

RETAIL LEASING OPPORTUNITY

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COMMERCIAL
INTEGRITY *nw*

a real estate investment advisory company

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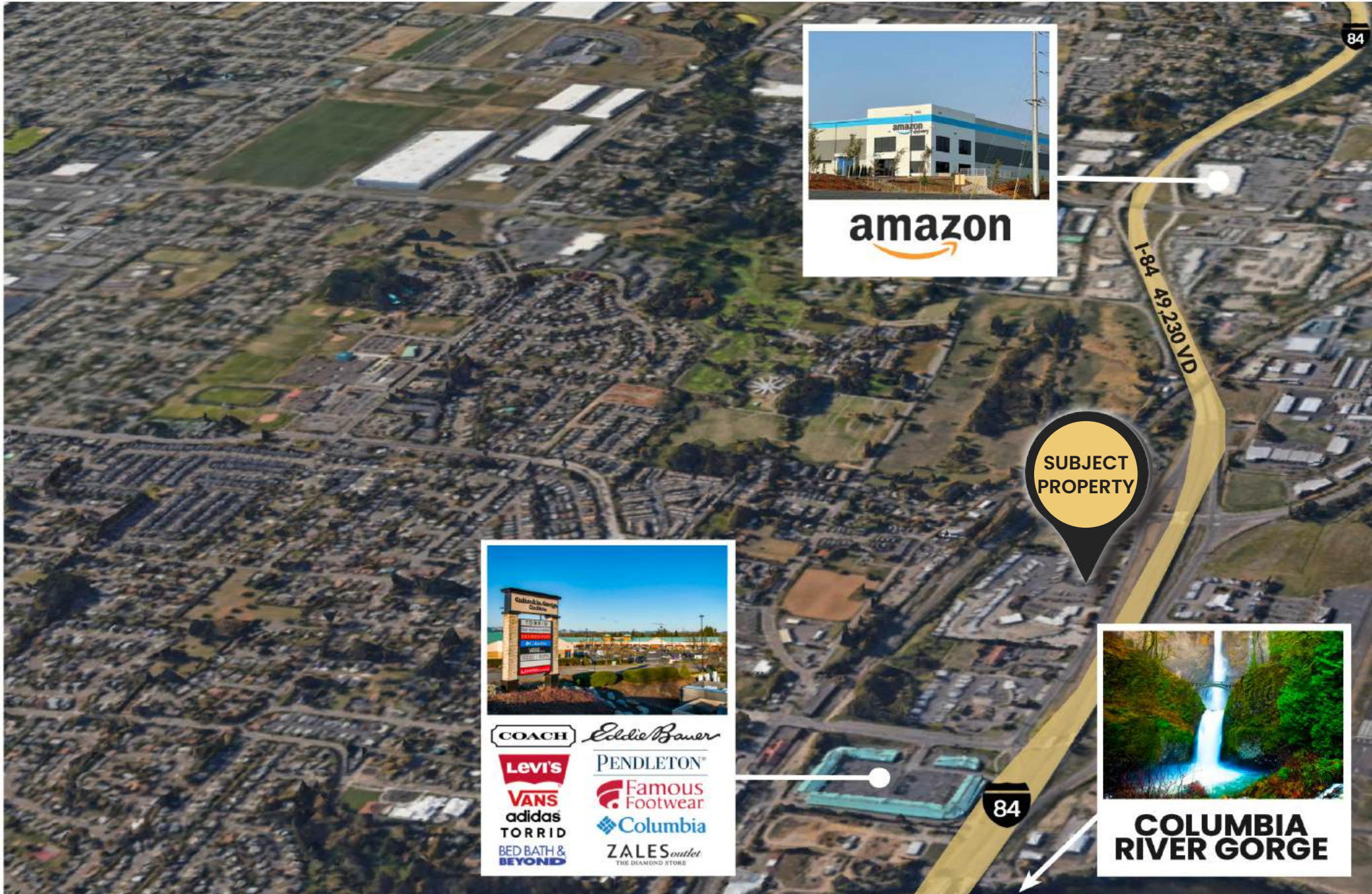




