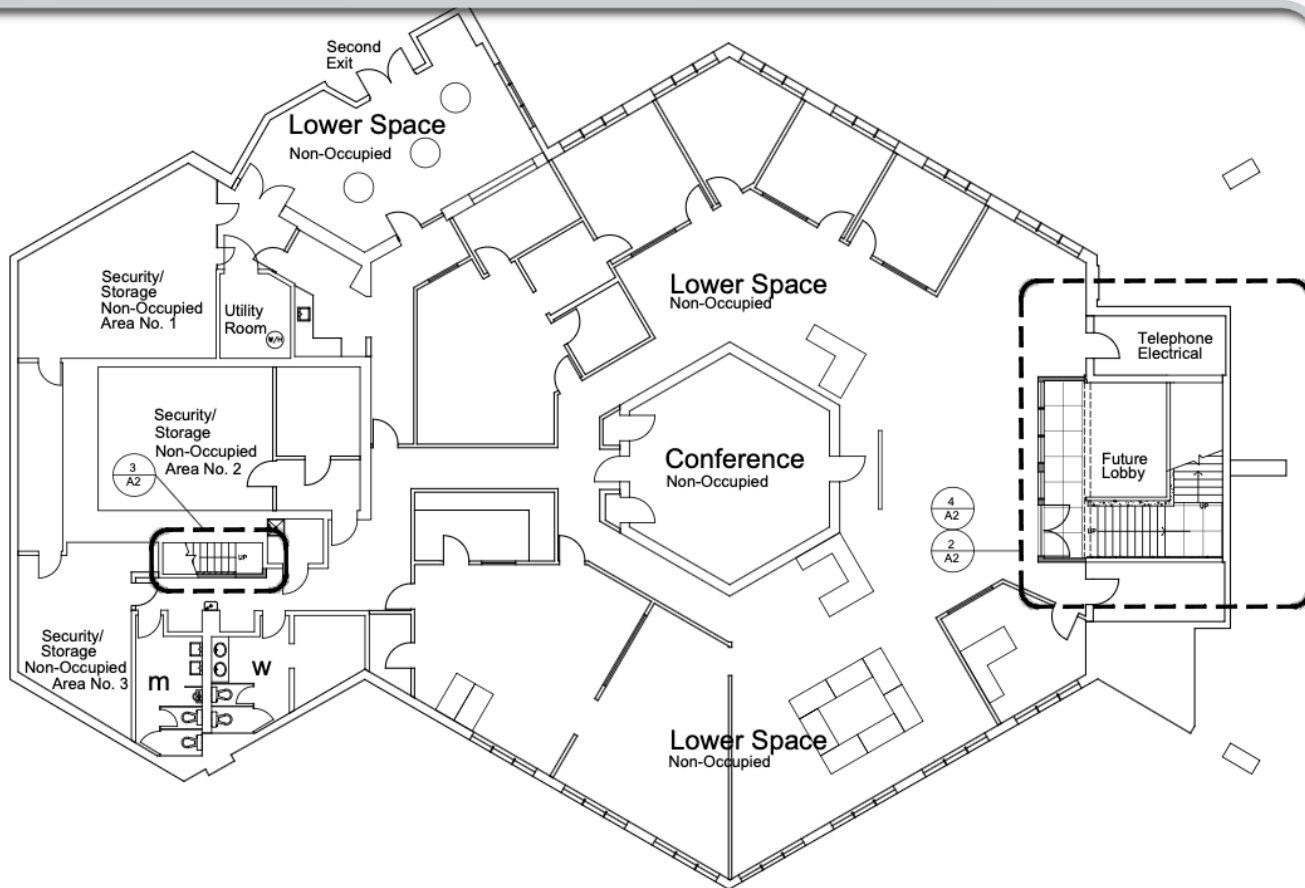
Chase Bank Medford

Sale Price

\$4.1M

Rate / Ft / Yr

\$8.40

**RE/MAX**
COMMERCIAL®

Mason McKinney, RE/MAX Platinum Commercial

541-613-0372 | Mason@remaxso.com

The Shops at Cedar Creek

16784 SW Edy Rd, Sherwood, OR 97140
Sherwood, Oregon



Rebecca O'Leary, CCIM

Kidder Mathews

The Shops at Cedar Creek

Property Location



Building Size	8,563 SF	Land Size	44,011 SF 2018
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Rebecca O’Leary, CCIM

