

OFFERING MEMORANDUM

WOODBURN MEDICAL BUILDING

±20,737 SF premier Class A medical building for sale, ideal for Owner-User or value-add investors

693 RAY J GLATT CIRCLE, WOODBURN, OR 97071

KIDDER.COM

 **Kidder
Mathews**

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

03

LOCATION
OVERVIEW

*Exclusively
listed by*

MARK FRASER
Senior Vice President
503.221.2283
mark.fraser@kidder.com

ALEXANDRA HENDERSON
Senior Vice President
503.830.5431
alexandra.henderson@kidder.com

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



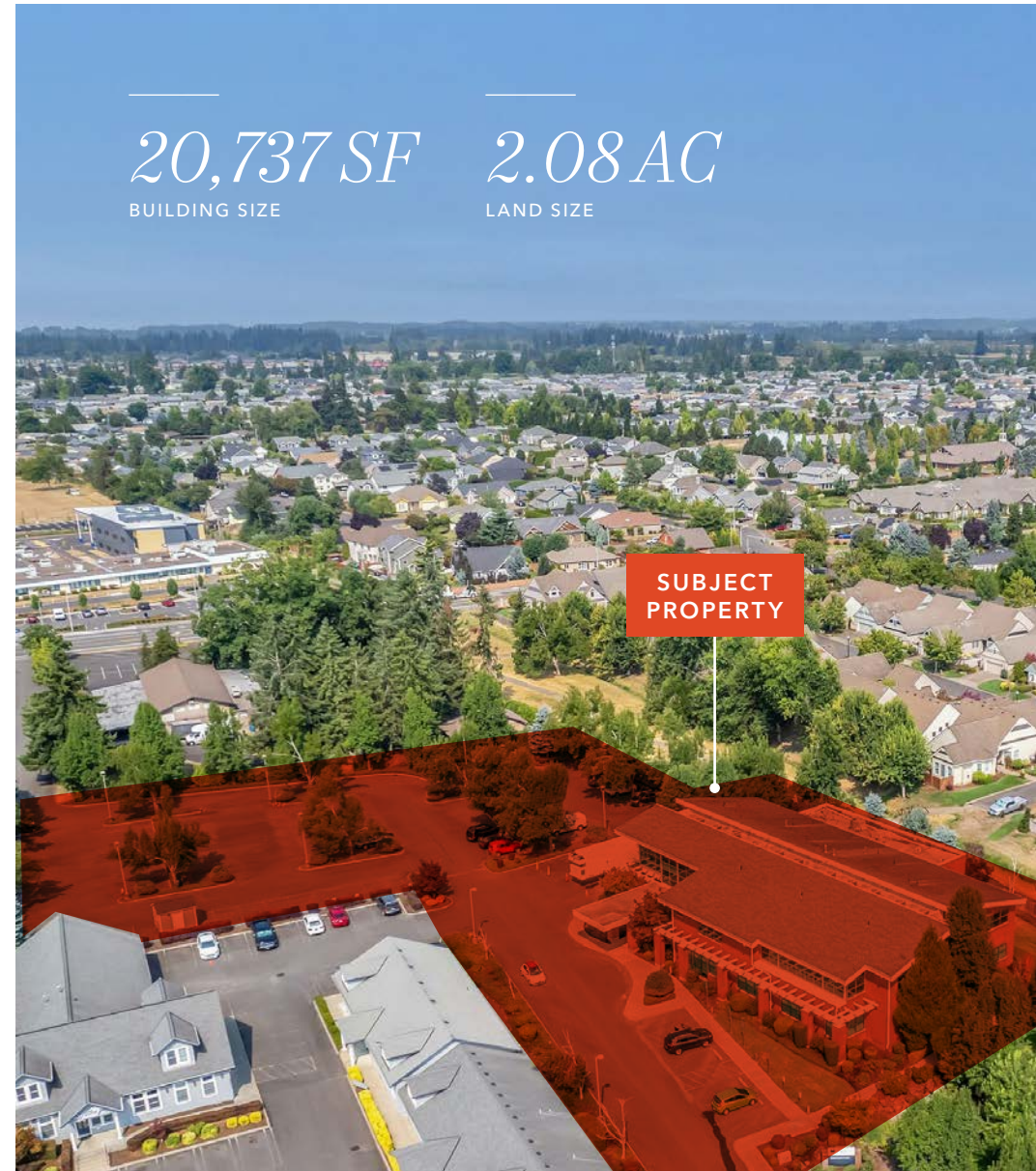
EXECUTIVE SUMMARY

PREMIER OFFERING IN THE HEART OF WOODBURN, OR

Kidder Mathews is pleased to present Woodburn Medical Building for sale. This high quality, newer construction asset provides a unique Owner-User or value-add opportunity in a fast-growing submarket.