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AERIAL MAP



AERIAL MAP



PORTLAND

COLUMBIA RIVER

16.8 MILES TO 
DOWNTOWN PORTLAND

9.1 MILES TO 
COLUMBIA GORGE

HIGH BARRIER TO 
ENTRY MARKET 

HIGH VOLUME TRAFFIC
EXPOSURE 



amazon



FedEx

Call for
Pricing

RETAIL LEASING OPPORTUNITY

577 SW PHOENIX DRIVE | TROUTDALE, OR 97060

Building	3,931 SF	Parking	Approx. 57 stalls
Land	41,014 SF	Lease Type	NNN
Acres	0.94 AC	Population (5-miles)	166,708
Built	1994		
# of Parcels	1		



PROPERTY SYNOPSIS

- This property is a **3,931 SF Single-Tenant Absolute Triple Net Lease Investment Opportunity** in the City of Troutdale, Oregon.
- The Property Was Originally Built in 1994 and **Sits on a Large 0.94-acre Parcel. Situated A Block From Columbia Gorge Outlets.**
- The Subject Property **Nestled Comfortably Between Some of the Area's Best Retailers** Retailers Including McDonald's, Starbuck's, popeye's, Subway, Arby's, Levi's, GAP, Adida's, Coach, and Pendelton.
- The **largest employers within a 1 mile** radius of the subject property are Amazon & FedEx in their new Troutdale facilities.
- Troutdale is a Community With Vibrant Outdoor Focus. The Gateway to the Gorge Which is Draws a **Steady Traffic from the 102,789 VPD+ Traveling Along Interstate 84.**
- Excellent Neighborhood for Retail, With **\$4.6B Annual Consumer Spending in the Surrounding 5 Mile Radius.**