503.964.2730 | rebecca.oleary@kidder.com

Sale Price	Price / Ft
\$4.97M	\$508 / SF
Buy Side Fee	2.5%
CAP	6.00%
NOI	\$298,302

Property Highlights

NNN Investment | Sherwood, OR

Mud Bay-Anchored | 3 Tenants

2% - 2.5% Annual Rent Escalations

Avg HH Income \$167K (3-Mile Radius)

232 Shared Parking (Cross-Easement)

For Sale or Lease

4311 Plomondo St

4311-4315 Plomondon St
Vancouver, WA 98991



Pete Anderson
REALTY ASSOC., INC.

ADVANTAGE
REAL ESTATE NETWORK

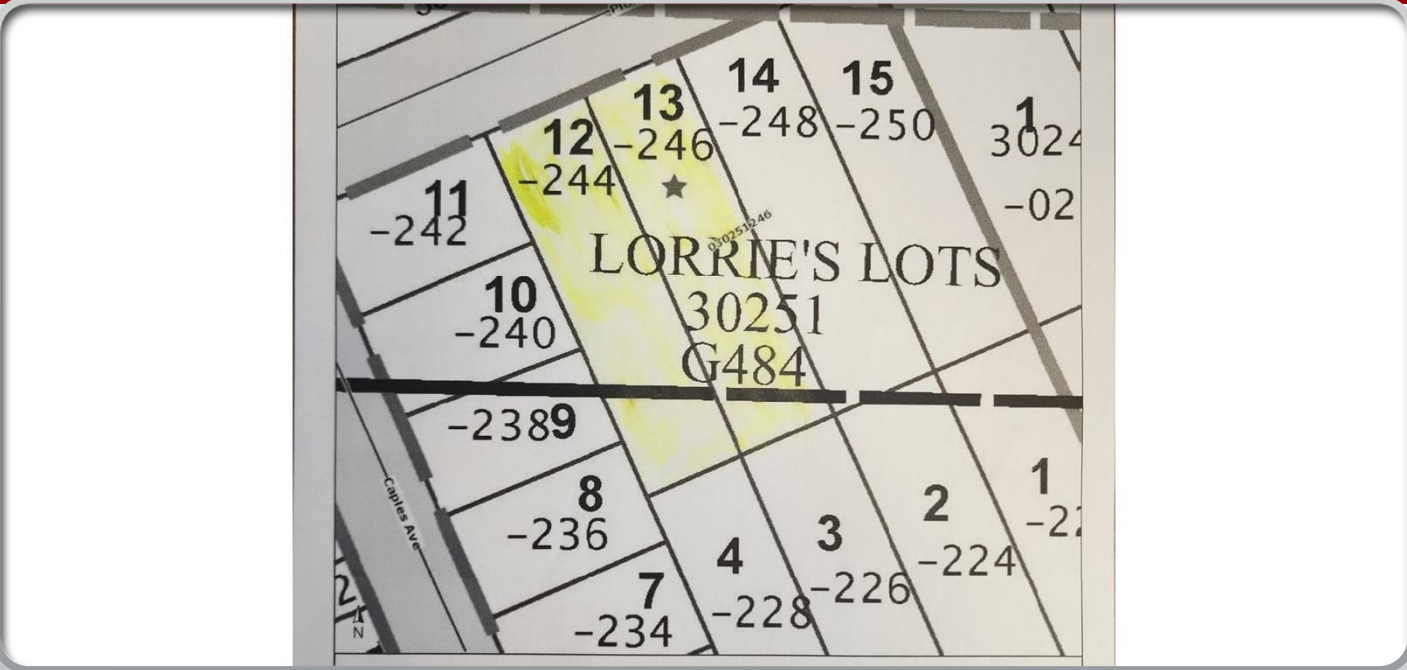
Tacho Perez

Pete Anderson Realty, Assoc, Inc

For Sale or Lease

4311 Plomondon St, Vancouver, WA

Property Location



Bldg SF	8704	Land SF	0.24	Zoning	R18
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Sale Price	Price / Ft
2,100,000	241
Buyer Rep Fee	Negotiable
Rate / Ft / Mth	Rate / Ft / Yr
Tenant Rep Fee	
Lease Type	
Term	Long term

