

JUST LISTED!**6% CAP WITH 30-40% RENT UPSIDE****650 5TH STREET
BROOKINGS, OR 97415**

IMBRIE REALTY

WWW.SVNIMBRIE.COM*All SVN® Offices Independently Owned and Operated***BJORN BEER | VICE PRESIDENT****M: 541.745.4050****bjorn.beer@svn.com**

For Sale or Lease

Cedar Village Apartments



Building Size	22 units	Land Size	
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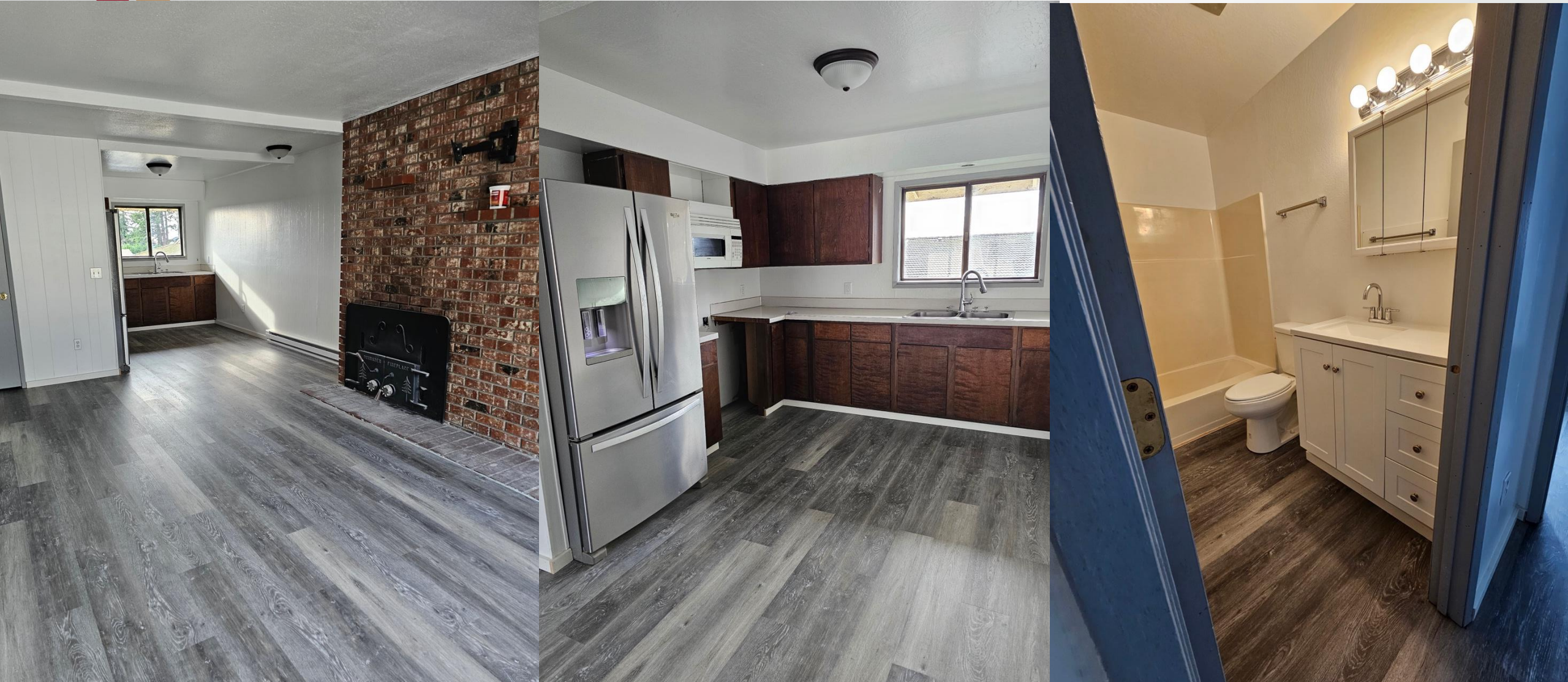
Bjorn Beer, VP, SVN Imbrie

