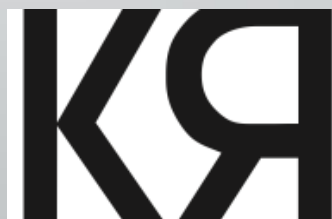


Salmon Creek Center

14313 NE 20th Ave
Vancouver, Washington

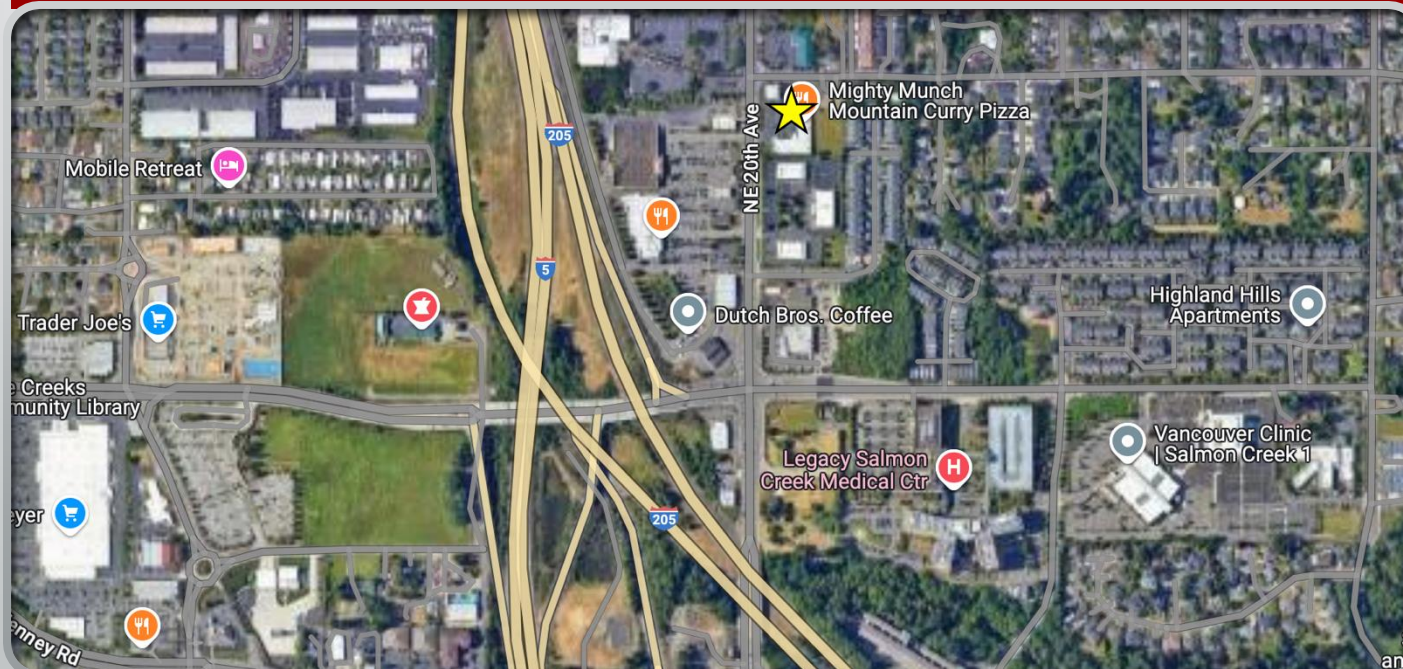


Daniel Silvey, CCIM

Knipe Realty Commercial

Salmon Creek Center

Property Location



Building Size

25,520

Land Size

1.51 acres

Daniel Silvey

503-201-8537; danielsilvey@kniperealty.com

Sale Price

Price / Ft

8,725,000

Buy Side Fee

2.0%

CAP

6.64%

NOI

\$579,059

Property Highlights

- Stabilized unanchored center with upside on rent
- Average in-place rent: \$22.36 NNN
- New leases: \$26-28 NNN
- 96% occupied
- 14 Tenant Spaces
- Half mile from Legacy Salmon Creek Hospital

Salmon Creek Center



Building Size

25,520

Land Size

1.51 acres

Daniel Silvey, CCIM Knipe Realty Commercial

503-201-8537; danielsilvey@kniperealty.com

Sale Price

\$8,725,000

Price / Ft

\$326.53

Property Highlights

- Seller looking to 1031 into multifamily property in Oregon
- One 1,200 SF vacancy
- E-commerce insulated Tenant makeup (Dentist, Chiropractor, Church, Florist, etc)
- Major recent capital improvements in 2022: Roof, Parking Lot Sealcoat and Striping, LED Lighting Upgrade
- Average 1-mile household income (2022): \$106,358
- Growing Submarket