Property Highlights
- Fully rented - Easy access to I-205 - Near public transportation

For Sale or Lease

4311 Plomondon St, Vancouver, WA



Building Size	8704	Land Size	0.24
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Sale Price	Rate / Ft /Yr
2,100,000	241

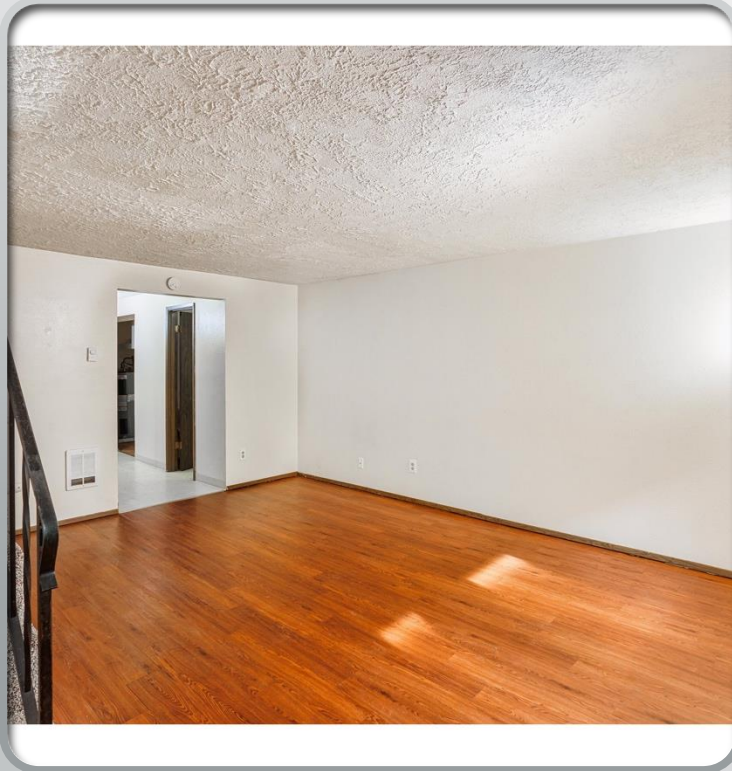
Property Highlights

- Long term owner selling 2 fourplexes side by side for a total of 8 units with good rental history.
- 8 units package allows for strong rental income.
- 8 carports for easy convenience plus 4 more uncovered parking.
- Good location around the corner of public transportation.
- Consider Vancouver for your next rental investment

For Sale or Lease

4311 Plomondon St, Vancouver, WA

Sale Price	Rate / Ft /Yr
2,100,000	241



North Kutch Carlton Courtyard

258 N Kutch Street
Carlton, OR



Mary Martin Miller, CCIM
Miller Consulting Group, LLC

North Kutch Carlton Courtyard

Property Location



Building Size

7,525

Land Size

.33 acres

Sale Price

\$2,500,000

Price / Ft

\$332

Buy Side Fee

Zoning

DD-WG

Property Highlights

IMAGINE YOUR NEXT CHAPTER: A TURNKEY INVESTMENT OR BLANK CANVAS

- Current setup: 3 distinct suites, including two beautifully appointed, **currently leased tasting rooms**
- **Flexibility:** Designed for separate suites or easily converted back into **one contiguous business use** via open pass-through doors
- Accessibility: Easy street access, plus **semi-private alley access** for processing, bottling, and/or delivery
- Outdoor Space: Private patio spaces in the **Courtyard**, ideal for large catering events and guest relaxation



Mary Martin Miller, CCIM, Miller Consulting Group LLC

503-740-9200, mary@millerconsultinggroup.net

Owner / User

North Kutch Carlton Courtyard



Sale Price	Price / Ft
\$2,500,000	\$332

Property Highlights

- **Original Features:** Includes original barn doors, stove & smokestack, adding character and warmth.
- **Architectural Details:** Cedar trim soffits, glass block windows, and shiplap appointments.
- **Largest Suite:** Can be reopened to the smaller suites for easy accessibility throughout. Includes a temp-controlled room, warehouse, and food processing space, each with **commercial-door access**.

