

Thank You to Our 2025 Power Partners



Power Partner Highlight

Property Presentations

Buyer Broker Compensation Must Be Clearly Stated

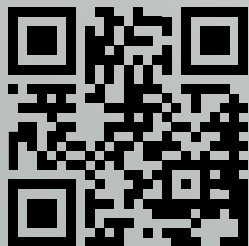
Disclose the buyer's broker fee on the slide.
Transparency regarding compensation ensures that buyer brokers are motivated to engage with your listing.

Be Clear, Concise, and Prepared

Tell the audience the key property highlights: location, size, income potential, and any unique value propositions. Have your facts ready, including pricing, NOI, cap rate. Sell me the sizzle of your property.

Salem Center Building 3 (Macy's)

400 High St NE
Salem, OR.



Ian Levin, CCIM 503-383-8173

Elizabeth Infante 503-569-9043

For Sale or Lease

Salem Center Bldg 3 (Macy's)

Property Location



Bldg SF 183,000 SF

Land SF

Zoning

CBD



Ian Levin, CCIM 503-383-8173

Elizabeth infante 503-569-9043

Sale Price

Price / Ft

Buyer Rep Fee

Rate / Ft / Mth

Rate / Ft /Yr

\$12.00/ SF

Tenant Rep Fee

2.5%

Lease Type

NNN

Term

To infinity and beyond!

Property Highlights

- Ownership working on redesign of façade to include multiple individual storefront entries.
- Attached parking garage with 3 levels of parking.

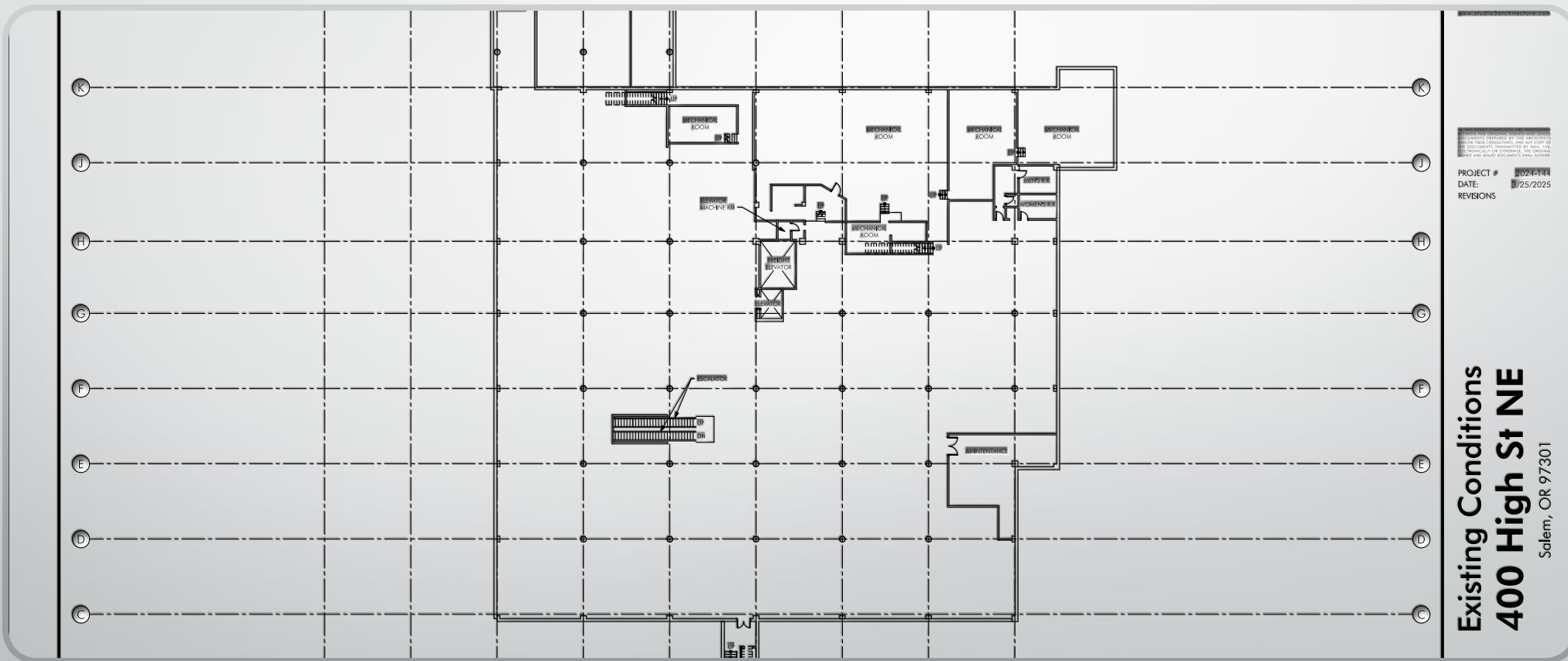


For Sale or Lease

SC BLDG 3

Sale Price

Rate / Ft /Yr



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Elizabeth infante 503-569-9043

