

Single Tenant - Union Gap Goodwill

Property Location

1907 S 1st Street, Yakima, WA 98903



Building Size

16,048 SF

Land Size

1.43 Ac



Ryan Imbrie, CCIM & Carl Grending, CCIM

971-533-3000

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Sale Price

\$3,900,000

Price / Ft

\$243.02

Buy Side Fee

CAP

6.84%

NOI

\$266,816

Property Highlights

- Built in 2015 as a build-to-suit
- Holds Goodwill's Work Source hub (Work Opportunity Center, 1 of 3)
- New 3-year term at market rent
- Diverse trade area (Dollar Tree, Boot Barn, Harbor Freight, Discount Tire, Five Guys, etc.)
- Lease ends August 31, 2028
- As of June 2024 - \$1.071M w/site profit of \$635k





TENANTS		APPROX. SQ. FT.		
Occupied Space	See rent roll for detail	16,048SF		
Total Building SF:		16,048 SF		
Income				
Scheduled Gross Annual Income:		\$272,816		
Recapture / CAM /Tax /Insurance /Mgmt		\$69,553		
Less: Economic Vacancy:		5%	[\$13,641]	
Net Operating Income		\$328,729		
EXPENSES		% EFFECTIVE ANNUAL INCOME	\$/SF/YR	CURRENT
Taxes	2024 Taxes	9.40%	\$1.93	\$30,917
Lot Maintenance	2023 Actual	2.65%	\$0.54	\$8,715
Landscaping	2023 Actual	0.71%	\$0.15	\$2,340
Lot Lighting	2023 Actual	0.51%	\$0.10	\$1,674
Irrigation	2023 Actual	0.49%	\$0.10	\$1,625
Snow Removal	2023 Actual	0.12%	\$0.02	\$383
Insurance	2023 Actual	3.12%	\$0.64	\$10,259
Management	5% *	1.83%	\$0.37	\$6,000
Total Estimated Annual Expenses		18.83%	\$3.86	[\$61,913]
Total Estimate Net Operating Income		\$266,816		

* 5% OF rent charged to tenant (actual cost \$6,000/yr)

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Oregon/SW Washington Chapter

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\$3,900,000	\$243.02

Placer.ai Data:

- Visits: 139.2K
- Avg Dwell Time: 33 Minutes
- Visit Frequency: 2.23
- Visits Yo2Y: +5.08%
- Visits Yo3Y: +23.5%

Tenant Data (Olympics & Rainier Region):

- 15 County Service Areas
- 34 Retail Stores
- 1 Online Store
- 3 Work Opportunity Centers
- \$82.38M (Retail Operations Rev)

Union Gap Goodwill





Oregon/SW Washington
CCIM Chapter

Income Property

Portland State University - Income Property

1909-1915 SW 6TH AVE Portland, OR 97201



Property Highlights

Income or redevelopment investment property with over 200 feet of frontage. High traffic count, visibility in the heart of PSU and national brands. 3 NNN leased units. CX - Central Commercial in Opportunity Zone. Family owned AAA commercial investment property since 1953. 1031 Exchange closing contingency may apply.

Price

\$4,000,000

Fee to Buyer's Broker

3%

Seller Motivation

Exchange

Brent Barker, PC – Principal Broker
Coldwell Banker Commercial
(602) 697-7769
BrentBarker@outlook.com



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Region/Area	Building Size	Zoning	Current Vacancy
Portland State University	Approx 6500 sq ft	CX - Central Commercial in Opportunity Zone	Print – Resturant - Coffee
NOI Actual Proforma	Cap Rate	Deferred Maintenance	Year Built
\$98000	3%	New Roof	1953

Barbur Blvd Development Site

Near SW 47th Ave and Barbur Blvd
Portland, OR



Jim Atwood, President

JA Atwood Corporation

Barbur Blvd. Development Site

SITE DATA

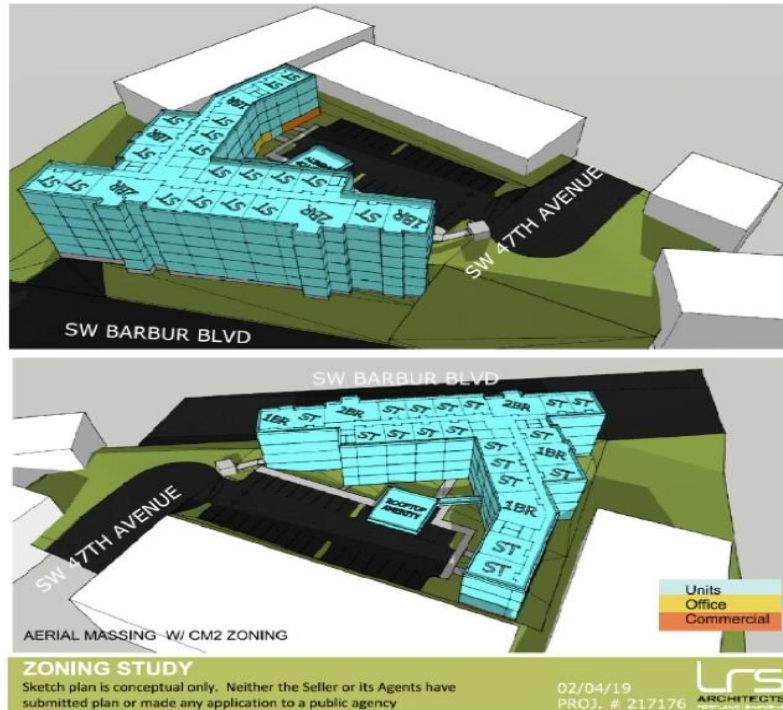
Site Area 0.881 Acres (38,383 sf)
Property ID: R209882
State ID: 1S1E30DA 5900

