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# PORTLAND STATE UNIVERSITY INCOME PROPERTY

1909-1915 SW 6<sup>th</sup> AVENUE, PORTLAND, OREGON 97201

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***INCOME OR REDEVELOPMENT PROPERTY IN PORTLAND STATE UNIVERSITY  
OPPORTUNITY ZONE – 3 TENANTS – ON-SITE PARKING – WALKING TRAFFIC***





EXCLUSIVELY LISTED BY

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## INVESTMENT OVERVIEW

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Coldwell Banker Commercial is pleased to offer Family-owned AAA commercial investment property since 1953. The property is conveniently located on NE corner of SW Hall St and SW 6th Ave in Portland Oregon. Portland State University has over 28,000 students, 6000 professors, managers, and administrative staff. This investment property benefits from walking traffic to and from the various colleges, University Center and a multi-level student parking garage across street. PSU is the largest institution for graduate and postgraduate learning in the Portland-Vancouver area. The 6500 sq. ft. building includes valuable on-site management parking. There is currently a restaurant, boutique coffee shop, and a print shop that serve the University population. Excellent 1031 Exchange for income.

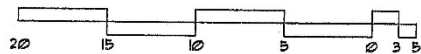
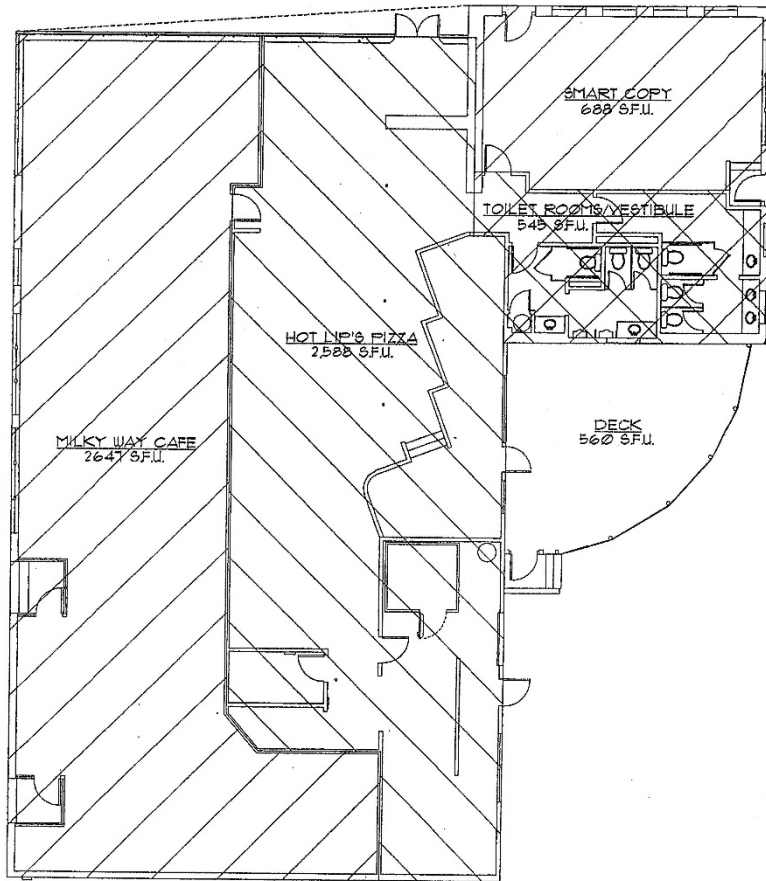
Income or redevelopment investment property with over 200 feet of frontage. High traffic count, visibility in the heart of PSU and national brands. 3 NNN leased units. CX - Central Commercial in Opportunity Zone.

Subject to lease rights. Proof of funds, and or property specific commercial loan approval required to show. Showing by appointment only with listing broker. Use OREF Commercial forms to make offer. Title will be First American Title - Christina Brusco. Do not disturb business. Call agent for details.



