



SUBJECT
PROPERTY



NW West Union Rd
(± 13,533 VPD)

WEST UNION RETAIL CENTER

18215 NW West Union Rd | Portland, OR 97229

Asking Price: \$3.078M | Cap Rate: 5.75%

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INVESTMENT HIGHLIGHTS

- ◇ 100% leased to Starbucks (investment-grade credit of BBB) and Evolve Physical Therapy, a growing PNW PT clinic with two locations.
- ◇ Evolve recently extended their lease term two years early.
- ◇ Access off of West Union Road, a major thoroughfare, with two additional points of ingress.
- ◇ Above-average area incomes of \$182k, roughly 49% above the Portland city average.
- ◇ High-density surrounding residential with 219,420 residents within 5 miles.
- ◇ Located in Washington County, with a reputation for offering lower taxes than Multnomah County.
- ◇ Extremely high barriers-to-entry in the submarket due to Urban Growth Boundary.



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