Western Theme Restaurant Site

1807 Olympic Street
Springfield, Oregon



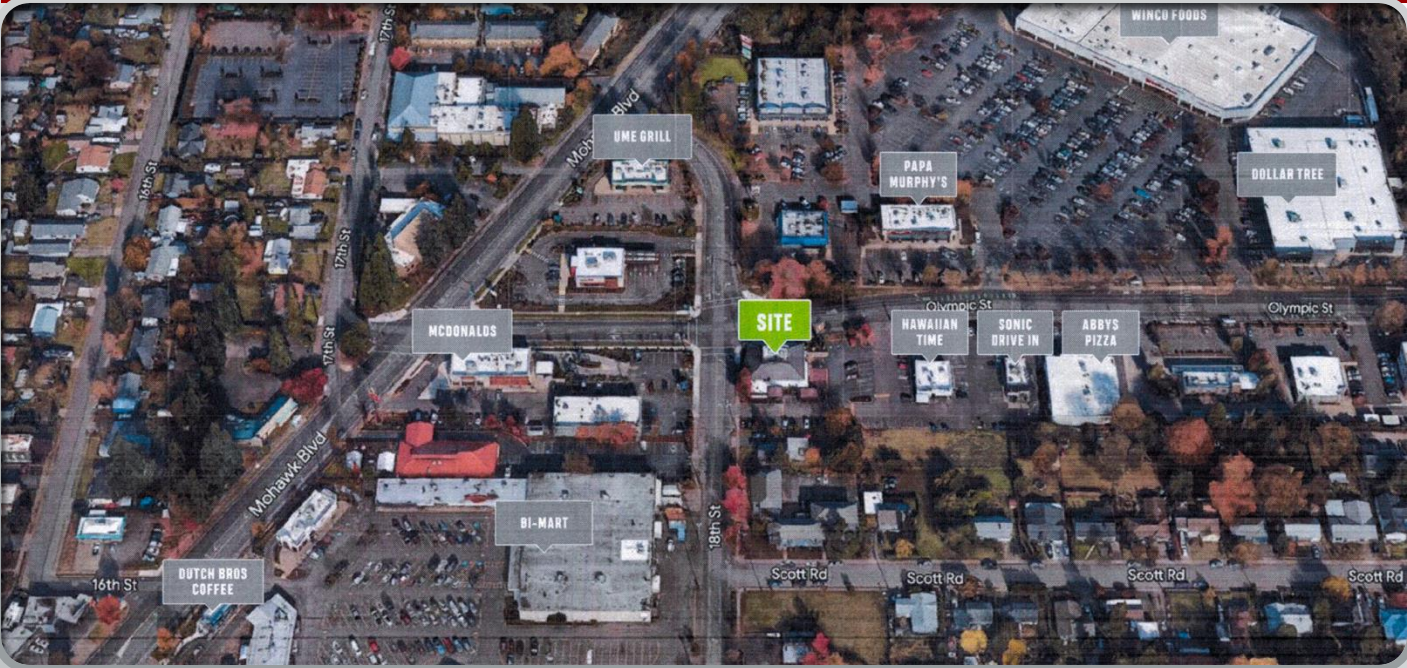
Brent McLean, CCIM

Eugene Commercial Real Estate

For Sale or Lease

Western Theme Restaurant Site

Property Location



Bldg SF	5,945	Land SF	27,879 SF	Zoning	MUC
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Brent McLean, CCIM - Eugene Commercial R. E.

541-913-1031 PO Box 41913 Eugene, OR 97404

Sale Price	Price / Ft
\$1,995,000	\$336.00
Buyer Rep Fee	\$20,000
Rate / Ft / Mth	Rate / Ft /Yr
Tenant Rep Fee	
Lease Type	
Term	

Property Highlights

- In the heart of the Mohawk Shopping District
- Like new condition
- Fully operational

For Sale or Lease

Western Theme Restaurant



Sale Price

\$1,995,000

Rate / Ft /Yr

Property Highlights

- Motivated Retiring Ownership
- Located on signalized corner
- Building is in "Excellent Condition"
- Equipment sold outside of escrow
- Possible to add adjacent property
- All amenities you would expect

Building Size

5,945

Land Size

3 lots =.64 acre



Brent McLean, CCIM Eugene Commercial R. E.

