



FOR SALE

501 N PLEASANT AVE

OREGON CITY, OR 97045

KEVIN VANDENBRINK

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Priced to sell. This office building has a mix of short-term leases in place, offering an owner-occupant the ability to occupy a portion of the space now and grow into the balance, or allowing an investor to reposition the property to capture upside from the generous common spaces and underutilized areas of the building. The property sits on an oversized lot, accessible from Pleasant Ave and Molalla Ave, with signage opportunities on a major arterial in Oregon City. Moderate interim income in place; rent roll available upon request.

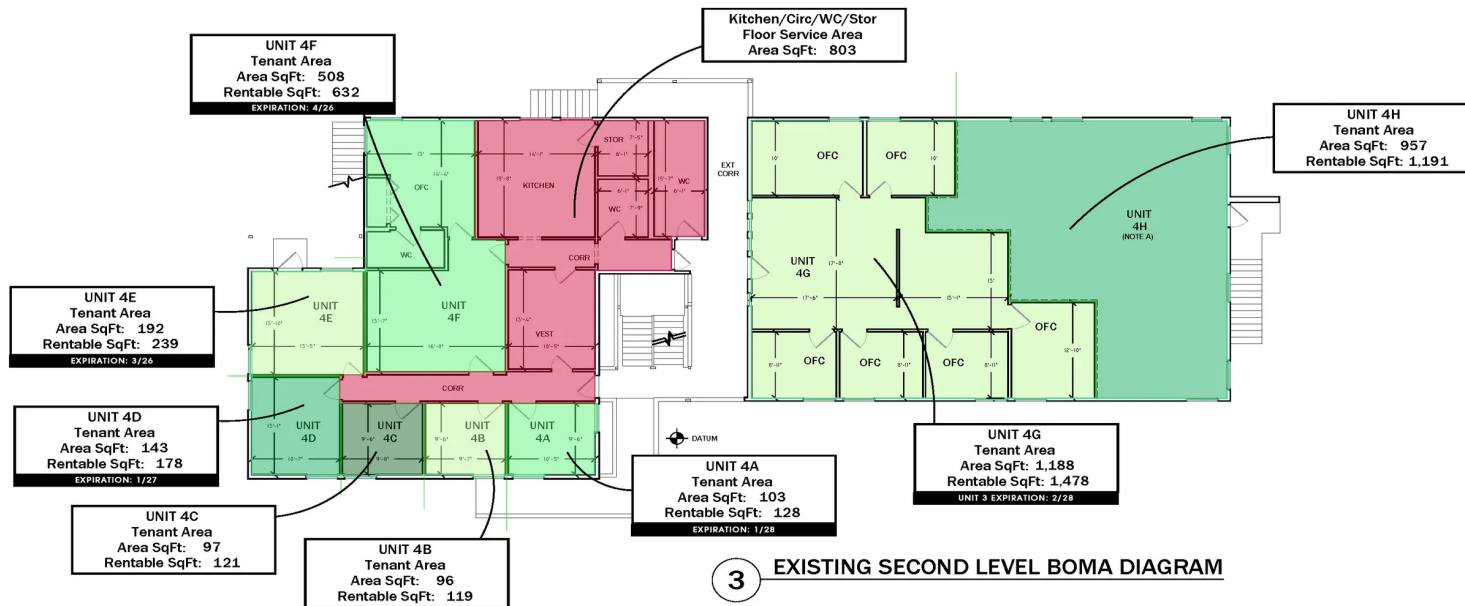
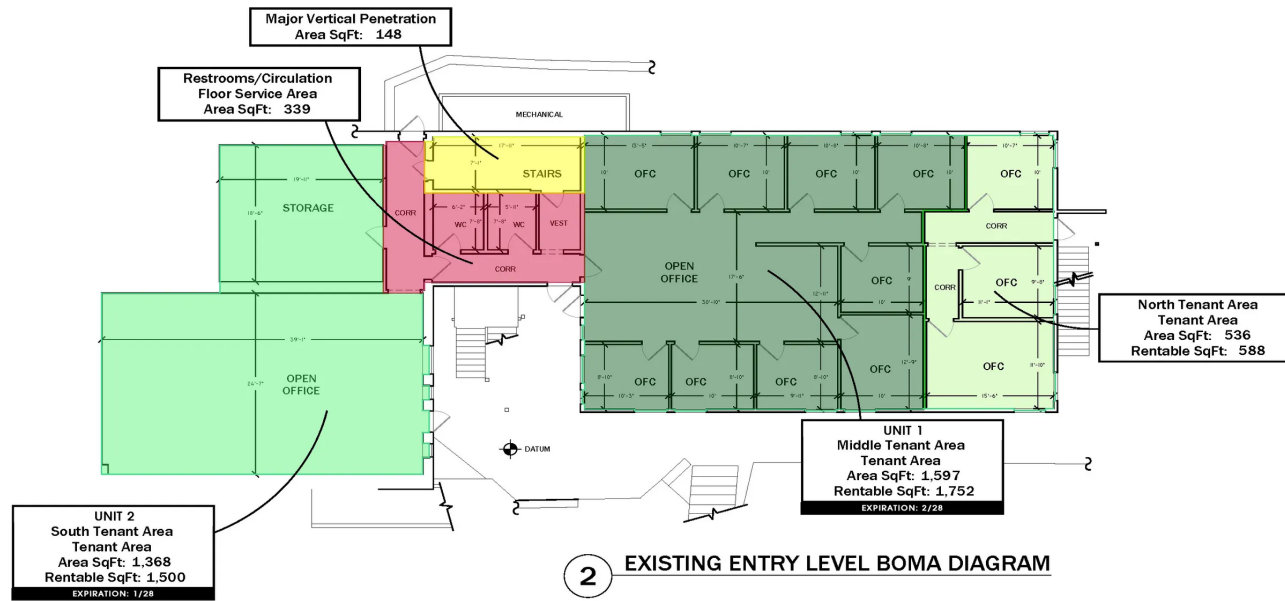
OFFERING SUMMARY