541-745-4050 | bjorn.beer@svn.com

Sale Price	Rate / Ft /Yr
\$3,000,000	\$136k per door

Property Highlights

- 6% cap-ish
- 30-40% rent upside (30 to highest achieved)
- Why Brookings? Bc it's not California.....
- Mill cedar – good bones
- 22 Units: 50% remaining
- Comes with a free May 2024 appraisal
- Each has one car garage with storage
- “Carry curious”
- 4 one bed one bath, 16 two bed two bath, 2 three bed 2 bath
- Highest achieved? 7k per month extra



Paola's Pizza

38015 Highway 26
Sandy, OR



Steven Hunker

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

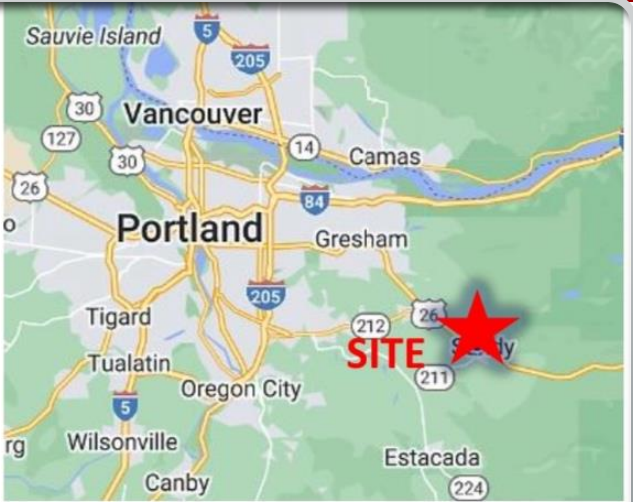
Owner / User

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Property Location

PROPERTY HIGHLIGHTS

- 1.07 acre lot
- High visibility and average daily traffic
- Deep lot with plenty of parking
- Potential redevelopment opportunity
- Zoned C2 Commercial
- Hotel, motel, senior living, multifamily, retail (with drive-thru), automotive, manufacturing, a wide variety of options



Sale Price	Price / Ft
\$1,690,000	
Buy Side Fee	2%
Zoning	C2-Commercial

Property Highlights

Building Size	4,000 SF	Land Size	1.07 AC
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Iconic local restaurant



Building Size	4,000	Land Size	1.07 AC
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(503) 367-0516. steve@fg-cre.com

