

# The Lofts at Kalama

6600 Old Pacific Highway S  
Kalama, Washington

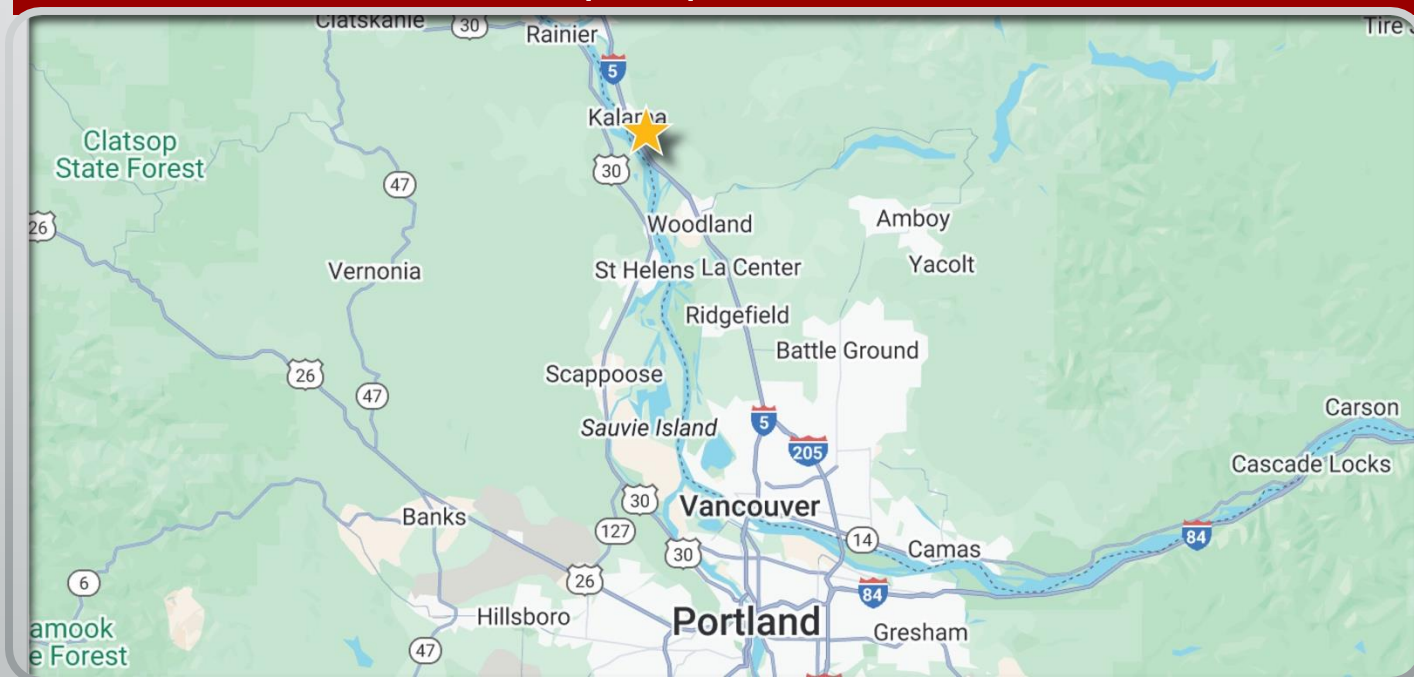


Ryan Imbrie, CCIM & Rae Nomura, CCIM

SVN-IMBRIE REALTY

## The Lofts at Kalama

### Property Location



Building Size

-

Land Size

17.05 AC



Ryan Imbrie, CCIM & Rae Nomura, CCIM

503.208.9403, ryan.imbrie@svn.com

Sale Price

\$6,950,000

Price / AC

\$407,624.63

Buy Side Fee

3%

CAP

-

NOI

-

### Property Highlights

- **Potential Units: 264 (Phase 1: 76 units)**
- **Construction:** Four-story wood-frame buildings with Hardie Plank lap and panel siding, and pitched standing seam metal roofs
- **Amenities:** Each unit features a balcony to enjoy river views; interiors include luxury vinyl plank flooring and a full kitchen appliance package (oven/range, refrigerator, dishwasher, garbage disposal), plus in-unit washer and dryer
- **Topography:** Sloped lot ensuring river views for all units
- **Access:** Easy access to Interstate 5