ADDRESS	693 Ray J Glatt Cir, Woodburn, OR 97071
GROSS LAND SIZE	±2.08 Acres
PARCEL NOS.	R12781, R324329, R56229
ZONING	CO
YEAR BUILT	2001
SYSTEMS	Newer, Upgraded Roof, HVAC, TBC, Elevator Served
COUNTY	Marion County
PARKING RATIO	5.3/1,000



INVESTMENT HIGHLIGHTS

Quality asset situated on an expansive two-acre site in a growing suburban market.

First Floor currently occupied by Legacy through 3/31/2025; second-generation medical buildout.

Second Floor currently occupied by Liberty House. This is a Children's Advocacy Center serving Marion and Polk Counties and providing essential services to children.

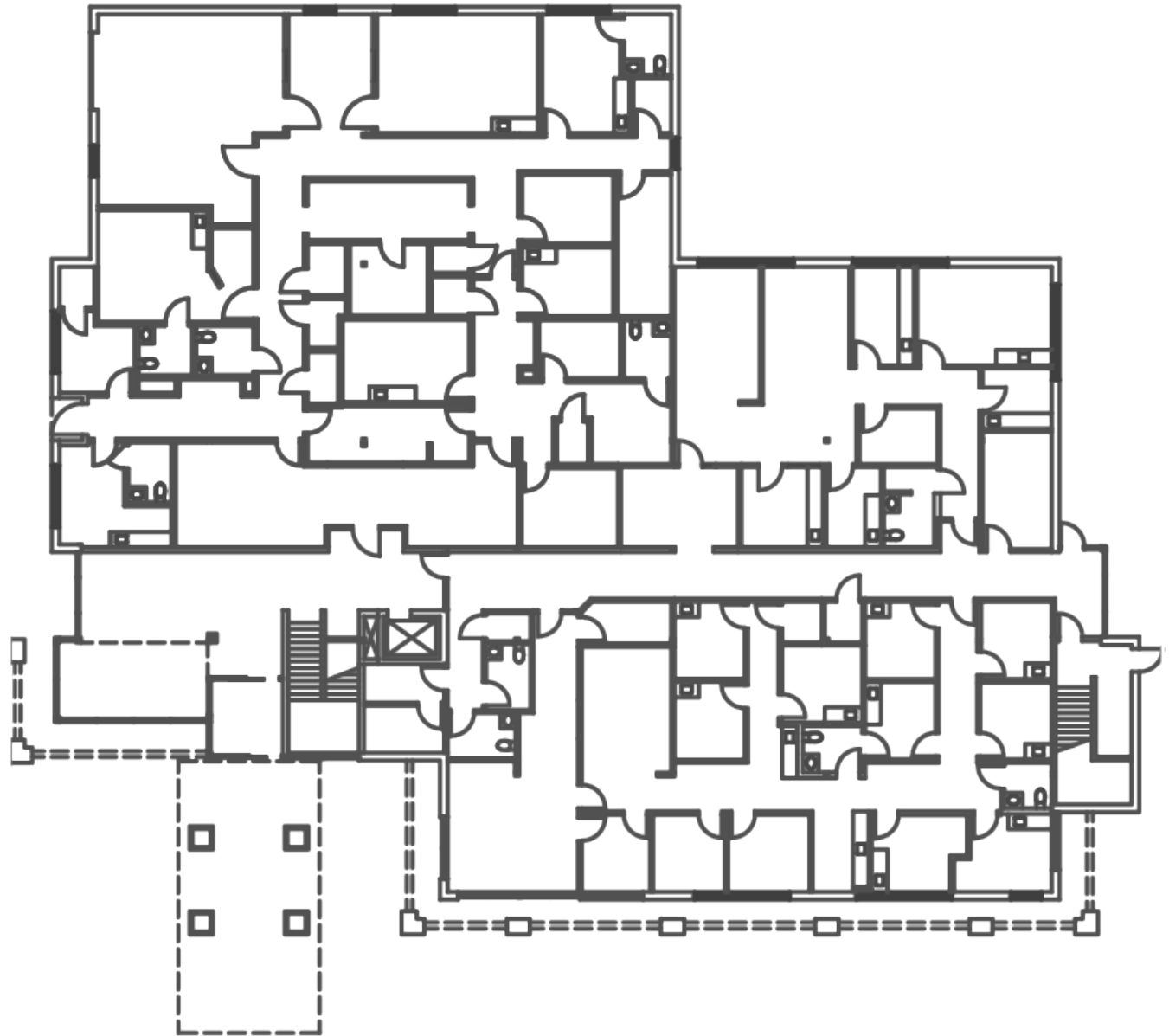
Existing income from Liberty House is \$233,318.69/annually, producing an in-place cap rate of 7.00%.