OFFERING SUMMARY

EXHIBIT A



1907-1915 SW 6TH  
11/24/104 OBA124TB



PORTLAND STATE UNIVERSITY INCOME PROPERTY

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\$4,000,000

3.3%

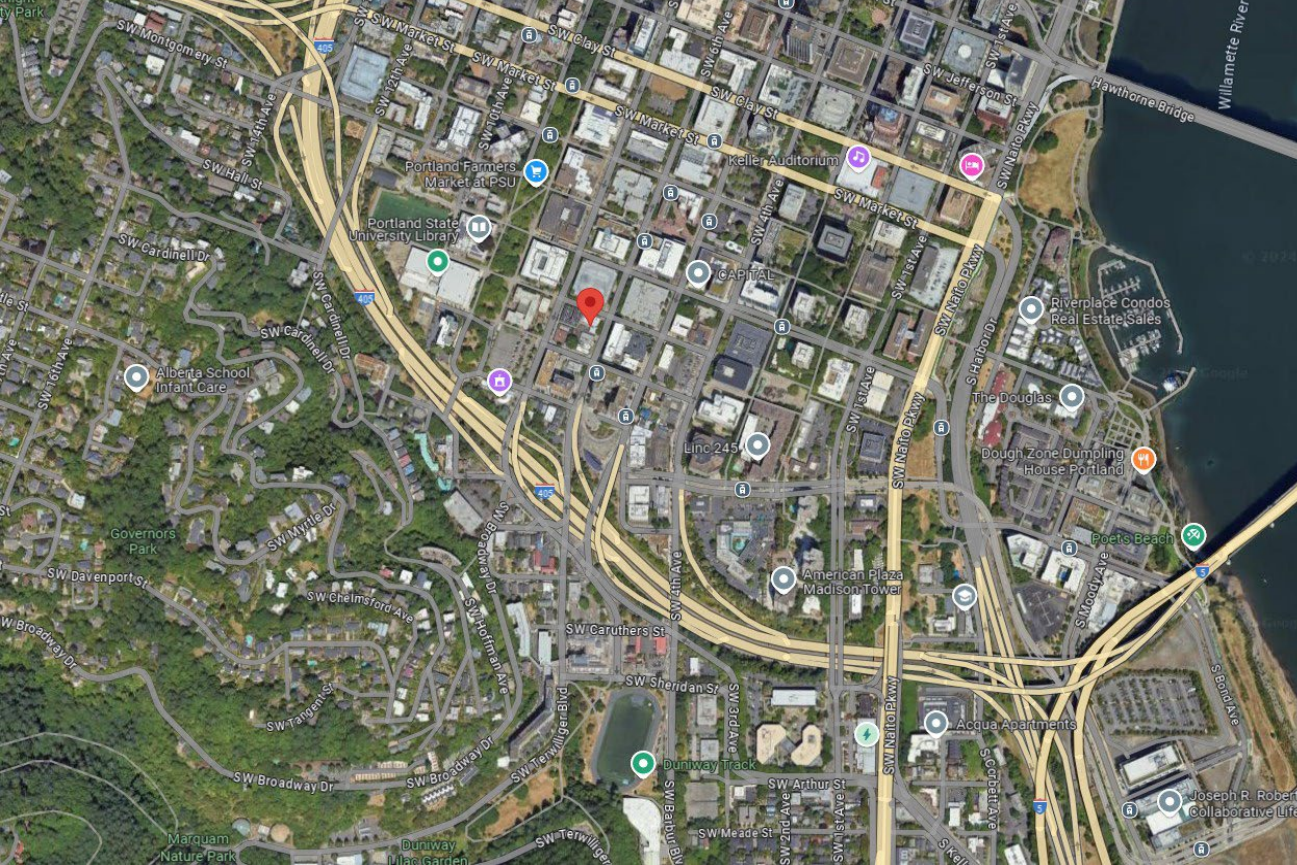
Gross Income	\$156,000
Price Per Square Foot	\$615
Gross Leasable Area (GLA)	6,500 SF
Lot Size	10,000 SF
Type of Ownership	Fee Simple
Opportunity Zone	Tax Cuts and Jobs Act 2017
Zoning	CX

CX ZONING: Central Commercial, high densityhigh-density commercial zone intended for development within Portland's most urban and intense areas. It allows for intense development with high building coverage and large buildings place close together – retail, office, and residential with a maximum height of 75 feet



LOCATION  
HIGHLIGHTS

- Strong Portland State University retail corridor – immediate surrounding tenants include Chipotle Mexican Grill, Einstein Bros Bagels, Jordan Schnitzer Museum of Art at Portland State University
- Portland State University Center is located across on SW Hall Street and SW 6<sup>th</sup> Avenue offering easy access a multi-level public parking garage and excellent visibility to over 40,000 vehicles per day
- Features dense population and high foot traffic
- Located less than one quarter mile from I-405 with 132,000 vehicles per day
- Located in Portland State University's Opportunity Zone







Inspiration for Tasty Corner comes from the regional opera houses of China. The Chinese Opera is one of the oldest dramatic art forms in the world, beginning around the time of the Tang Dynasty (618 – 907) when Emperor Taizong established an opera school with the poetic name “Liyuan” or “Pear Garden.”