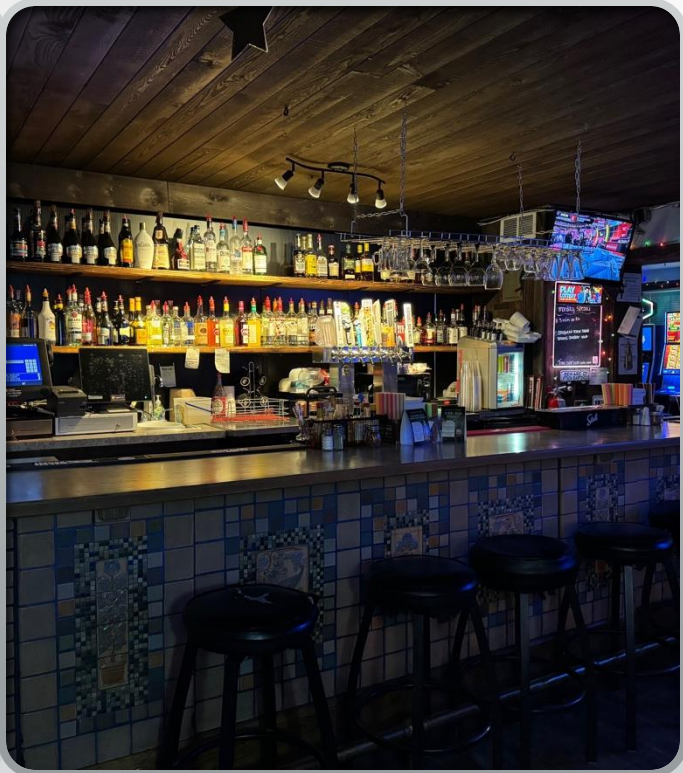
Sale Price	Price / Ft

Property Highlights

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Busy Highway 26 Location

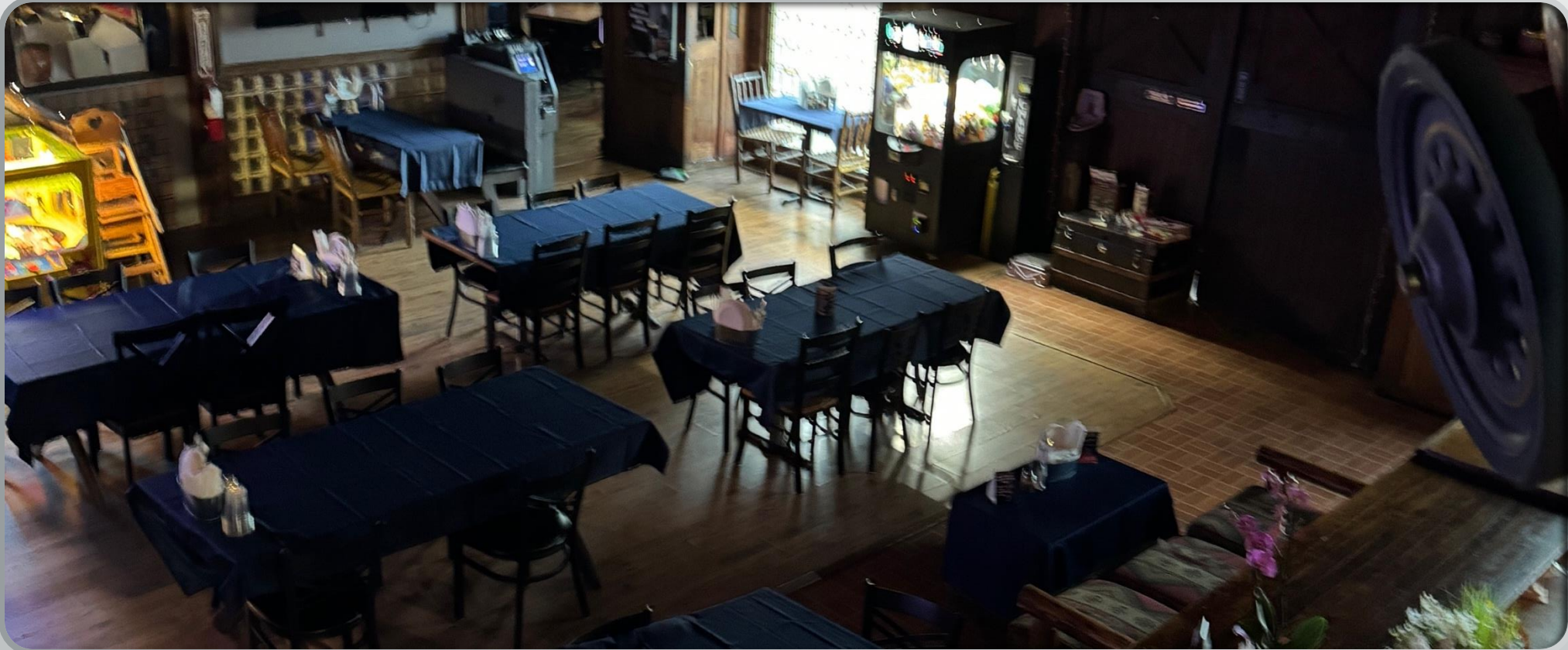
Sale Price	Price / Ft



Owner / User

Located between Mt. Hood & Portland

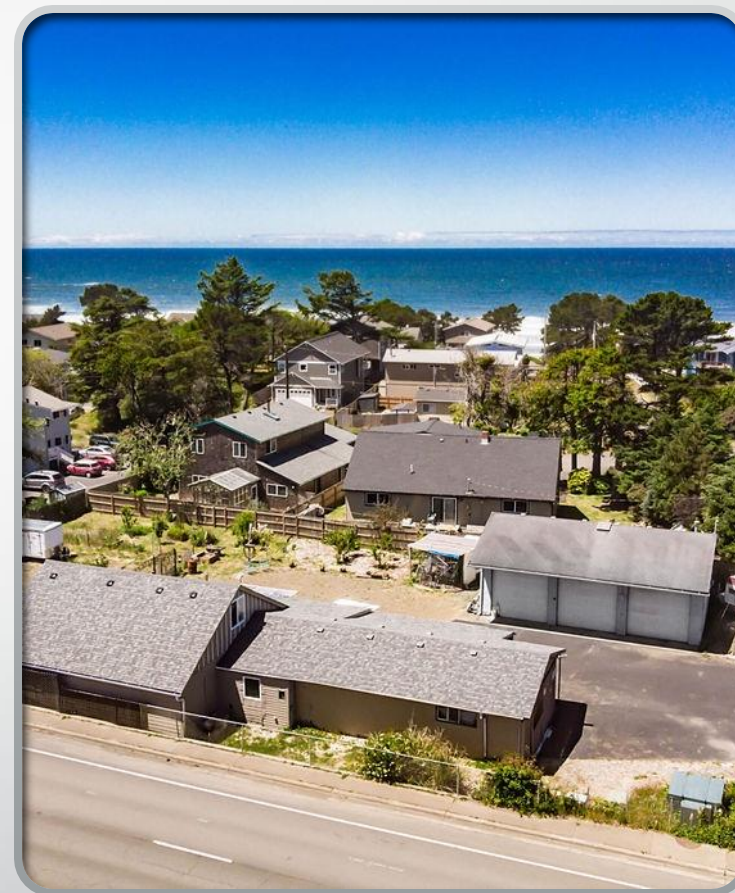
Sale Price	Price / Ft
\$1,690,000	



20 Willow St Depot Bay, Oregon

20 Willow St

Depot Bay, Oregon 97341



Nancy Barclay Moore, *Mg. Principal Broker*

Barclay-Properties, LLC

For Sale or Lease

20 Willow St, Depot Bay, OR 97361


Building Size

3840

Land Size

.39



Nancy Barclay Moore, Mg. Principal Broker

 415-717-4244; nmoore@charter.net
Sale Price

\$950,000

Rate / Ft /Yr

Ask Agent

Property Highlights

- **RARE OPPORTUNITY** on the Central Oregon Coast! 3 lots, 3 remodeled buildings, zoned Commercial, and just 1000 steps to the Beach. 200' of HWY 101 frontage. Complete remodel of office/living unit with upgraded foundation work, new insulation, sheet rock, new windows/patio door, new roofs, new heating/AC; new electrical panel, new kitchen, new paint interior & exterior. The large 26'x40' shop has 3 large pull-up doors for easy access. Garage/Shop unit is 20'x35' can be re-wired for 600 amps. Previously used as a welding shop. County has confirmed vacant lot can be hooked up to county water & sewer. Plenty of room for equipment & RV.
- Bring your business & family to enjoy all the wonderful amenities of living on the Oregon Coast.
- Remember, IT'S BETTER AT THE BEACH

For Sale or Lease

20 Willow St, Depot Bay, OR 97341

Property Location



Bldg SF	3840	Land SF	.39	Zoning	C-1
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Sale Price	Price / Ft
\$950,000	Ask List Agent
Buyer Rep Fee	Ask List Agent
Rate / Ft / Mth	Rate / Ft /Yr
Tenant Rep Fee	
Lease Type	
Term	

Property Highlights

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- Bring your business & family to enjoy all the wonderful amenities of living on the Oregon Coast.
- Remember, IT'S BETTER AT THE BEACH