PROPERTY OVERVIEW

FIRST
FLOOR
PLAN



PROPERTY OVERVIEW



PROPERTY OVERVIEW



FIRST FLOOR (LEGACY HEALTH)



SECOND FLOOR (LIBERTY HOUSE)





LOCATION OVERVIEW

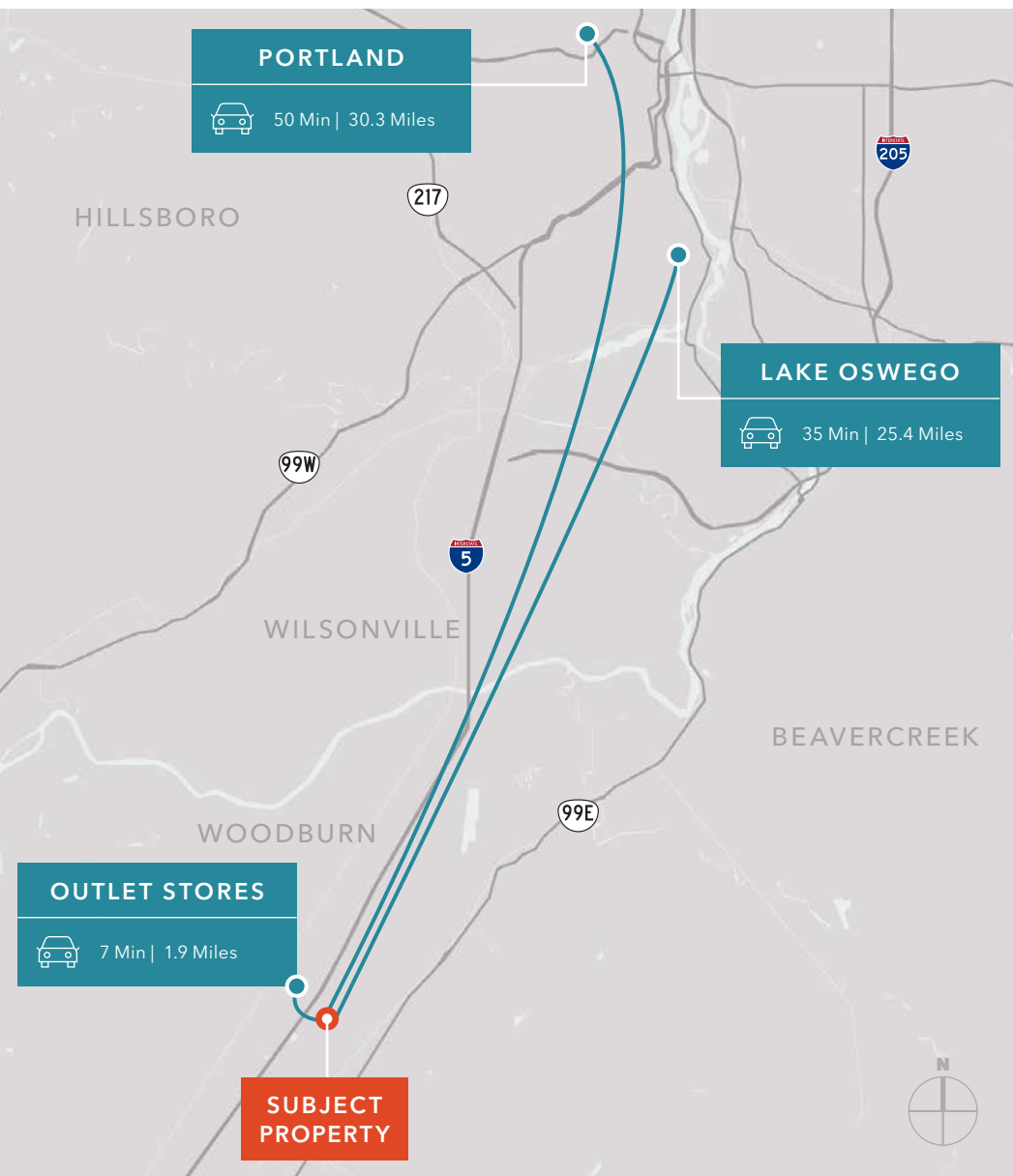
LOCATION OVERVIEW



WOODBURN OUTLETS

4 MIN DRIVE
TIME TO I-5

LOCATION OVERVIEW



Woodburn boasts various noteworthy features, yet the most renowned among them is undoubtedly the yearly Tulip Festival hosted at the Wooden Shoe Tulip Farm.