For Sale or Lease

Salem Class A Office

680 Hawthorne Ave SE
Salem, OR 97302



Owner / User

680 Hawthorne Ave SE

Property Location



Building Size

20,082

Land Size

1.22 AC

Sale Price

\$5,250,000

Price / Ft

\$261

Buy Side Fee

2%

Zoning

IC

Property Highlights

- Freeway proximity
- Top tier finishes
- Abundant parking
- Nearby medical and professional uses

Beavercreek Church

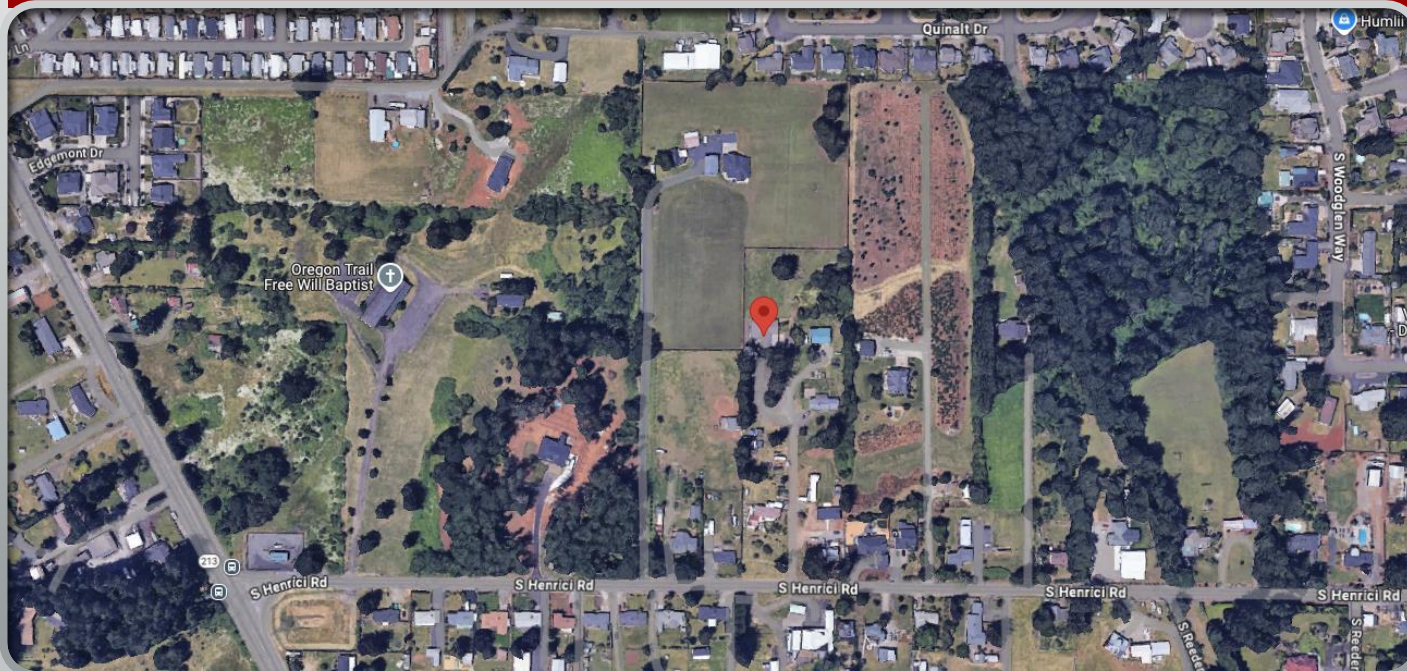
14767 S Henrici Rd
Oregon City, OR



Owner / User

14767 S Henrici Rd

Property Location

**Building Size**

5,292

Land Size

1.95 AC

Sale Price

1,090,000

Price / Ft

\$206

Buy Side Fee

2.5%

Zoning

RRFFS

Property Highlights

- Nearly 2 AC excess land
- Churches, day care and schools are permitted uses
- Municipal water