For Sale or Lease

20 Willow St, Depot Bay, OR 97361

Sale Price	Rate / Ft /Yr



Crater Lake Medical Clinic

3860 Crater Lake Avenue
Medford, Oregon 97504

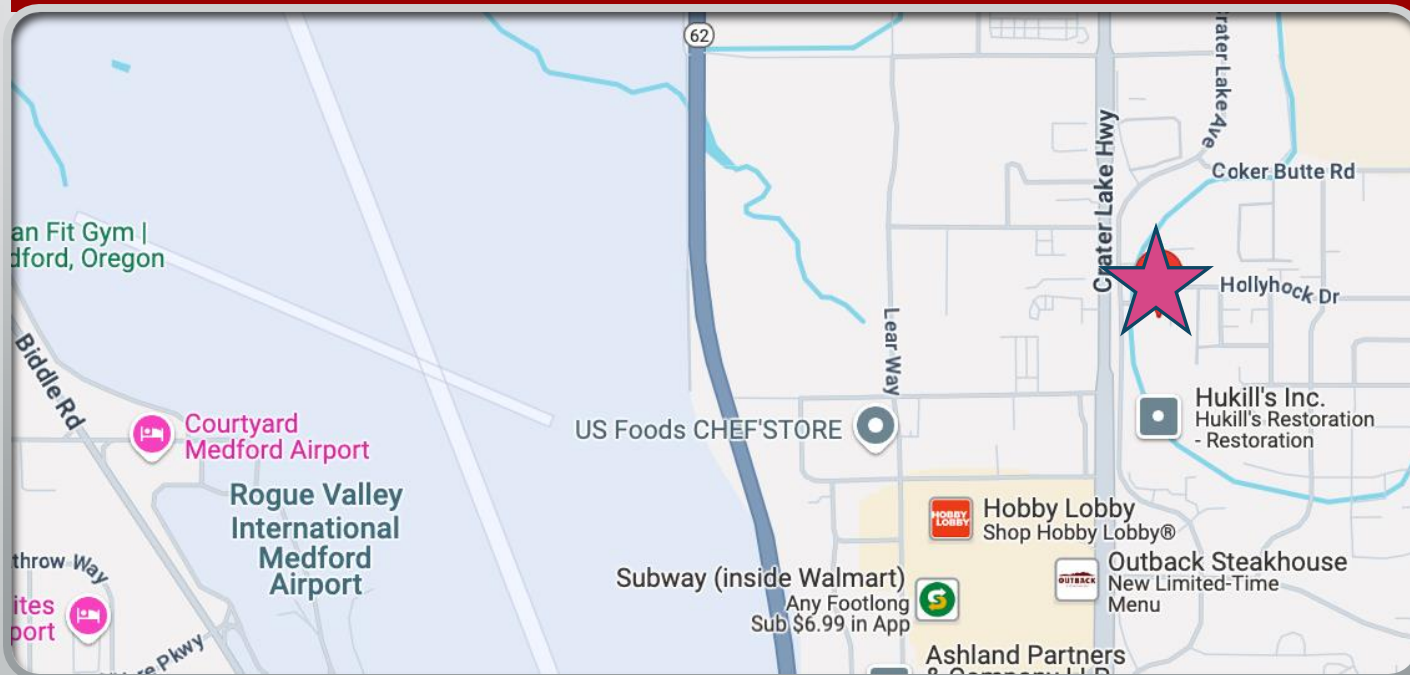


Rob Jellesed, CCIM

RE/MAX Platinum Commercial Group

Crater Lake Medical Clinic

Property Location



Building Size

12,982 SF

Land Size

43,996 SF



Rob Jellesed, CCIM

c: 541-601-7649. e: rhjellesed@gmail.com

Sale Price

\$4,300,000

Price / Ft

\$331

Buy Side Fee

★ \$83,000 ★

Zoning

C-C

Property Highlights

- Class A Medical Building.
- High quality construction
- Built in 2000
- Sectioned into two suites.
- Suite A is leased (5,600 RSF).
- Suite B is vacant (6,500 RSF)
- Additional 2nd Floor Storage Space
- Off street parking, 39 Spaces
- Beautifully landscaped.

Crater Lake Medical Clinic



Suite A

Entrance

Sale Price

\$4,300,000

Price / Ft

\$331

Property Highlights

Suite A

- Status: fully leased.
- Lease Type: Triple Net
- 5,600 SF Medical Office \$2.47/SF
- 1,720 SF Storage \$0.67/SF
- Monthly Rent: \$14,950
- Recently Renewed thru 12/2029
- Tenant has been in the building since construction (2001).

Building Size

12,982 SF

Land Size

43,996

Crater Lake Medical Clinic



Building Size	12,982 SF	Land Size	43,996
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Sale Price	Price / Ft
\$4,300,000	\$331

Property Highlights

Suite B • Status: vacant. • Ideal for medical or dental use or general office use. • 6,500 SF of Rentable Space • 7 exam rooms • 7 executive offices • Conference room • Library • 2 labs • 2 sets of ADA Bathrooms • Upstairs file storage space. • Reception Area • Breakroom common area