Sale Price:	\$895,000
Number of Units:	20
Lot Size:	31,103 SF
Building Size:	12,549 SF

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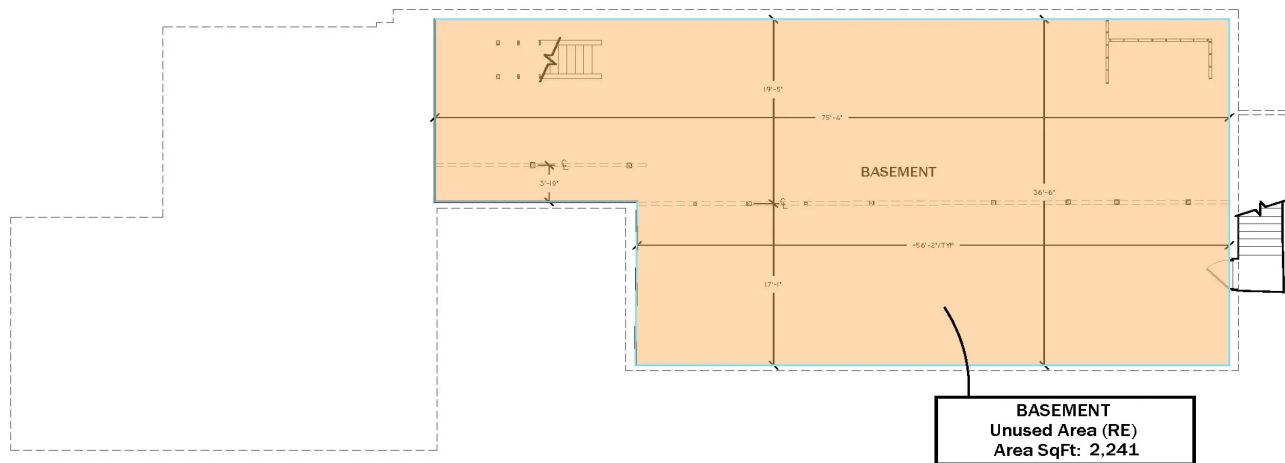
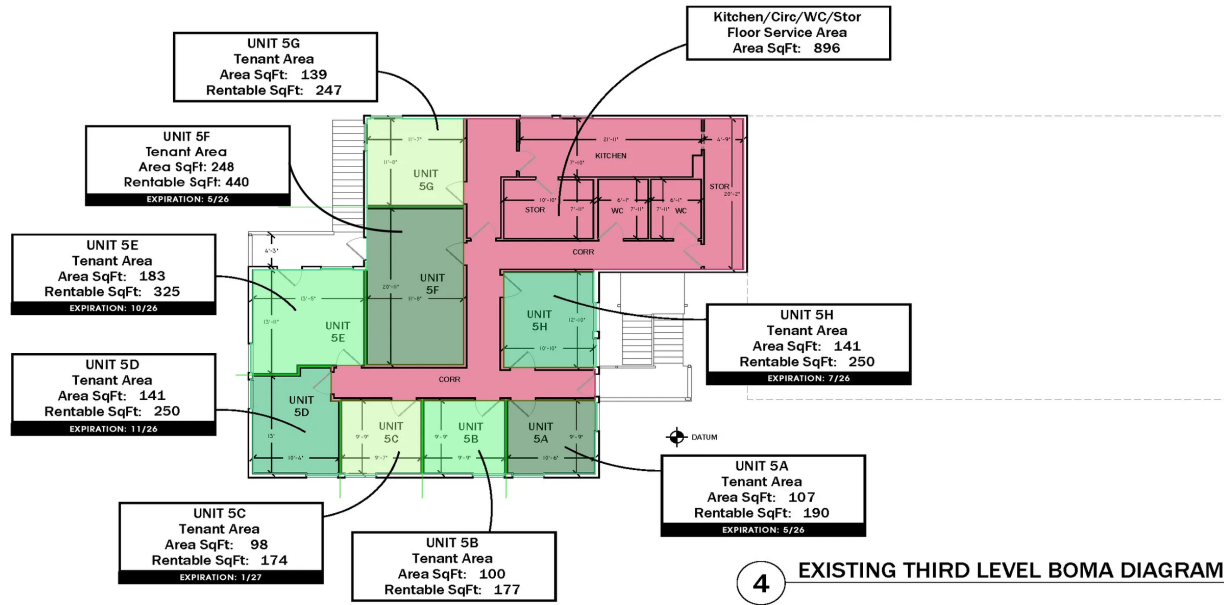
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BOMA 2024 FOR OFFICE BUILDINGS - STANDARD METHOD OF MEASUREMENT - METHOD A																	REV 0	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
Input	Input	Input & ID	= B - C	Input	Input & ID	Input & ID	Input & ID	= G + H	Input & ID	= I + J	Input & ID	= D - F - K - I	= (K + M) / K TOTAL	= I * N	= (I * N) + I	= (ΣD - ΣF) / (ΣD - ΣF - ΣP)	= Γ + (O * Q)	= R / I
Floor Level	Boundary Areas	Rentable Exclusions	Floor Rentable Areas	Space ID	Non-Allocated Tenant Areas	Tenant Usable Areas	Tenant Ancillary Areas	Occupant Areas	Building Amenity Areas	Floor Usable Areas	Building Service Areas	Floor Service Areas	Floor Allocation Ratios	Floor Allocations	Building Amenity & Service Areas	Building Allocation Ratio	RENTABLE AREAS	Load Factors A