Nick Williams, CCIM

Nick.Williams@svn.com 503-569-4449

JC's Pizzeria Keizer

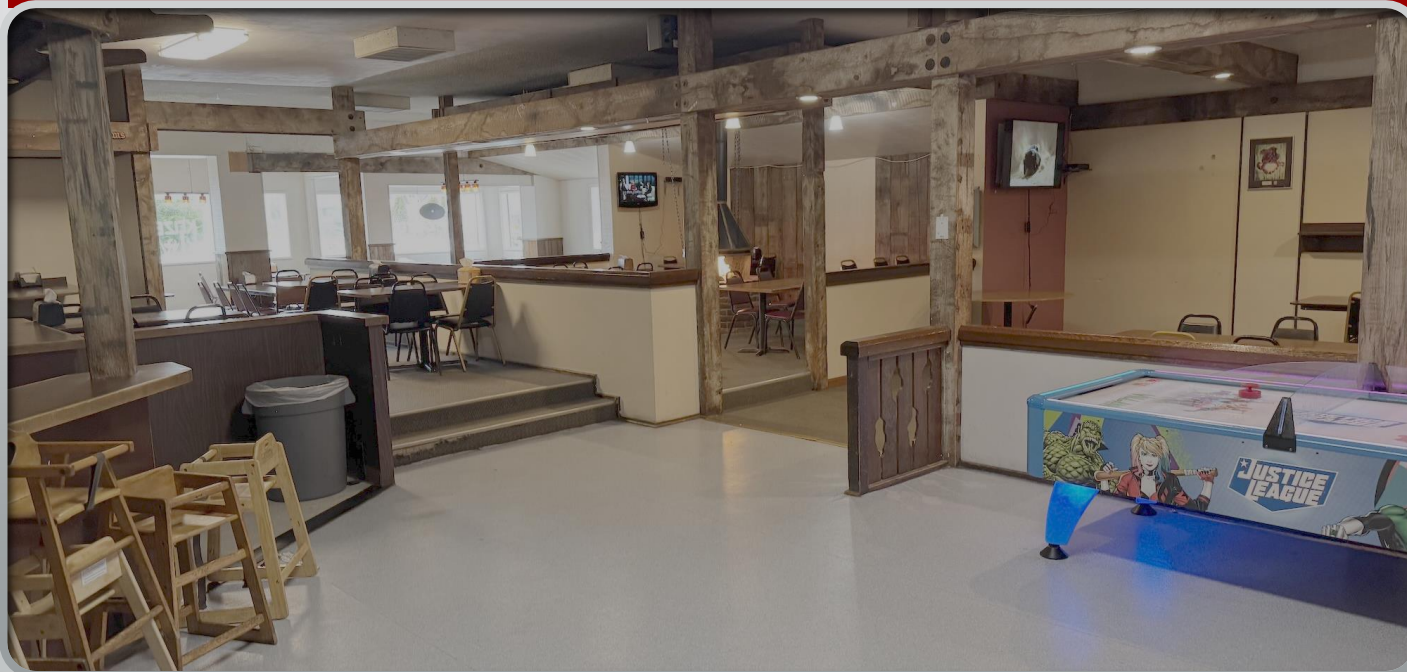
4200 River Rd N
Keizer, OR 97303



Owner / User

JC's Pizzeria

Property Location

**Building Size**

8,840

Land Size

.80 AC

Sale Price

\$2,500,000

Price / Ft

\$283

Buy Side Fee

2.5%

Zoning

CMU

Property Highlights

- Entry from Cherry Ave or River Rd
- If combined with 4205 Cherry Ave, .95 AC of land

Investment

North Main Village (Four Retail Condos)

Property Location

Website & Flyer



Building Size

8,828 SF

Land Size

8,828 SF



Ryan Imbrie, CCIM & Carl Grending, CCIM

971-533-3000

Carl.Grending@SVN.com

Sale Price

\$2,875,000

Price / Ft

\$325.67

Buy Side Fee

2%

CAP

6.27

NOI

\$180,190

Property Highlights

- 100% Leased!!!!
- Built-In Rent Growth
- Location, NOT in Multnomah
- Downtown Milwaukie (Walk Score of 77 & Bike Score off 89)
- Low Maintenance, Built 2006
- Long-Term Tenants
- Long-Term Leases Expirations
- 64 Units Above 1 & 2 Beds

North Main Village (Four Retail Condos)