Building Size	7,525	Land Size	.33.
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Mary Martin Miller, CCIM, Miller Consulting Group LLC

503-740-9200, mary@millerconsultinggroup.net

North Kutch Carlton Courtyard

Sale Price

Price / Ft

\$2,500,000

\$332

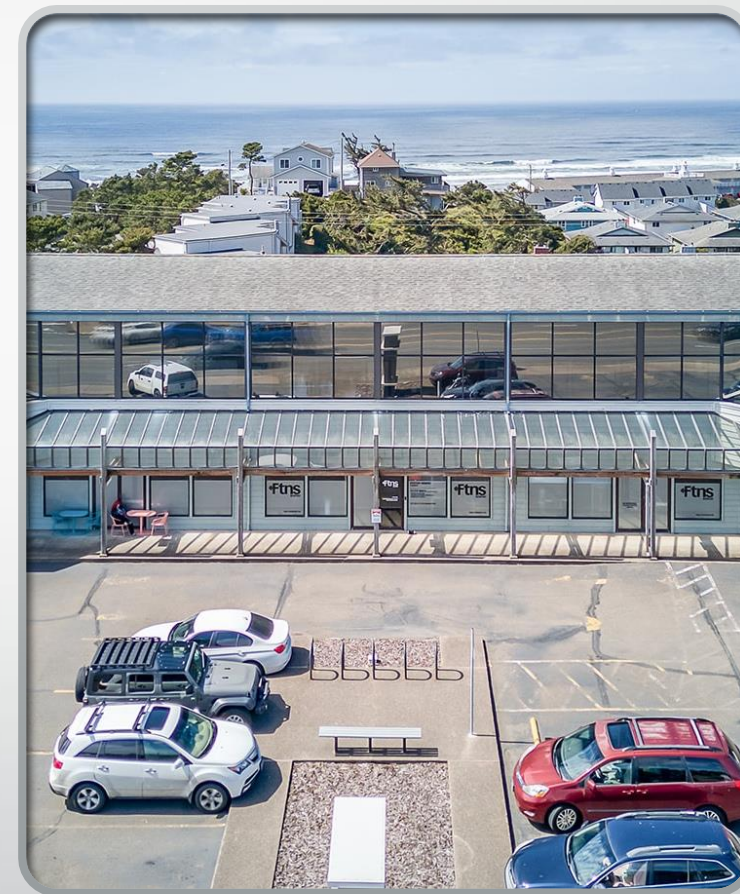


Mary Martin Miller, CCIM, Miller Consulting Group LLC

503-740-9200, mary@millerconsultinggroup.net

The Driftwood

644 SW Coast Hwy
Newport, OR 97365



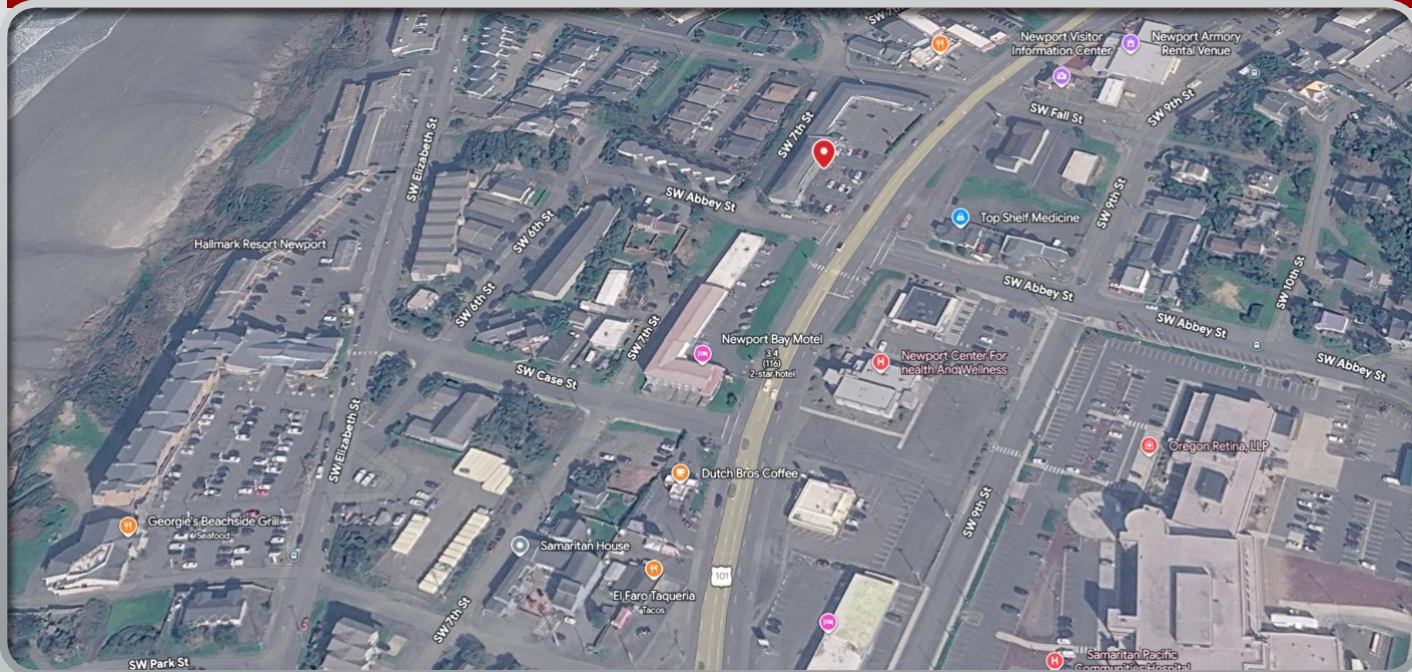
Hong Wolfe, CCIM

Windermere Willamette Valley | West Coast

For Sale or Lease

The Draftwood

Property Location



Bldg SF

9400+-

Land SF

0.40

Zoning

C-1



Hong Wolfe, CCIM

541-740-9497 | hong@hongwolfe.com

Sale Price

\$2,070,000

Price / Ft

\$220

Buyer Rep Fee

Neg

Rate / Ft / Mth

\$1.17-\$1.50

Rate / Ft / Yr

\$14-\$18

Tenant Rep Fee

Neg

Lease Type

NNN

Term

1-3 years

Property Highlights

- Turn Key
- Tons of recent improvements