Crater Lake Medical Clinic

Sale Price	Price / Ft
\$4,300,000	\$331





Owner / User

THE CCIM INSTITUTE

Oregon/SW Washington Chapter

Crater Lake Medical Clinic

Sale Price

Price / Ft

\$4,300,000

\$331



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Crater Lake Medical Clinic

Sale Price	Price / Ft
\$4,300,000	\$331



Campus Condos – Retail Condo

700 N Killingsworth St
Portland, OR 97217



SCAN ME



Rae Nomura, MAI, CCIM

SVN – Imbrie Realty

Campus Condos – Retail Condo

Property Location



Building Size

5,203

Land Size



Rae Nomura, MAI, CCIM | SVN Imbrie Realty

503.575.8065 Rae.Nomura@SVN.com

Sale Price

\$1,258,560

Price / Ft

\$242 GBA \$360 NRA

Buy Side Fee

\$37,757

Zoning

CM₂

Property Highlights

- 3,496 SF Retail
- 1,707 SF of Basement
- 5,203 SF Total
- 3 Store Front Entrances
- Owner-User, Investor, or Both!
- 13'8" Tall Ceilings & 9" in Basement
- Newly Converted Condominium Building with 14 Renovated Residential Units



SCAN ME

Campus Condos – Retail Condo

Sale Price	Price / Ft
\$1,258,560	\$242 GBA \$360 NRA



SCAN ME



Rae Nomura, MAI, CCIM | SVN Imbrie Realty
503.575.8065 Rae.Nomura@SVN.com

Hood River DHS Office

1610 9th Court

Hood River, Oregon



Rae Nomura & Hugh Holtman

SVN Imbrie Realty

Hood River DHS Office

Property Location



Building Size

13,810

Land Size

1.17 Acres



Rae Nomura & Hugh Holtman

503.575.8065 & 503.799.0447

Sale Price

\$3,950,000

Price / Ft

\$286

Buy Side Fee

\$98,750

CAP

6.15%

NOI

\$242,963

Property Highlights

- Initial Occupancy Since Construction in 1981
- Current Lease until 12/2026
- 2.5% Annual Increases
- (2) 3-Year Options to Renew
- Single Net (Tenant Reimburses Taxes)
- Prime Location in Heights Neighborhood
- 60 Parking Spaces (4.34 / 1,000 SF)



Hood River DHS Office

Sale Price

\$3,950,000

Price / Ft

\$286





Oregon/SW Washington
CCIM Chapter

Land

21620 Butler Market Road, Bend, Oregon



Property Highlights

Future residential development land in NE Bend which was brought into the Bend UGB during the 2016 UGB expansion. The property is designated to be zoned RS for standard residential home construction. This parcel adjoins the Petrosa development on the west which is currently under development by Pahlisch Homes.

(Broker is a minority owner in the property)

Brian Meece, ALC, CCIM
RE/MAX Key Properties
431 NW Franklin Ave, Bend, OR 97703
brian@REALoregon.com