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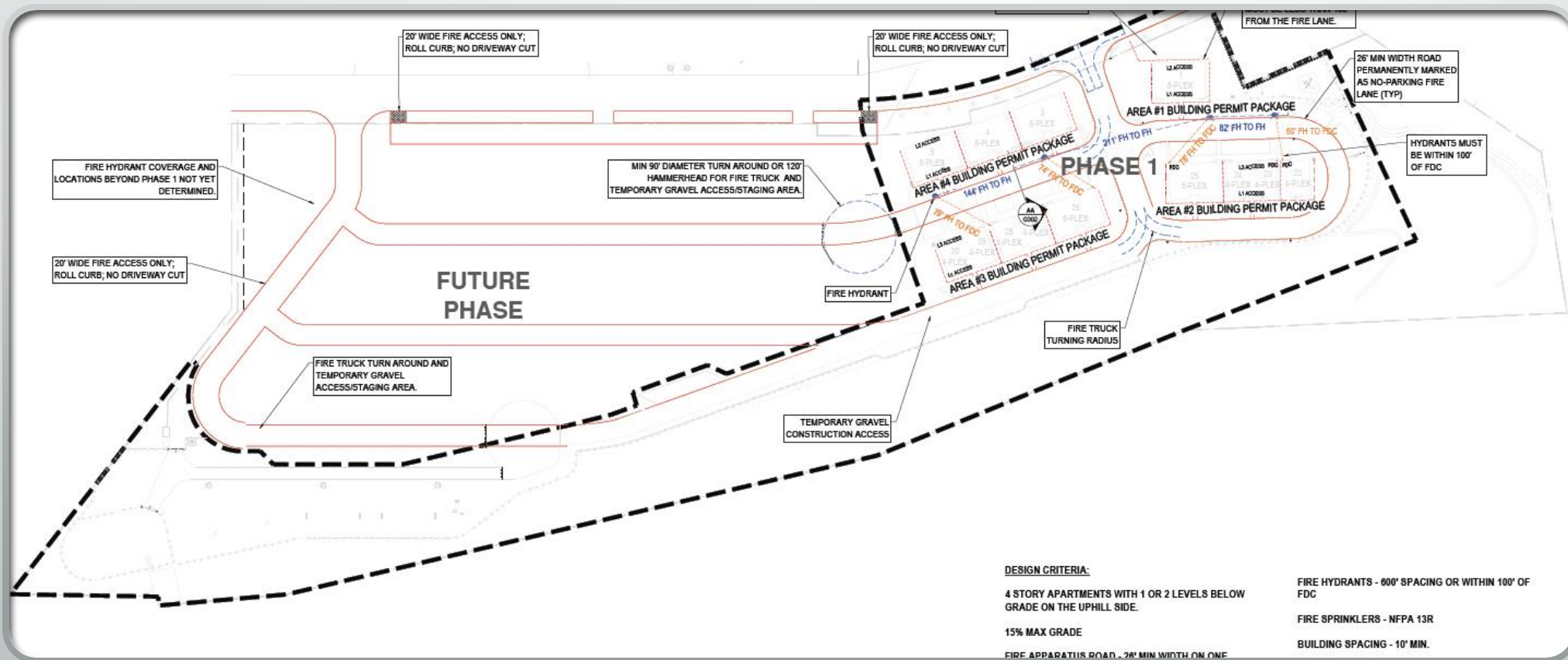
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# Yakima Goodwill