- Great views of the ocean
- Owner user or investment
- 7+% cap rate

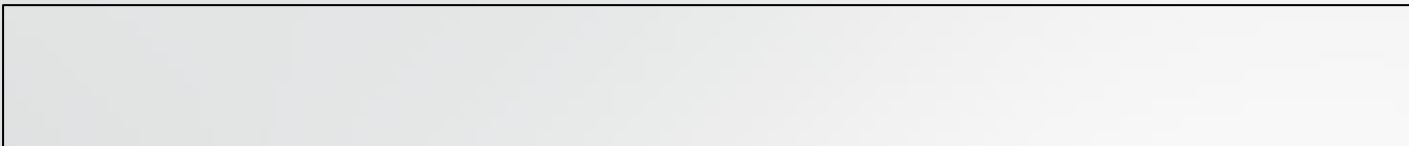


For Sale or Lease

Sale Price	Rate / Ft /Yr
\$2,070,000	\$14-\$18

Property Highlights

- The practical footprint is ideal for professional services, medical offices, or neighborhood retail. Zoned C-1 for retail and service-oriented commercial uses, the existing multi-tenant layout offers flexible occupancy options—whether leasing individual suites or converting to a single owner-user.
- Anchored by the delightful White Rabbit Espresso and high-end service providers, The Driftwood adds a touch of character to this historic coastal community. Thoughtfully designed and recently updated, The Driftwood delivers strong appeal for both passive investors seeking reliable cash flow and owner-users looking for a distinctive, high-visibility location.



Building Size	9400+-	Land Size	0.40 Acre
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	Hong Wolfe, CCIM