

Black Rock Coffee Co. & Lamar Billboard

21150 SW Tualatin Valley Highway
Beaverton, Oregon

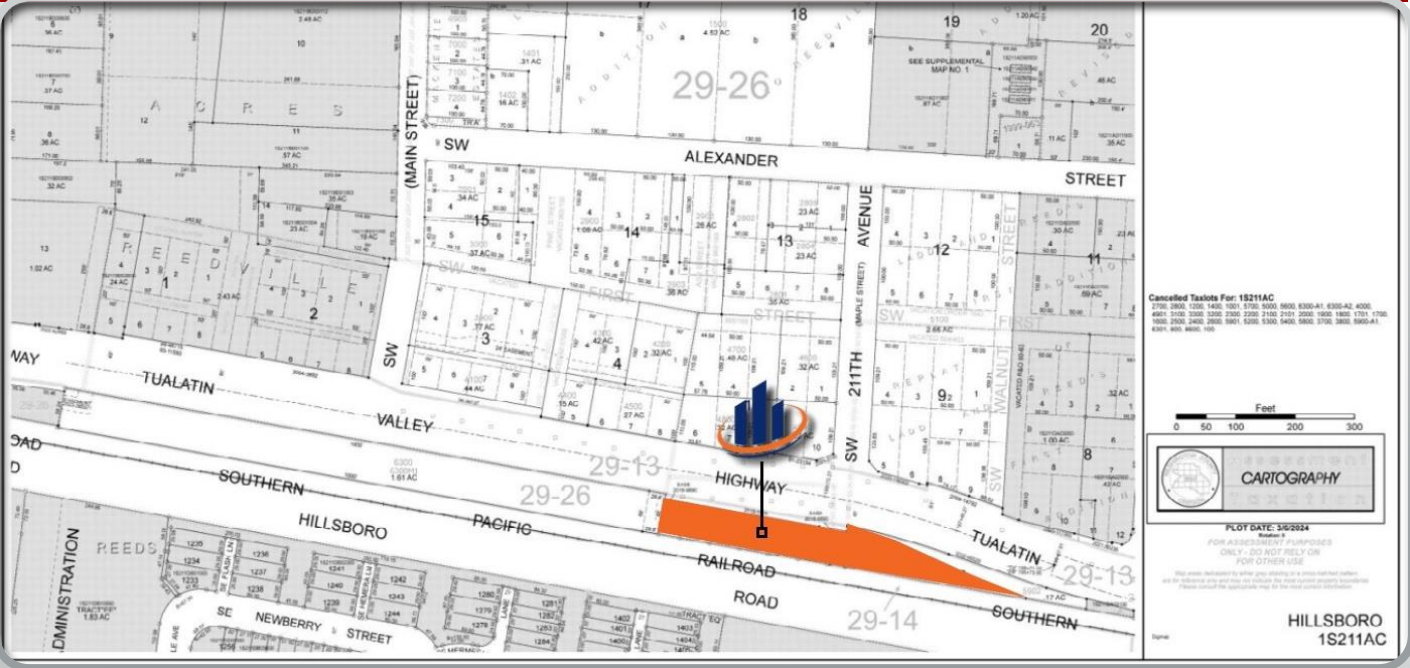


Ryan Imbrie, CCIM

SVN – Imbrie Realty

Black Rock Coffee Co. & Lamar Billboard

Property Location



Building Size	Ground Lease	Land Size	33,093 SF
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Ryan Imbrie, CCIM
Ryan.imbrie@svn.com

Sale Price	Price / Ft
\$2,050,000	
Buy Side Fee	2.5%
CAP	6.1%
NOI	

Property Highlights

- Dual, Complementary Income Streams
- Long-Term Lease Security with Built-In Growth
- Minimal LL Responsibilities (Ground Leases)
- Prive Visibility on a High Traffic Corner

Black Rock Coffee Co. & Lamar Billboard



Building Size	Ground lease	Land Size	33,093 SF
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Ryan Imbrie, CCIM
Ryan.imbrie@svn.com 503-705-7352

Sale Price	Price / Ft
2,050,000	Ground lease

Property Highlights

This offering pairs two complementary, low-management income streams on a single parcel: a freestanding, drive-thru Black Rock Coffee Bar, operating under a 10-year absolute-NNN lease that commenced in May 2018 and generates \$52,800 in annual base rent with three five-year renewal options and a long-term ground lease for a prominent double-faced billboard that pays \$70,000 base rent per year with contractually scheduled 10 percent rent escalations every five years through August 2049.