1907 S 1<sup>st</sup> Street  
Yakima, Washington

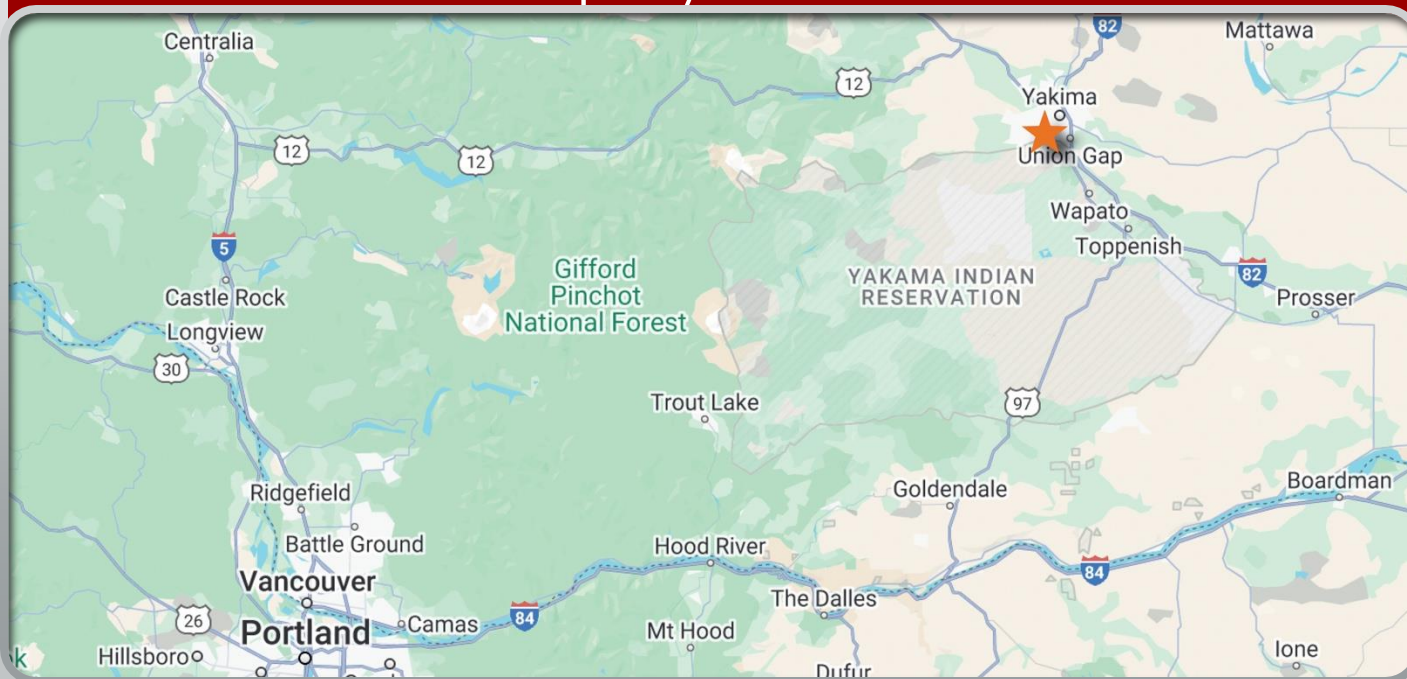


Ryan Imbrie, CCIM & Carl Grending, CCIM

SVN-IMBRIE REALTY

## Yakima Goodwill

## Property Location



Building Size

16,048 SF

Land Size

1.43 AC



Ryan Imbrie, CCIM &amp; Carl Grending, CCIM

503.208.9403, ryan.imbrie@svn.com

Sale Price

\$3,500,000

Price / AC

\$218.10

Buy Side Fee

2.5%

CAP

8.01%

NOI

\$280,456

## Property Highlights

- **Mission-Driven Tenant:** Features a Work Source hub (also known as a Work Opportunity Center), providing job training and job placement services to the community.
- **Long-Term Commitment:** Goodwill has operated in the building since 2015 and recently extended their lease through August 31, 2028.
- **Modern Construction:** Built in 2015 as a build-to-suit for Goodwill, ensuring high-quality design and functionality.
- **Stable Income Stream:** Goodwill's strong financial reputation ensures reliability as a tenant.



## Yakima Goodwill

Sale Price

Price / AC

\$3,500,000

\$218.10



# Investment

**1907 S 1<sup>ST</sup> STREET  
YAKIMA, WASHINGTON 98903**



**Sale Price**

**\$3,500,000**

**Price / AC**

**\$218.10/SF**

## Property Highlights

- **High-Traffic Retail Corridor:** Positioned in a well-established retail area that attracts consistent consumer activity.
- **Attractive Investment Opportunity:** Combines a mission-driven tenant, a prime retail location, and modern construction for a compelling investment case.
- **Complementary Tenant Mix:** Adjacent to nationally recognized tenants such as Dollar Tree, Boot Barn, Harbor Freight Tools, Discount Tire, MOD Pizza, and Five Guys.