BUILDING PROFILE

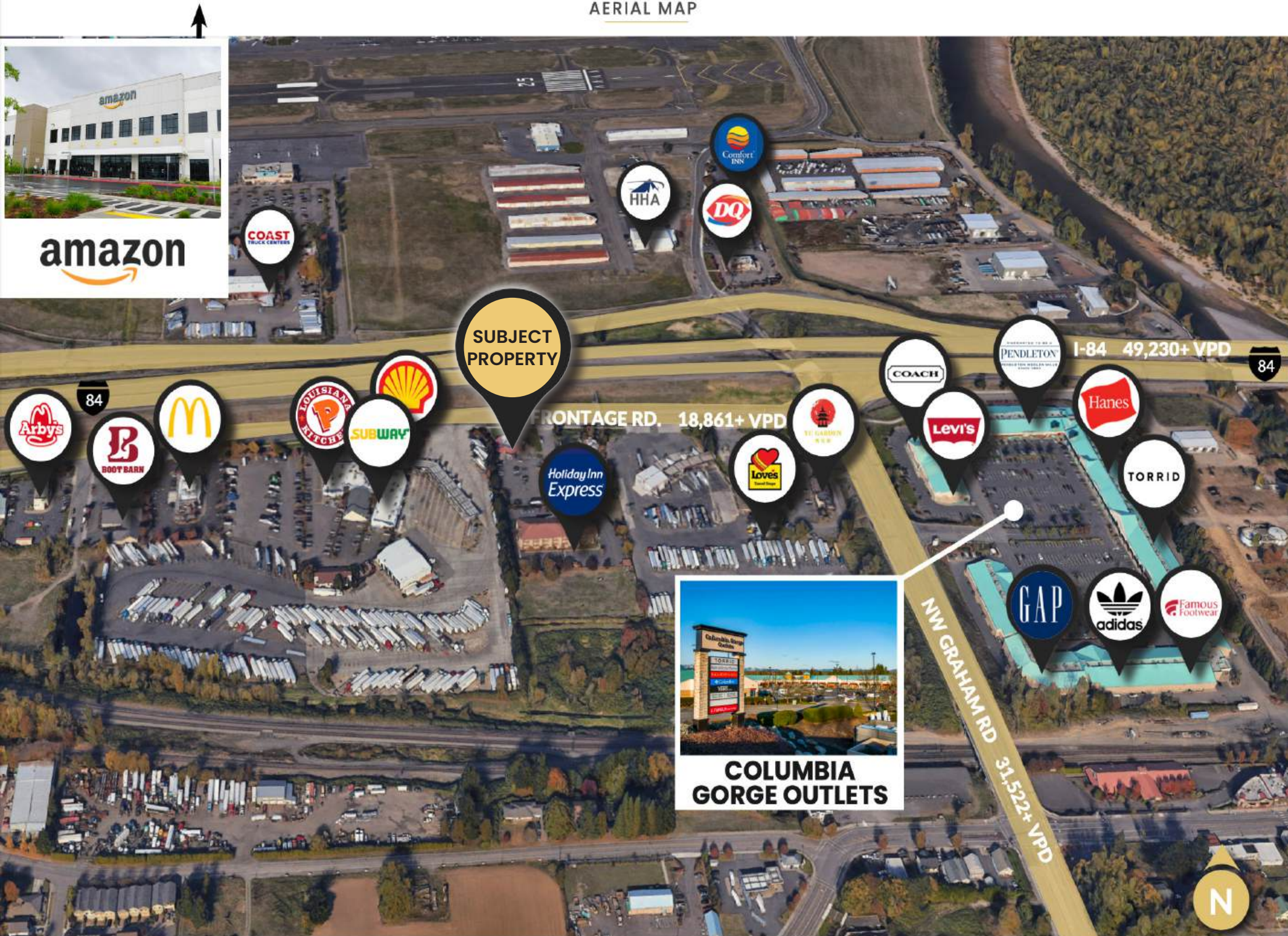
ABOUT the SUBJECT PROPERTY

Built in 1994, The iconic, 3,913 SF building stands a modest single story on it's 41,014 SF (0.94 AC) lot. The remaining portion of this 41,014 SF property is primarily parking lot with 57 surface stalls and 2 ingress/ egress' allowing easy traffic flow.