Stand Alone Light Manufacturing

5555 NE Cornelius Pass Road
Hillsboro, OR 97124



Steven Hunker

Fuller Group Commercial Real Estate
Service

**5555 NE Cornelius Pass Rd, Hillsboro,
OR 97124**



Sale Price

\$1,100,000

Price / Ft

\$165

Property Highlights

- New breaker box with 240 V and 220 V panels
- New LED Lighting
- New Flooring
- New Interior Paint
- New Exterior Paint

Building Size

6,632

Land Size



Steven Hunker at Fuller Group Commercial Real Estate Services

(503) 367-0516 & steve@fg-cre.com

Owner / User

5555 NE Cornelius Pass Rd, Hillsboro,
OR 97124

Sale Price	Price / Ft
\$1,100,000	\$165





Owner / User

THE CCIM INSTITUTE
Oregon/SW Washington Chapter

**5555 NE Cornelius Pass Rd, Hillsboro,
OR 97124**

Sale Price	Price / Ft
\$1,100,000	\$165



Steven Hunker at Fuller Group Commercial Real Estate Services

(503) 367-0516 & steve@fg-cre.com

Crossroads Medical Plaza

51377-51385 SW Old Portland Road
Scappoose, Oregon



Kidder
Mathews

Rebecca O'Leary, CCIM
TeamOleary.com

Crossroads Medical Plaza

Property Location



Building Size

22,203 SF

Land Size

2.38 acres



km

Rebecca O'Leary, CCIM Kidder Mathews

503-964-2730 rebecca.oleary@kidder.com

Sale Price

\$5,640,000

Price / Ft

\$255

Buy Side Fee

2.0%

CAP

6.42%

NOI

\$361,815

Property Highlights

- Institutional Credit Anchor – OHSU has invested millions including building a portion of their leased premises at their cost.
- Two-Building medical services plaza built by current ownership in 2004 and 2007
- Sellers wish to divest due to age and health, no seller financing.
- Vacancy in shell condition brings major upside – build to 7.92% Cap

PROPERTY OVERVIEW



KIDDER MATHEWS



VACANT SUITE 2D



Crossroads Medical – Rent Roll

Sale Price

\$5,640,000

Price / Ft

\$255

Bldg	Suite	Tenant	SF	%NRA	Tenant Since	Lease End	Renewal Options	Monthly Rent*	\$/SF/YR	Next Escalation	Annual Increases
1		OHSU	11,466	52%	2006	5/31/2031	1, 5-Year	\$24,910.44	\$26.07	5/31/2027	3%
2	A	The Orthopedic Sports Medicine	962	4%	2013	MTM	Monthly	\$1,725.17	\$21.52	12/31/2026	3%
	B	Rivers Edge Counseling	942	4%	2026	7/31/2026	1, 2-Year	\$1,560.00	\$19.87	1/1/2027	3%
	C	Pinpoint Acupuncture**	1,354	6%	2020	3/31/2026	None	\$2,155.59	\$19.10	1/31/2027	3%
	D	Vacant, Unfinished Space	5,421	24%							
	E	ATI Physical Therapy	1,960	9%	2013	3/31/2028	None	\$2,841.46	\$17.40	3/31/2026	3%
Total NRA Building 2			10,639	48%			Monthly Base Rent Bldg. 2:	\$8,282			
Total Vacant SF			5,421	25%			Annual Base Rent Bldg. 2:	\$99,387	\$19.05		
Total Occupied SF			16,684	75%			Annual Base Rent Bldg. 1:	\$298,925	\$26.07		
Total NRA SF			22,105	100%			Total Base Rent:	\$398,312	\$23.87		