**Building Size**

**16,048 SF**

**Land Size**

**1.43 AC**



Ryan Imbrie, CCIM & Carl Grending, CCIM

503.208.9403, [ryan.imbrie@svn.com](mailto:ryan.imbrie@svn.com)



Yakima Goodwill

| Sale Price  | Price / AC |
|-------------|------------|
| \$3,500,000 | \$218.10   |



# 411 Pacific

411 Pacific Avenue  
Tillamook, Oregon

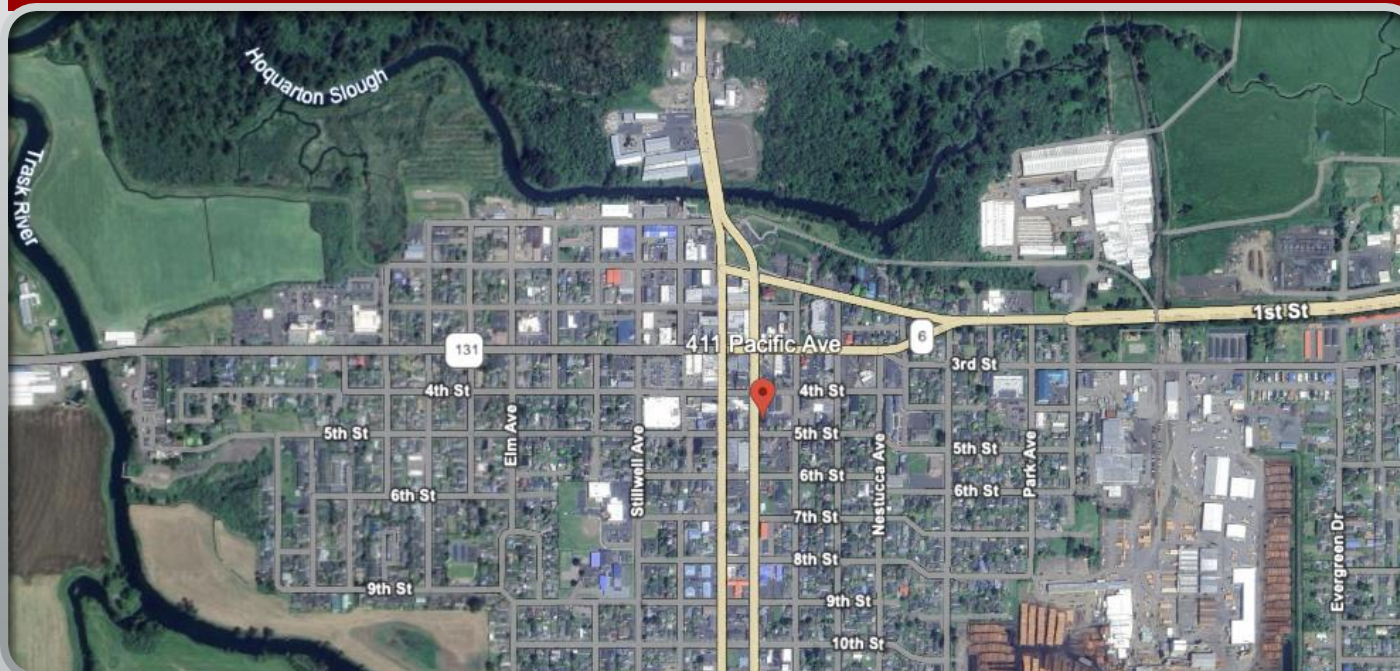


Danny McGinley

Redside

## 411 Pacific

## Property Location



Building Size

2,641 SF

Land Size

0.43 acres



Danny McGinley, Redside

m: 503.706.6290 danny@redsidepdx.com

Sale Price

\$879,000

Price / AC

\$332.83

Buy Side Fee

3.00%

CAP

6.85%

NOI

\$60,187

## Property Highlights

- Prominent location on Hwy 101 with high visibility
- On-site parking for tenant and visitors
- Well-maintained former bank building