In the year 2020, Woodburn, OR, was inhabited by a population of approximately 26,000 individuals, with a median age of 38.1 years and a median household income amounting to \$52,251. Over the span of 2019 to 2020, the city's population expanded from 25,738 to 26,008, indicating a growth rate of 1.05%. Concurrently, the median household income experienced a rise from \$50,093 to \$52,251, reflecting a notable increase of 4.31%.

7 MIN

WOODBURN OUTLETS

35 MIN

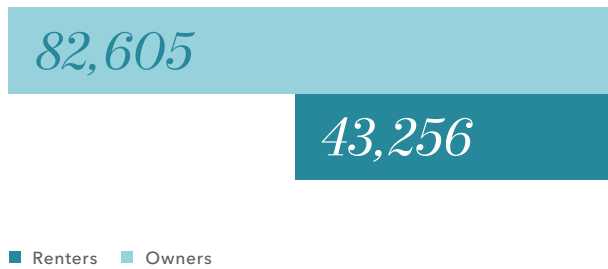
LAKE OSWEGO

50 MIN

PORTLAND

MARION COUNTY DEMOGRAPHICS

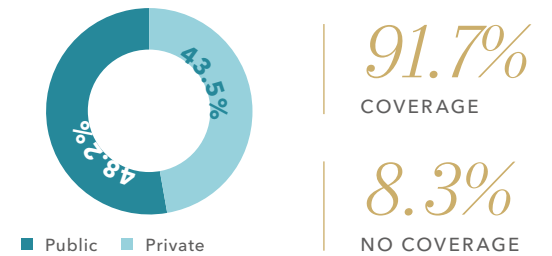
Home Ownership



Education



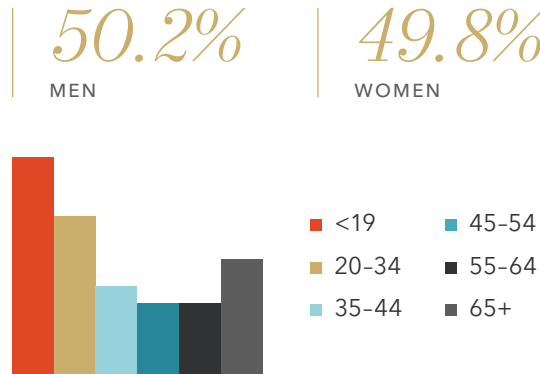
Health Coverage



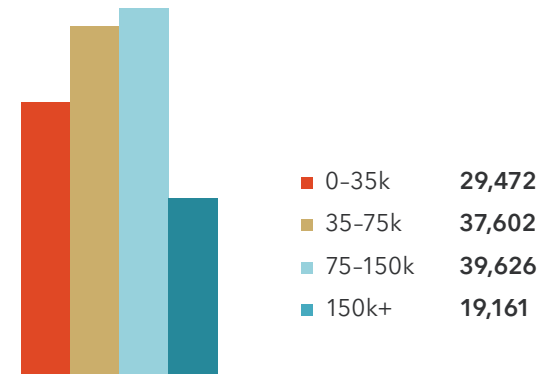
Race & Ethnicity

White	68.4%
Asian	3.2%
Native American	1.6%
Pacific Islander	0.9%
African-American	2.8%
Other Race	11.7%
Two or More Races	11.4%

Gender & Age



Income by Household



350,470 POPULATION	2.7 AVG HH SIZE	\$99,713 AVG HH INCOME	\$493/MO AVE HH HEALTHCARE EXPENDITURE	36.2 MEDIAN AGE
-----------------------	--------------------	---------------------------	---	--------------------

Exclusively listed by

MARK FRASER

Senior Vice President, Shareholder
503.221.2283
mark.fraser@kidder.com

ALEXANDRA HENDERSON

Senior Vice President
503.830.5431
alexandra.henderson@kidder.com

KIDDER.COM