541-913-1031 brentmcleancre@gmail.com

For Sale or Lease

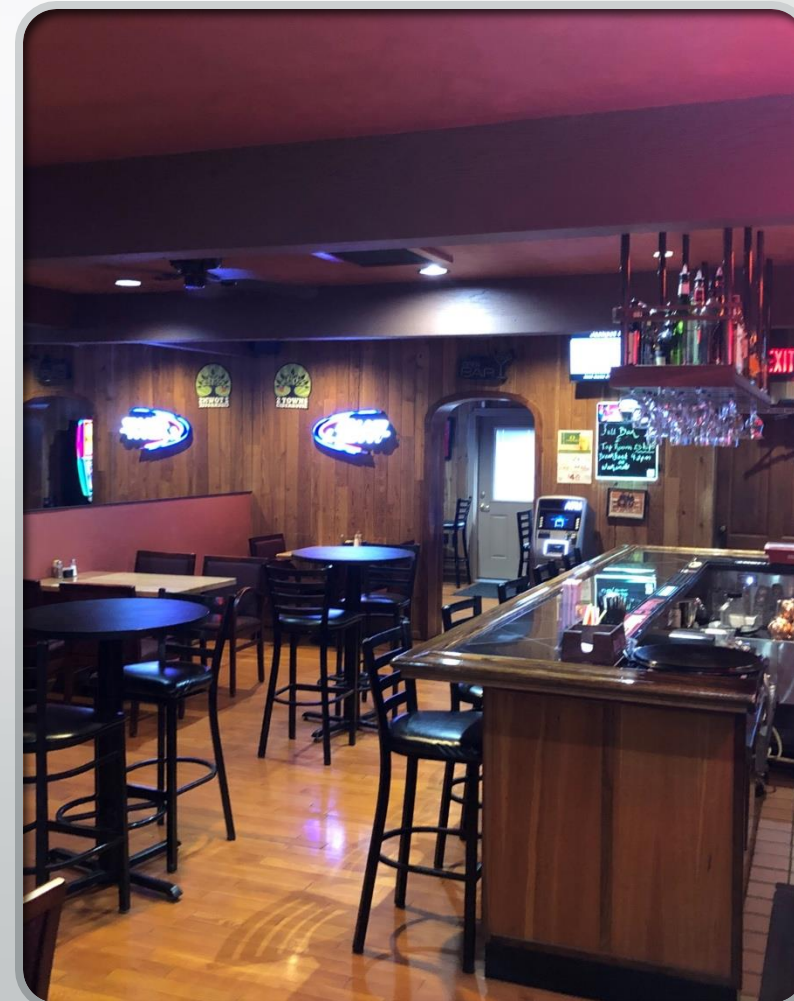
Western Theme Restaurant Site



Sale Price

\$1,995,000

Rate / Ft /Yr



Brent McLean, CCIM Eugene Commercial R.E.

541-913-1031 brentmcleancre@gmail.com

Distribution Yard w/rail service

3445 West 1st Street
Eugene, Oregon



Brent McLean, CCIM

Eugene Commercial Real Estate

Owner / User

72,760 SF Distribution Facility on 7.22 ac

Property Location



Building Size

72,760 SF

Land Size

7.22 acres

Brent McLean, CCIM Eugene Commercial RE

541-913-1031 brentmcleancre@gmail.com

Sale Price

\$9,095,000

Price / Ft

125

Buy Side Fee

Zoning

I-3 Heavy Industrial

Property Highlights

- * Rail Service to the site *
- * Large outside storage area *
- * Operational Solar Power *
- * Access to Beltline Highway *
- * Lots of 3 phase power *
- * Freight Truck Friendly Yard *

Owner / User

Distribution Yard w/ rail service



Building Size

72,760

Land Size

7.22 ac

Brent McLean, CCIM Eugene Commercial RE

Sale Price

\$9,095,000

Price / Ft

\$125

Property Highlights

- * Retiring ownership *
- * Located in the heart of the West Eugene Industrial Sector *
- Well built 49,500 SF concrete tilt main building and 18,000 SF Annex covered storage building along with a 2,760 SF office

Owner / User

**Sale Price****\$9,095,000****Price / Ft****\$125****Brent McLean, CCIM Eugene Commercial RE**541-913-1031 brentmcleancre@gmail.com