## 411 Pacific



Building Size

2,641 SF

Land Size

0.43 acres



Danny McGinley, Redside

m: 503.706.6290 danny@redsidepdx.com

Sale Price

\$879,000

Price / AC

\$332.83

## Property Highlights

- Fully leased to State of Oregon Employment Department
- Lease expires November 30, 2033
- Two extension options for 3 years each
- 3% annual escalations
- Modified Gross Lease

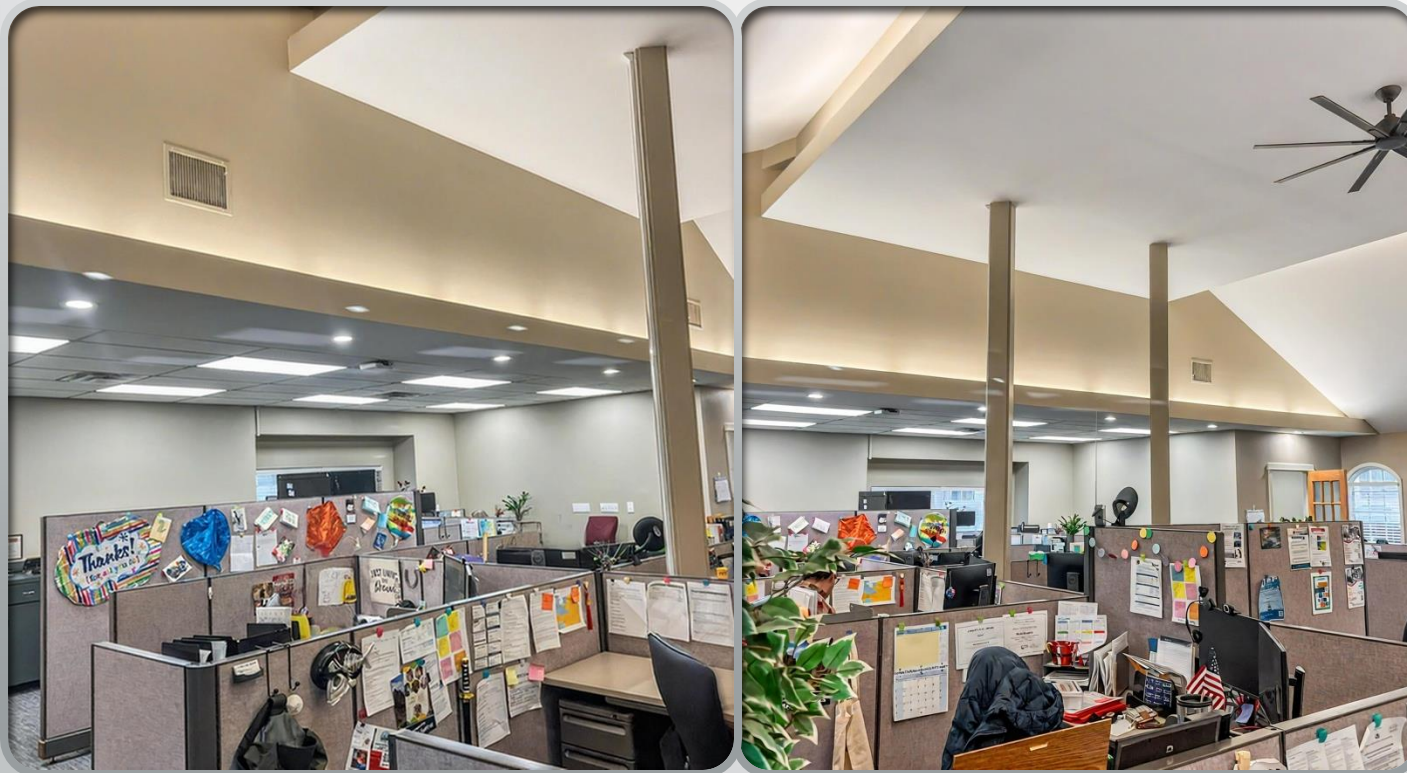
## 411 Pacific

Sale Price

\$879,000

Price / AC

\$332.83



Management company interested in continuing services.