As synonymous as pepper-infused spicy dishes, so are the iconic ‘magical face’ masks of the Chinese Opera. The spectacular stages, acrobatics, and humor-filled opera gave locals and visitors a deeper peek into Chinese culture. Inspired by this movement, the Tasty Corner brand now offers a similar, multi-sensory cultural experience.

- New 5-Year absolute N N N lease with 3% increases annually
- Full interior and exterior remodel
- Excellent visibility and easy access



# LEASE & RENT SUMMARY



## TASTY CORNER CHINESE RESTAURANT

624 SW HALL STREET, PORTLAND, OR 97201

### LEASE SUMMARY

Rent Increase	3% Annually
Built /Renovated	1953 / 2022
Lease Type	Absolute NNN
Lease Commencement	06/2022
Lease Expiration	06/2027
Landlord Responsibility	None
Tenant Responsibility	Taxes, Insurance, Repairs & Maintenance, Roof, and Structure
Gross Leasable Area (GLA)	2,647 SF
Lot Siz	10,000 sq. ft.

### RENT SUMMARY

DATE	MONTHLY BASE RENT	ANNUAL RENT
06/2024	\$5,164	\$61,968
06/2025	\$5,327	\$63,924
06/2026	\$5,494	\$65,928
5 Year Option 06/2027	Fair Market Rent	





Wild Rose Coffee's journey started from humble beginnings, blossoming from a cozy food cart at local farmers' markets to the grand opening of our second brick-and-mortar location. It's been an incredible ride, and we owe it all to the amazing community that has brought us to where we are today. From day one, we've focused on delivering not just exceptional hand-crafted drinks but also creating a unique and inviting customer experience. Our diverse team of baristas adds a special touch to our service, making each visit an adventure. We take pride in fostering an accepting environment, transforming customers into cherished friends.

- New 5-Year absolute NNN lease with 3% increases annually
- Full interior and exterior remodel
- Excellent visibility and easy access





# LEASE & RENT SUMMARY

## WILD ROSE COFFEE

1909 SW 6<sup>th</sup> AVENUE PORTLAND, OREGON 97201



### LEASE SUMMARY

Rent Increase	3% Annually
Built /Renovated	1953 / 2024
Lease Type	Absolute NNN
Lease Commencement	7/2024
Lease Expiration	7/2029
Landlord Responsibility	None
Tenant Responsibility	Taxes, Insurance, Repairs & Maintenance, Roof, and Structure
Gross Leasable Area (GLA)	2,588 SF

### RENT SUMMARY

DATE	MONTHLY BASE RENT	ANNUAL RENT
2024	\$4,550	\$54,600
2025	\$4,685	\$56,220
2026	\$4,825	\$57,900
2027	\$4,970	\$59,640
2028	\$5,120	\$61,440
5 Year Option	Fair Market Rent	



# REDē

— PRINT N SHOP —

We are a local print shop based in Portland, within the Portland State University campus in downtown.

We provide our services to all types of people, whether they are students, businesspeople or artists. We place a strong emphasis on customer service and excellence, regardless of what type of project we are working on.

We believe in building relationships with our customers and strive to benefit them through both high-quality services and friendly interactions.

- New MTM
- Full interior and exterior remodel
- Excellent visibility and easy access