Rebecca O'Leary, CCIM Kidder Mathews

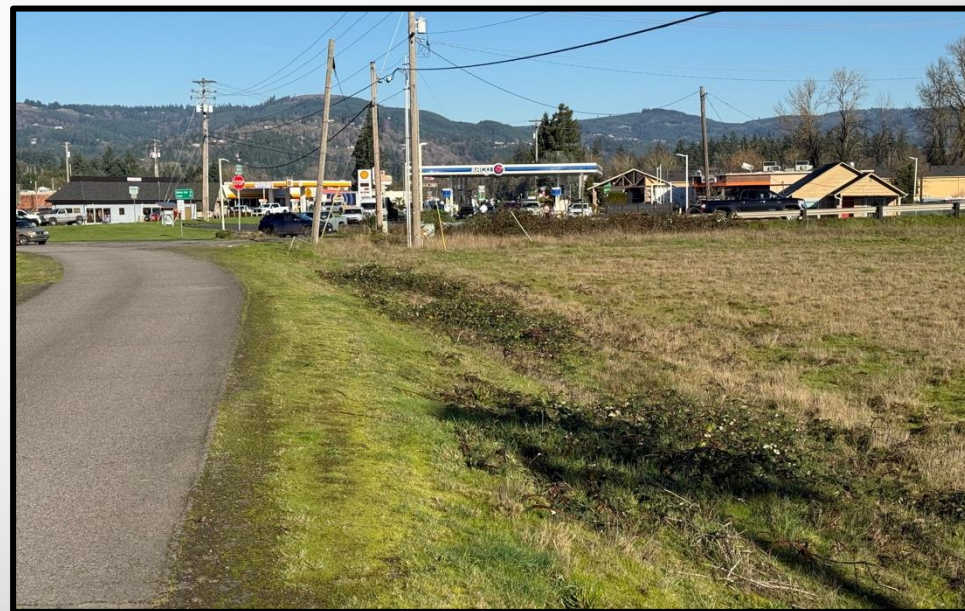
503-964-2730 rebecca.oleary@kidder.com

Prime Woodland Commercial Site

820 Sandalwood Road
Woodland, WA



Scan me!