Danny McGinley, Redside

m: 503.706.6290 danny@redsidepdx.com



# West Valley Storage

12755 Clow Corner Rd  
Dallas, Oregon 97338

Scan for OM



Rene' Nelson, CCIM - Pacwest

Rae Nomura, MAI, CCIM - SVN Imbrie

West Valley Storage



| Sale Price  | Price / AC |
|-------------|------------|
| \$6,975,000 | \$112.50   |

Property Highlights

- 120 10 x 10 Units
- 250 10 x 20 Units
- 62,000 SF Building
- Surplus Land for Additional Parking Potential
- Adjacent Industrial Park w/ 19 Lots being developed for Trade Businesses
- Planned Adjacent Development of Fuel Station w/ C-Store & Car Wash
- Proforma NOI of \$433,832 Reflecting a 6.22% Cap Rate

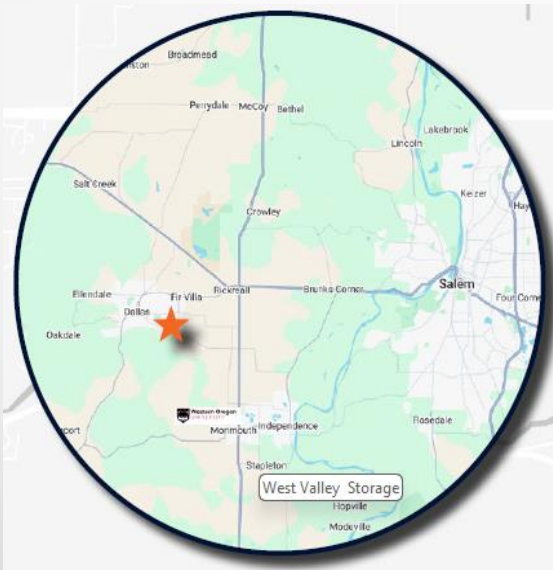
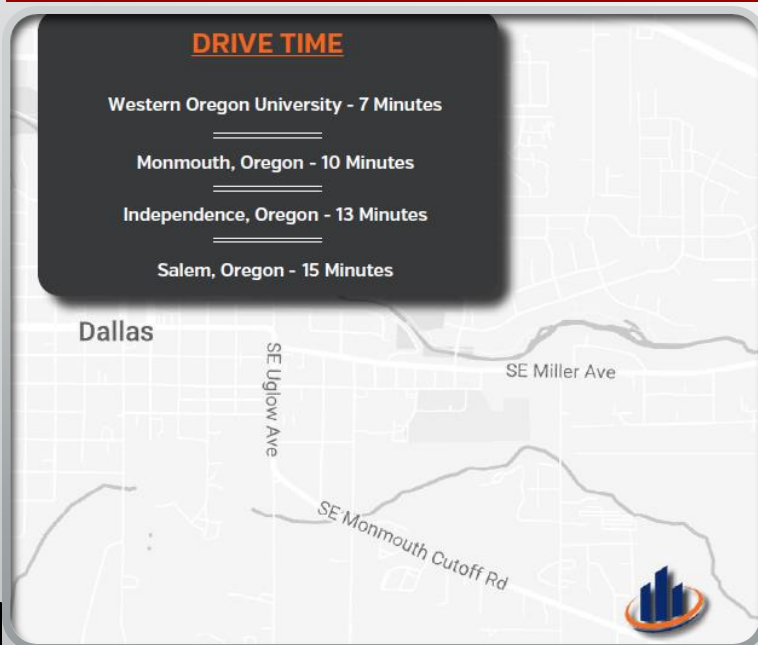
|               |           |           |            |
|---------------|-----------|-----------|------------|
| Building Size | 370 Units | Land Size | 4.43 Acres |
|---------------|-----------|-----------|------------|



Scan for OM

## West Valley Storage

### Property Location



Sale Price

\$6,975,000

Price / AC

112.50

Buy Side Fee

\$150,000

CAP

6.22%

NOI

\$433,832

### Property Highlights

- New Construction
- 0% Leased, Ready for New Owner to Implement THEIR Systems from Day One
- High Demand Asset Class w/ Minimal Overhead
- Paved Drive Aisles, Landscaped, Fully Fenced
- Leasing Office w/ Shower

Building Size

370 Units

Land Size

4.43 Acres



Scan for OM



Rene' Nelson, CCIM - Pacwest



Rae Nomura, MAI, CCIM - SVN Imbrie