ZONING CODE REQUIREMENTS

CM2d (MU-U) (Commercial Mixed-Use 2 W/ design overlay zone)

Max Floor Area Ratio	Required: 2.5 to 1 (95,957 sf) Provided: 1.94 (74,463 sf)
Max Height (Floors)	Required: 45' (4 stories) Increase to 55' with Bonus Provisions due to Design Overlay zone per Table 130-3 Provided: 55'
Min. Setback:	Required: 10' (street lot line abutting selected civic corridors) Provided: 10'
Max. Setback:	Required: 20' (street lot line abutting selected civic corridors) Provided: 20'
Max Building Coverage:	Required: 33,358.25 sf (85% of Site Area) Provided: 15,110 sf
Min. Landscape area:	Required: 5,886.75 sf (15% of Site area) Provided: 13,410 sf
Residential Parking	Required: 35 Spaces (0.33/unit) Provided: 35 Spaces
Other uses Parking	Required: None (500' or less from transit street)
Long-Term Bicycle parking:	Required: 116.6 (1.1/Unit) Provided: 117
Short-Term Bicycle parking:	Required: 5.3 (2 or 1/Unit) Provided: 6

BARBUR 47TH APARTMENTS
NOT TO SCALE



Building Size

TBD

Land Size

38,383 SF

Jim Atwood, JA Atwood Corporation

503-248-000 jim@jatwood.

Sale Price

\$2,500,000

Price / Ft

\$65.00

Buy Side Fee

\$62,500

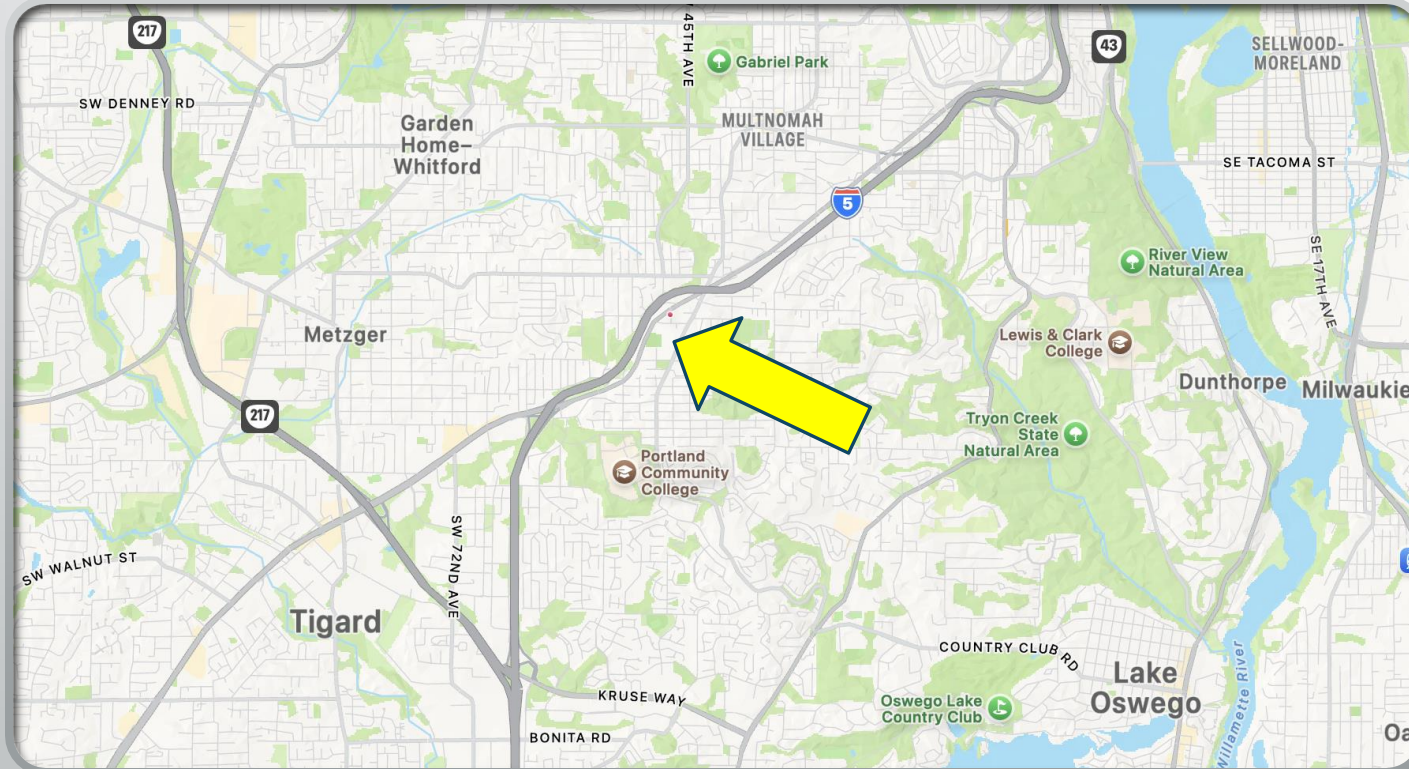
Zoning

CM2d

Property Highlights

- Partially Broker Owned
- Assisted/Senior Living
- Drug and Alcohol Rehab
- Memory Care
- Affordable Housing
- Near Barbur Transit Center
- Fast I-5 Access
- Near PCC Sylvania Campus
- Access via SW 47th Ave,
- Has Been Recently Paved
- Utilities Nearby
- Concept Plan Available

Barbur Blvd. Development Site



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