# LEASE & RENT SUMMARY

## REDe Print Shop

1915 SW 6<sup>th</sup> AVENUE, PORTLAND, OR 97201



### LEASE SUMMARY

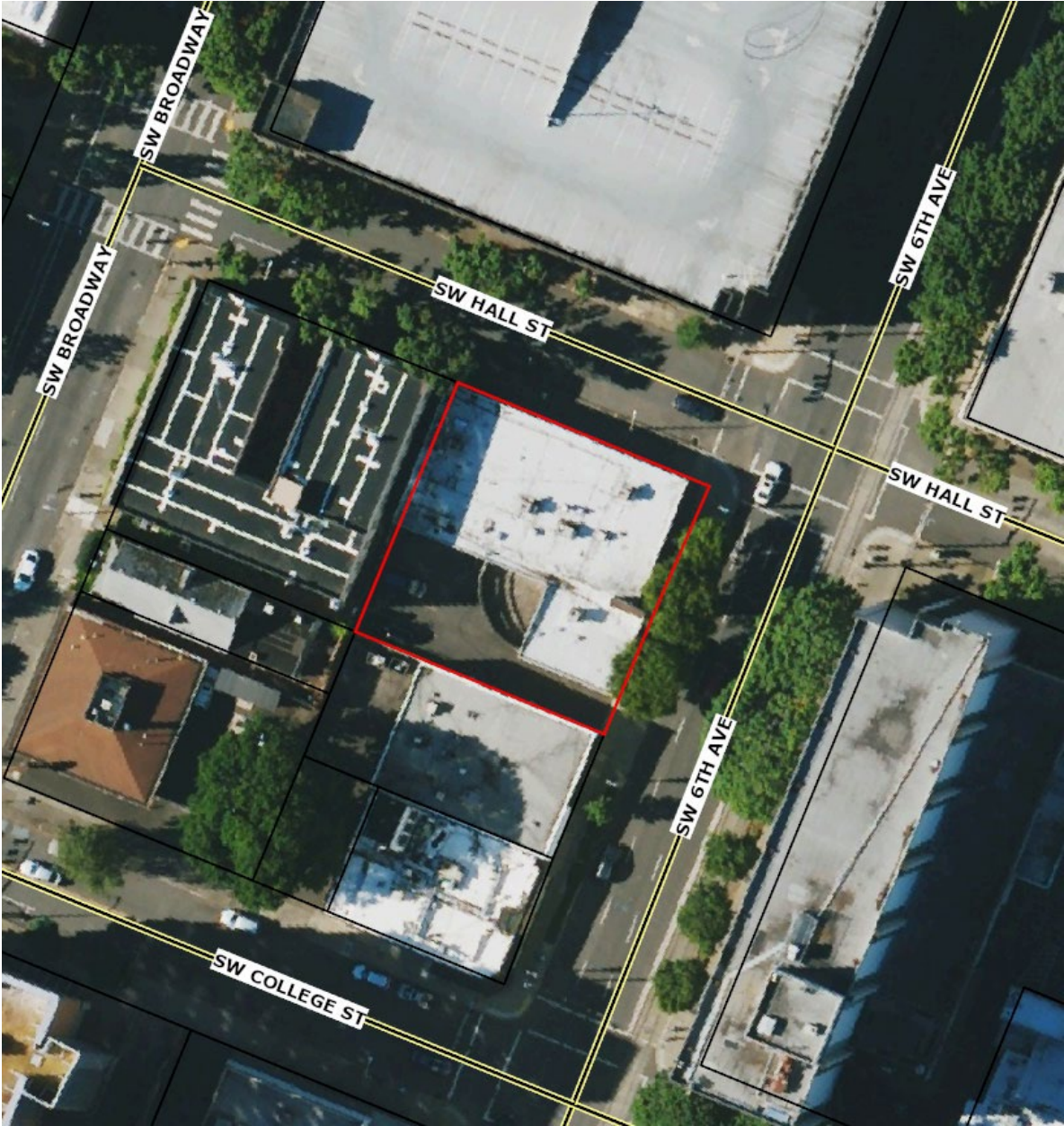
Rent Increase	MTM
Built /Renovated	1953 / 2022
Lease Type	MTM
Rent Commencement	MTM
Rent Expiration	MTM
Landlord Responsibility	None
Tenant Responsibility	Taxes, Insurance, Repairs & Maintenance, Roof, and Structure
Gross Leasable Area (GLA)	688 SF

### RENT SUMMARY

DATE	MONTHLY BASE RENT	ANNUAL RENT
07/2024 MTM	\$1,000	\$12,000



S I T E M A P



# P O R T L A N D - V A N C O U V E R O V E R V I E W

The Portland-Vancouver metro is located near the confluence of the Columbia and Willamette rivers, and it stretches across the Oregon border into Washington. The region is composed of Multnomah, Clackamas, Columbia, Washington and Yamhill counties in Oregon, as well as Clark and Skamania counties in Washington.

Mount Hood and the Cascade Range stand to the east, and the Oregon Coast Range lies to the west. The metro contains approximately 2.5 million residents, with more than 695,000 people residing in Portland — the area’s most populous city and the seat of Multnomah County.