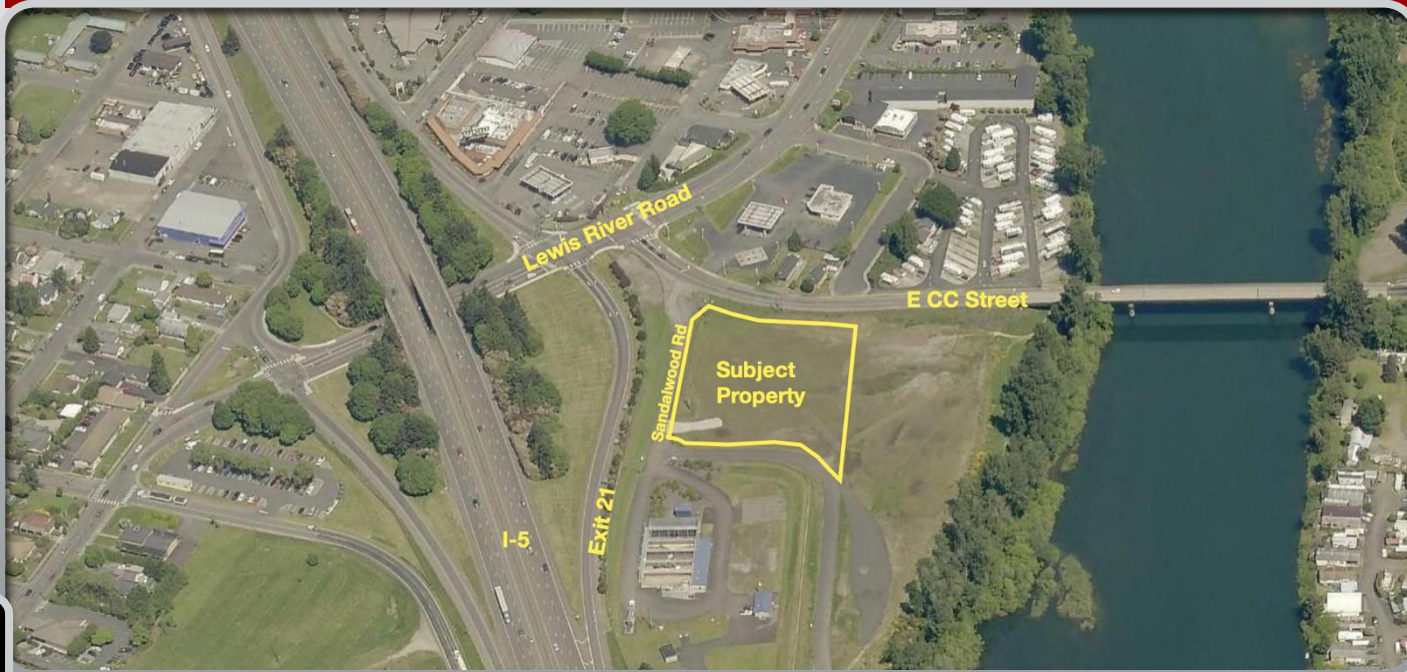


Craig Johnson, CCIM

Northwest Equities Investment Real Estate
Services, Inc.

Prime Woodland Commercial Site

Property Location



Building Size

N/A

Land Size

1.43 Acres



Scan me!