49,230+ VPD ON I-84 AND 18,861+ VPD ON FRONTAGE RD



AERIAL MAP











ABOUT TROUTDALE, OR

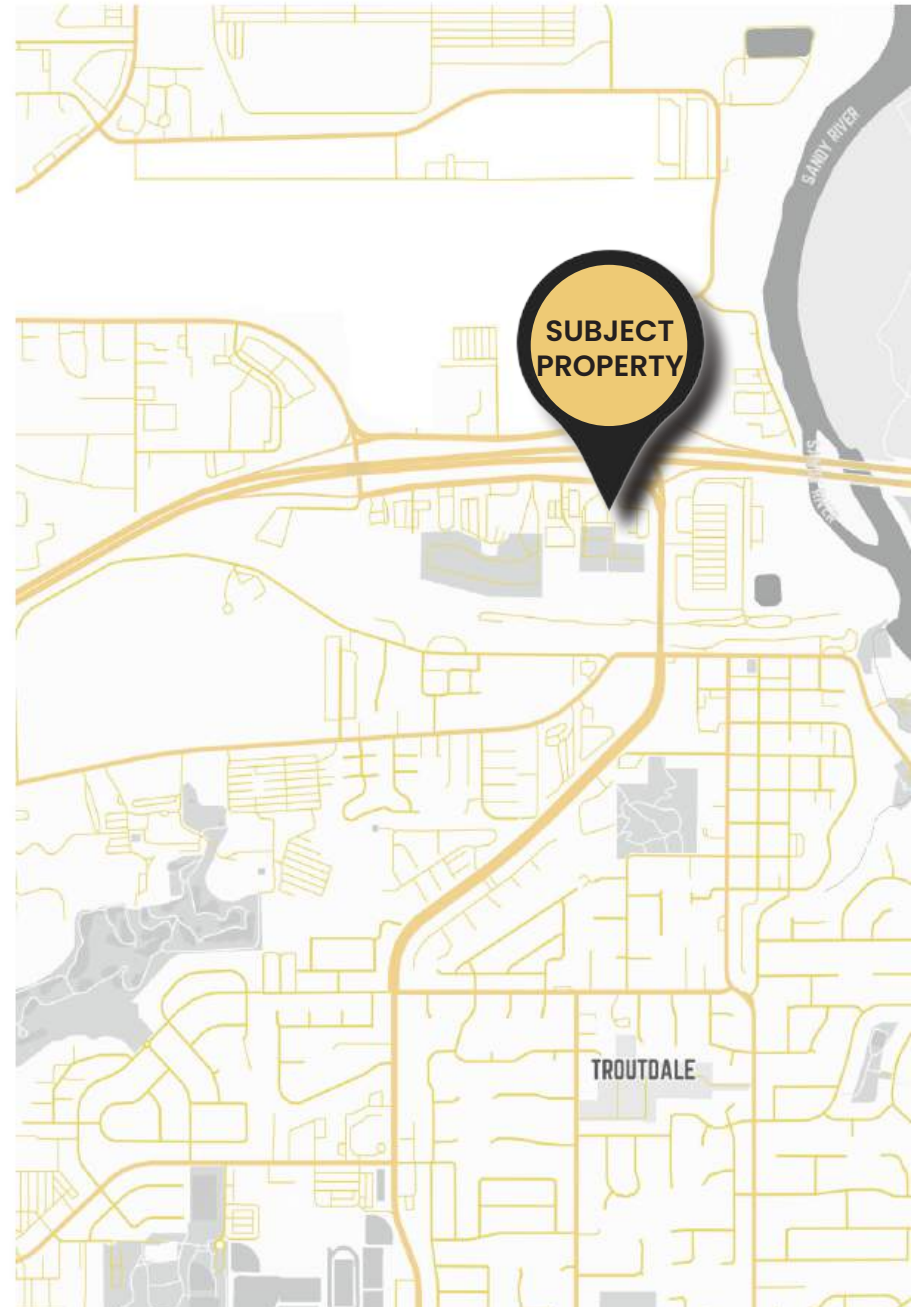
Troutdale has anchored the eastern end of the Portland metropolitan area for more than 100 years. As the “Gateway to the Gorge” its residents, choose Troutdale as the place to raise their families. Additionally, businesses locate here because of the outstanding combination of small-town America feel and friendliness ready access to the amenities of the Portland area. With easy access to the breathtaking natural beauty and recreational opportunities offered by the Columbia River Gorge and Mt. Hood, its no wonder why people flock to the area.

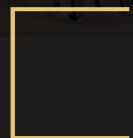
Boasting a high quality and affordable housing, high incomes, good schools, great parks and convenient access to employment centers in Troutdale, Gresham and Portland. Troutdale’s historical sites and the scenic beauty of the Columbia River Gorge provide opportunities to learn from and become part of a community.



DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
DEMOGRAPHICS	 POPULATION	5,308	50,354	166,434
	 HOUSEHOLDS	2,005	18,743	59,665
	 HH INCOME	\$107.2K	\$95.7K	\$106.4K
	 CONSUMER SPENDING	\$137.5M	\$1.2B	\$3.9B
TRAFFIC		NW FRONTAGE RD (US 30) - 18,861 VPD COLUMBIA RIVER HWY (I-84) - 49,230 VPD GRAHAM RD (US 30) - 31,522 VPD		
		WALKSCORE: 54 (SOMEWHAT WALKABLE) ANNUAL FOOT TRAFFIC: 254,631 SITE VISITS		
TRANSPORTATION		AIRPORT: 43 MINUTE DRIVE TO PORTLAND INTERNATIONAL AIRPORT (PDX)		
				
POPULATION	STATE	OREGON	4.18M	
	COUNTY	MULTNOMAH COUNTY	809,869	
	MSA	PORTLAND METRO AREA	2.47M	
	CITY	TROUTDALE	16,433	





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