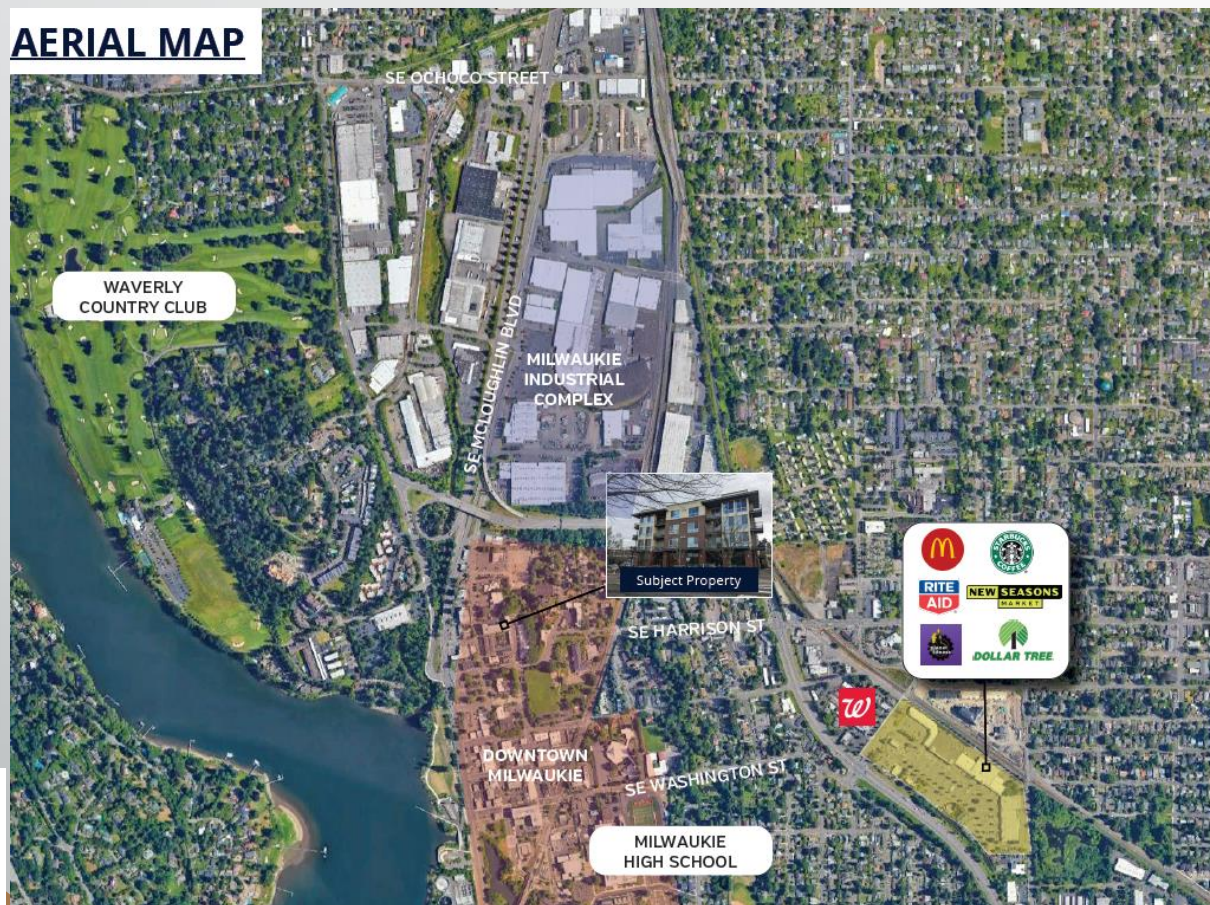
Sale Price

\$2,875,000

Price / Ft

\$325.67

AERIAL MAP



Website



Ryan Imbrie, CCIM & Carl Grending, CCIM

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

North Main Village (Four Retail Condos)



Website

Sale Price

\$2,875,000

Price / Ft

\$325.67

Property Highlights

- Rents Avg \$21.49/sf, Costar Submarket Avg \$25.56/sf
- Light Rail/Bus Transit
- 10,500 Residents in 1 Mile Radius
- \$82,000 Avg HH Income
- Multi-Family for Sale (Own it All)

Why Own This???

Podcast Link



Building Size

8,828 SF

Land Size

8,828 SF



Ryan Imbrie, CCIM & Carl Grending, CCIM

971-533-3000

Carl.Grending@SVN.com



Closed Deals & Active Buyers

What was the deal?

Where is the property located?

Any interesting aspects of the deal?

Owner/User or investment?

Thank you to Power Partners or other members?

We want to connect with you!
Scan to find us.



SCAN ME



SCAN ME



SCAN ME

Announcements

Stoler Wine Tasting at Colliers

June 19th 4:00 to 6:30PM

CCIM/CREW Golf tournament

August 14th

Langdon Farms

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