541.480.1630

Price

\$2,750,000

Fee to Buyer's Broker

\$68,750

Seller Motivation

Excess Property
Do not want to develop.
Clean Exit



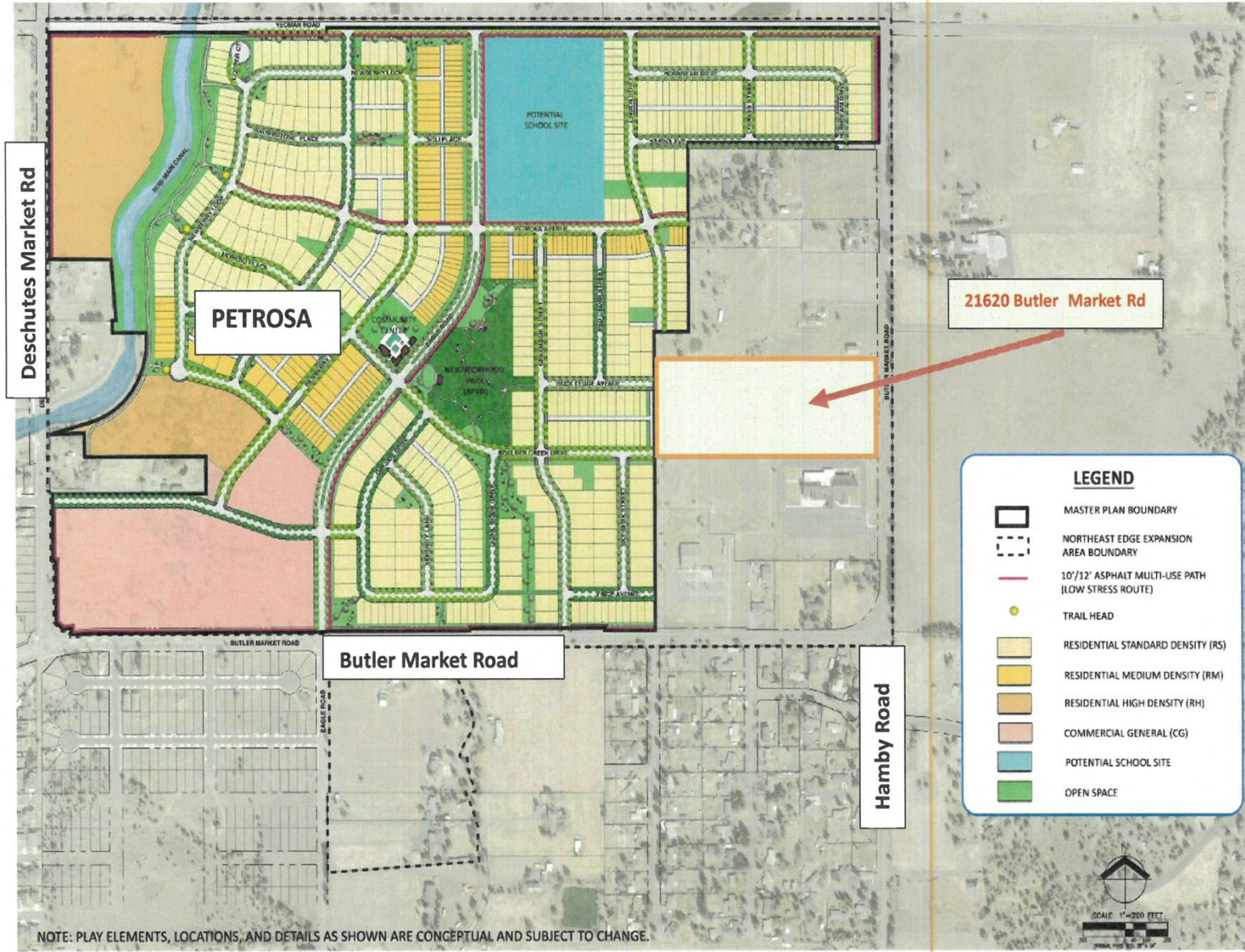
21620 Butler Market Road, Bend, Oregon



Price
\$2,750,000
Fee to Buyer's Broker
\$68,750

Region/Area	Parcel Size	Price Per SF or AC	Zoning
Central Oregon	10 acres	\$275,000 /acre	UA – Urbanizable Area
Highest and Best Use	Wetlands and Slope	Utilities Available	Owner Carry
Residential Development in the future	NO, flat to gentle slope	Yes, Sewer coming	Sellers desire 1031 Exchange Exit

NOT FOR CONSTRUCTION



AKS
AKS LANDSCAPE ARCHITECTURE, LLC
1000 N. 1ST ST., SUITE 100
BEND, OR 97701
503.325.1234
www.aks-la.com

ENGINEERING SURVEYING NATURAL RESOURCES
FORESTRY PLANNING LANDSCAPE ARCHITECTURE

**PRELIMINARY OPEN SPACE AND TRAILS PLAN
PETROSA MASTER PLAN
PAHLISCH HOMES
BEND, OREGON**

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DESIGNED BY	STT
DATE	07/23/2019
REVISIONS BY	SL
DATE	08/01/2019
DESIGNED BY	STT
DATE	07/23/2019

P04

Cole Carter Building

1904 Elm St
Forest Grove, OR 97116

**N&S**

Mike Brown

Norris & Stevens, Inc

Cole Carter Building

Property Location



Building Size

± 3,936 SF

Land Size

± 14,168 SF

Sale Price

\$775,000

Price / Ft

\$197 PSF

Buy Side Fee

3.00%

Zoning

Town Center Transition

Property Highlights

- 1,000 SF vacant upon sale
- Quiet tenant mix
- Great visibility & signage
- New HVAC units
- Corner location
- Metal roof
- Just south of Pacific University