Craig Johnson, CCIM

360-281-3130

craig.johnson@nweire.com

Sale Price

\$990,000

Price / Ft

\$15.90/SF

Buy Side Fee

3.5%

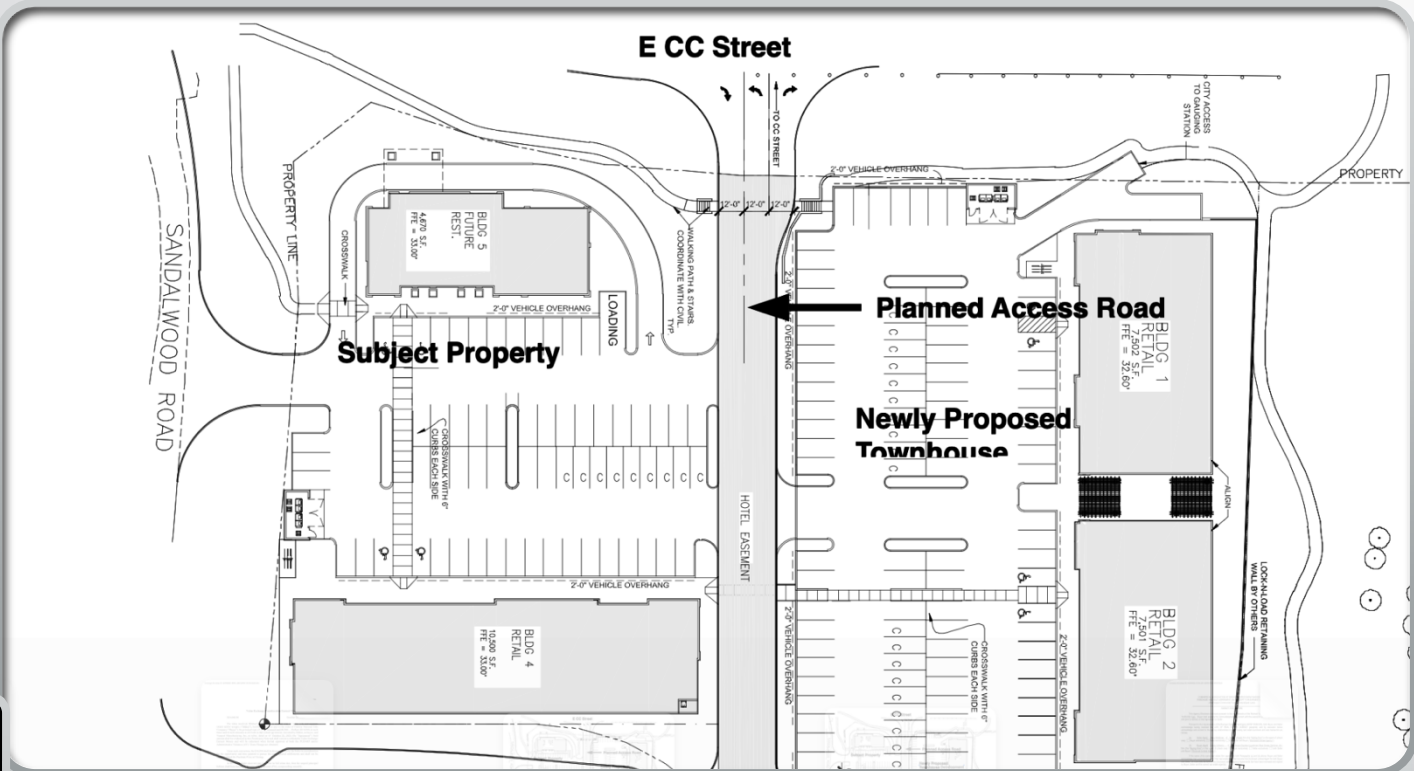
Zoning

Highway Comm

Property Highlights

- Flat Topography
- Utilities to site
- Sits above 100 year Flood Plain
- Sits almost at end of Exit 21 Off Ramp from I-5
- Excellent I-5 access both Northbound and Southbound
- Future Traffic Circle to improve Visibility and Access

Prime Woodland Commercial Site



Sale Price

990,000

Price / Ft

\$15.90

Property Highlights

- Next to Proposed Town Home Development



Scan me!

Building Size

Land Size

8.19 ACRES FOR SALE Hwy 34 Industrial Corridor

Land

30199 HWY 34 SW, ALBANY, OREGON



Property Highlights

- * **Limited Industrial Zoning**
- **Ag & Timber Processing, Warehousing, Equipment Repair, Receiving Station**
- * **Commercial Activity with Farm or Timber Use, Nursery, Wrecking Yard**
- **Power, Well, Septic, Rocked**
- * **Paved Access from Side Road**
- **10 Minutes to OSU or I-5**
- **300+ Feet of Hwy Frontage**

Price

\$800,000/\$2.25 PSF

Fee to Buyer's Broker

Ask Listing Broker for Seller Concessions

Seller Motivation

Move Equity Into Income-Producing Asset

The information contained herein was secured from sources deemed reliable, but is not guaranteed by broker and is subject to price change, prior sale, error or omission, correction or withdrawal without notice

Ken Marshall, Principal Broker

Vintage Realty Northwest

541-754-7314

ken@vintagerealtynw.com

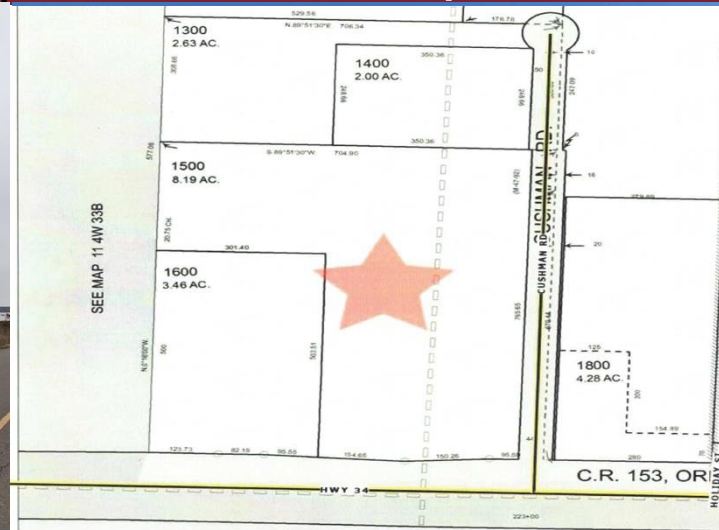


**Oregon/SW Washington
CCIM Chapter**

AG/Timber Development Opportunity

Land

State Highway 34 Industrial Corridor, Albany, OR



Price

\$800,000

Fee to Buyer's Broker

Contact Listing Broker

Property Information

Region/Area	Parcel Size	Price Per SF or AC	Zoning
Mid-Willamette Valley	8.19 +/- Acres	\$2.25 PSF	Limited Industrial
Highest and Best Use	Wetlands and Slope	Utilities Available	Owner Carry
Commercial Farm/Timber Use	No Regulated Wetlands, Level Site	Onsite Or Close	Owner to do 1031 No Carryback

Ken Marshall , Principal Broker 541-754-7314

Vintage Realty Northwest ken@vintagerealtynw.com

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