



FOR SALE

Ontario Town Square

49 NW 1ST STREET

Ontario, OR 97914

PRESENTED BY:

STACY LOONEY

O: 503.459.4387

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OR #940200076

ONTARIO SQUARE HIGHLIGHTS



OFFERING SUMMARY

SALE PRICE:	\$1,595,000
NUMBER OF UNITS:	8
LOT SIZE:	0.95 Acres
BUILDING SIZE:	16,578 SF

PROPERTY DESCRIPTION

Unveil the potential of this prime retail property in Ontario, OR. With a 16,578 SF building comprising 8 units, this well-maintained space offers a strong foundation for business success. Zoned O-C2, it presents diverse opportunities for retail and street retail ventures. With a favorable location, and solid occupancy, this property embodies stability and growth potential. Don't miss the chance to be part of the thriving retail landscape in Ontario with this exceptional investment opportunity.

PROPERTY HIGHLIGHTS

- Strong Value Add Opportunity
- 16,578 SF building
- 8 units
- Excellent Access off Idaho Avenue
- Oversized Parking Lot on 2 parcels
- Zoned O-C2
- Central Retail Presence

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ASSET OVERVIEW

PROPERTY INFORMATION

STREET ADDRESS	49 NW 1st Street
YEAR BUILT	1970
APPROXIMATE BUILDING SIZE	16,578 SF
APPROXIMATE LOT SIZE	0.945 AC
OCCUPIED SPACE	11,659 SF
AVAILABLE UNIT	2,000 SF
OCCUPANCY	70%
PRICE	\$1,595,000
PRICE PER SF	\$96.21

INCOME AND NOI FIGURES

ACTUAL GROSS INCOME	\$140,295.00
PROFORMA GROSS INCOME	\$164,294.72
ACTUAL NOI	\$104,666.00
PROFORMA NOI	\$128,666.24

EXPENSES

2026 PROJECTED ANNUAL EXPENSES	\$35,628.00
TOTAL EXPENSED PER SQUARE FOOT	\$2.15

CAPITALIZATION RATES

PROFORMA CAP RATE (BASED ON PROFORMA NOI)	8.07%
ACTUAL CAP RATE (BASED ON ACTUAL NOI)	6.56%



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ADDITIONAL PROPERTY PHOTOS



Sits on NW Corner of Idaho Ave & NW 2nd Street



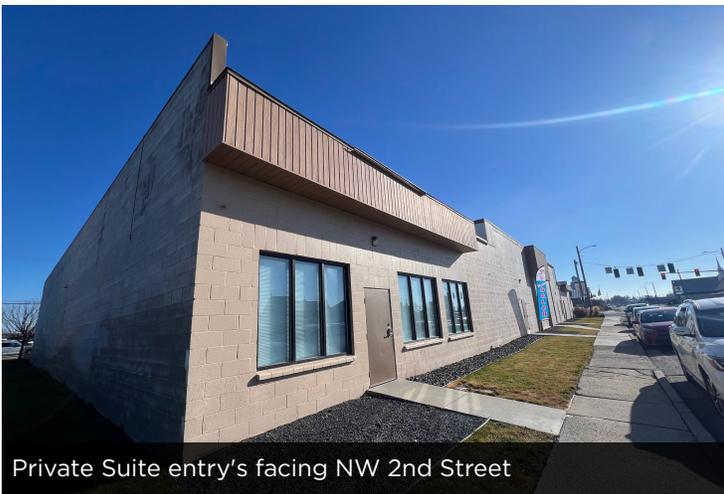
Extra Large Parking lot on 2 parcels



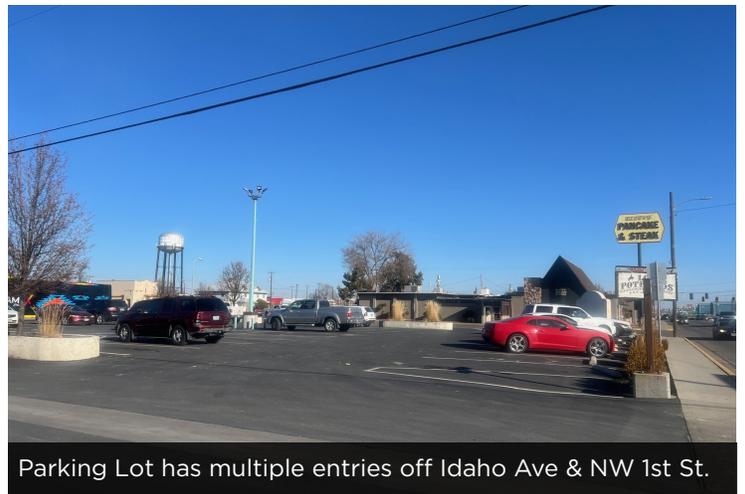
Entrance off Idaho Avenue with Excellent Signage Opportunity's



Light Filled East Entrance



Private Suite entry's facing NW 2nd Street



Parking Lot has multiple entries off Idaho Ave & NW 1st St.

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LOCATION & RETAILER MAP



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ADVISOR BIO 1



STACY LOONEY

Senior Advisor

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PROFESSIONAL BACKGROUND

Stacy is a licensed Oregon Principal Broker with almost 25 years of in-depth sales, leasing, and investment experience. She has represented both local and institutional buyers in Oregon and California, and a number of diverse tenants - focusing primarily on owner/user sales and office/retail leasing. Her tenacity and commitment to her clients earned her the SVN Partners Circle award several years in a row.

Stacy began her commercial real estate career in 1999, working as a General Manager with Regus. In 2001, she was recruited to join BRE Commercial (later Cassidy Turley affiliate) in Carlsbad, CA - where she went on to become Rookie of the Year in 2002. She remained at Cassidy Turley until 2013, and completed over 700 transactions during her time there. She returned to Oregon in 2013, and prior to joining SVN|Bluestone Hockley as a Senior Advisor, she was a broker with both Colliers and Living Room Realty - specializing in buyer and tenant representation.

Stacy has a true passion for real estate, and a desire to help clients enjoy their real estate experience. She is a member of ICSC (International Council of Shopping Centers), participates in NAIOP (National Alliance of Industrial & Office Professionals) and was a Chapter member of CREW Commercial Real Estate Women in both San Diego and Portland chapters.

EDUCATION

University of Idaho

Bachelor of Science - Corporate Fitness

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