- The cost of doing business is among the lowest on the West Coast, supported by no state income tax in Washington and no sales tax in Oregon
- The metro’s economy has shifted from timber to industries that include athletic and outdoor activities, clean tech, advanced manufacturing, and software
- The metro contains more than 37,000 acres of parks and provides numerous outdoor opportunities, including activities at Mount Hood and on the Hood River. It lies 60 miles east of the Pacific Ocean, with 330 miles of beaches along the Oregon coast
- Of residents ages 25 and older, 39 percent hold bachelor’s degrees, and 15 percent have also obtained a graduate or professional degree



2022 POPULATION	2022 HOUSEHOLDS	2022 MEDIAN HOUSEHOLD INCOME	2022 MEDIAN AGE
2.5M	1M	\$79,400	38.7

## MAJOR EMPLOYERS



## EDUCATION





## N O N - E N D O R S E M E N T & D I S C L A I M E R N O T I C E

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# BRENT BARKER, PC COMMERCIAL REAL ESTATE PROFILE



Licensed Principal Broker with Coldwell Banker Commercial holds broker licensing in Oregon, Washington, and Arizona since 2005. Earned a Bachelor of Science (BS) and Master of Art's (MA) Degree(s) at California State University, and currently a student at Pepperdine University Caruso School of Law - #1 ranked Dispute Resolution program in the World. Trained academically to be a Nationally Accredited Exercise Physiologist and trainer to work with professional sports teams (NHL, NFL, Track and Minor League Baseball); and their athletes to become a television spokesperson to build a National Fitness Chain. Negotiated over 450,000 square feet in commercial real estate structures and long-term leases subsequently sold to LA Fitness in 2007.

Brent has implemented successful marketing campaigns which have led to solid referral-based business. Establishing a strong name for himself as a project driven seasoned international professional who has cultivated a deep knowledge of relationship-building among internal and external stakeholders. As Senior Vice President of Emerging Markets of North America specializing in acquisition, development, and marketing of 400 plus unit apartments to condominium-conversion projects; achieved \$500 million in sales production by developing and managing core bank, capital group, broker, and investor relationships; building marketing groups in China, Japan, Europe and across North America.

The 2008 sub-prime real estate crisis taught Brent how to protect the downside for his clients. Working closely with other real estate agents, appraisers, lenders, title companies, short-sale specialists, fund managers and investors to restructure debt. Brent is Certified in Private Capital Markets by Pepperdine University in Malibu, CA.

Named 2009 US-Asia Expo Ambassador for Arizona by Phoenix Economic Council (GPEC) International Trade Council. Received the 2015 Commendation Award for Public Service by the Los Angeles County Board of Supervisors. As a Public Servant, Brent is Sentinel to The Heritage Foundation in Washington, DC. and Certified by the Leadership Institute's 2018 International School of Campaign Fundraising in Vienna, Austria. Decade member of the Entrepreneur Organization (EO – formerly YEO) in the Washington, D.C. and Dallas, Texas Chapters; where million-dollar producers and entrepreneurs seek collaboration to accelerate their business.

Long standing member of the Jewish Community Center(s), Broken Top Club, and Elected Member of the Multnomah Athletic Club (MAC) Top 5 Star Platinum Club of America. Founder of the Circle of Peace Foundation, volunteer to Homes for Hope, Boys' and Girls' Clubs, and active fundraiser for World Vision. Brent enjoys a wide range of interests including international travel, hiking, snowboarding and water sports. Competes annually since 2012 in the Nautica Malibu Triathlon supporting the Los Angeles Children's Hospital. Enjoys writing, the arts, photography, and Indie film.

Awarded "Coldwell Banker International President's Circle" for Top 4% of Brokers Worldwide. Certified Residential Specialist (CRS) - highest credential awarded to brokers and managers. Graduate education continues at Pepperdine University Caruso School of Law - with an emphasis in Dispute Resolution. Brent brings his experience to Coldwell Banker focusing on Residential and Commercial Real Estate investments with the goal of ensuring seamless transactions that exceed his client's expectations.



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COLDWELL BANKER BAIN  
COMMERCIAL

486 SW BLUFF DRIVE  
BEND, OREGON 97702



NOTE:  
ALSO SEE THE FOLLOWING:  
S 1/4 30 4100  
S 1/4 30 4200  
S 1/4 30 4300  
S 1/4 30 4400  
S 1/4 30 4500  
S 1/4 30 4600  
S 1/4 30 4700  
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