N&S

Mike Brown, Norris & Stevens, Inc

(503) 894-4841, mikeb@norris-stevens.com



Cole Carter Building



Sale Price

\$775,000

Price / Ft

\$197 PSF

Property Highlights

- 1,000 SF vacant upon sale
- Quiet tenant mix
- Great visibility & signage
- New HVAC units
- Corner location
- Metal roof
- Just south of Pacific University

Building Size

± 3,936 SF

Land Size

± 14,168 SF

N&S

Mike Brown, Norris & Stevens, Inc

(503) 894-4841, mikeb@norris-stevens.com



For Sale or Lease

1393 Clay St., Albany OR


Building Size

5,832 Sqft

Land Size

0.40 Acres

Sale Price

\$2,100,000

Rate / Ft /Yr

\$22.00/Sqft/Yr

Property Highlights

- Class A Professional Office
- Zoned R-C
- Two office suites with separate entrances
- Larger unit is 4,078 Sqft.
- Smaller unit is 1,754 Sqft.
- Fantastic location close to Heritage Mall
- Lease term 3-5 years or more
- Estimated NNN's \$5.50/Sqft/Yr

Buy Side Fee

3% = \$63,000

Tenant Rep Fee

4% = \$25,661



For Sale or Lease

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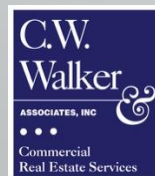
1393 Clay St., Albany OR

Sale Price

\$2,100,000

Rate / Ft /Yr

\$22.00/Sqft/Yr



Isaac Grant, CCIM

(541) 525-6907

Matthew Conser, CCIM

(541) 619-8004

For Lease

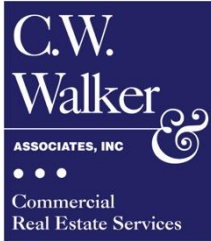
4811 SW Research Way, Corvallis OR

Property Location



Bldg SF	8,000 total		4 units	Zoning	CMU-2
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Isaac Grant, CCIM	Rene' Nelson, CCIM
(541) 525-6907	(541) 912-6583



Rate / Ft / Mth	Rate / Ft /Yr
\$1.65/sqft	\$19.80/sqft
Tenant Rep Fee	2.5% = \$19,800
Lease Type	NNN
Term	3-5 years

Property Highlights
• Brand New Retail Building • Four 2,000 sqft. units • 36 shared parking spaces • Estimated NNN's \$0.65/sqft

For Lease

4811 SW Research Way, Corvallis OR

Rate / Ft /Yr

\$19.80/sqft



Isaac Grant, CCIM

(541) 525-6907

Rene' Nelson, CCIM

(541) 912-6583



THE CCIM INSTITUTE

Oregon/SW Washington Chapter



Rate / Ft / Mth

Rate / Ft / Yr

\$1.65/sqft

\$19.80/sqft

Tenant Rep Fee

2.5% = \$19,800

Lease Type

NNN

Term

3-5 years

Property Highlights

- Brand New Retail Building
- Four 2,000 sqft. units
- 36 shared parking spaces
- Estimated NNN's \$0.65/sqft

FOR SALE | R-1 Development Land | 4 Lots | 4.12 total acres



Property Highlights

- Located at McLean & Chambers
- Highly sought after area in south Eugene
- 4 Lots zoned R-1
- 4.12 total acres
- The two lots facing McLean are 0.57 acres each.
- The larger lot facing Chambers is 2.29 acres
- The smaller lot facing Chambers is 0.69 acres.

Price

\$1,050,000

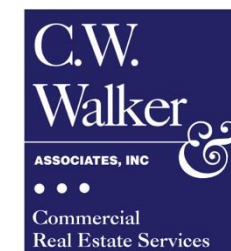
Fee to Buyer's Broker

2.50% = \$26,250

Seller Motivation

Sell undeveloped land from their portfolio

Isaac Grant, CCIM
CW Walker & Associates
(541) 525-6907
isaac@cwwalker.net



FOR SALE | R-1 Development Land | 4 Lots | 4.12 total acres



Price

\$1,050,000

Fee to Buyer's Broker

2.50% = \$26,250

Region/Area

Parcel Size

Price Per Acre

Zoning

Eugene, OR

4.12 total acres

\$254,854

R-1

Utilities Available

Highest and Best Use

Yes

Residential Development

Isaac Grant, CCIM
CW Walker & Associates
(541) 525-6907
isaac@cwwalker.net