BASEMENT		2,421		Open Basement (RE)									0			1.00		
FLOOR TOTALS	2,421	2,421											0			1.00		
ENTRY LEVEL				South Tenant Area		1,368		1,368		1,368			1.10	1,500		1.00	1,500	1.10
				Middle Tenant Area		1,597		1,597		1,597			1.10	1,752		1.00	1,752	1.10
				North Tenant Area		536		536		536			1.10	588		1.00	588	1.10
				Restrooms/Circulation (I-SA)								359	1.10			1.00		
FLOOR TOTALS	3,988	148	3,840	Basement Stair								1.10			1.00			
						3,501		3,501		3,501		359	1.10	3,840		1.00	3,840	
SECOND LEVEL				UNIT 4A		103		103		103			1.24	128		1.00	128	1.24
				UNIT 4B		96		96		96			1.24	119		1.00	119	1.24
				UNIT 4C		97		97		97			1.24	121		1.00	121	1.24
				UNIT 4D		143		143		143			1.24	178		1.00	178	1.24
				UNIT 4E		192		192		192			1.24	239		1.00	239	1.24
				UNIT 4F		508		508		508			1.24	632		1.00	632	1.24
				UNIT 4G		1,188		1,188		1,188			1.24	1,478		1.00	1,478	1.24
				UNIT 4H		957		957		957			1.24	1,191		1.00	1,191	1.24
FLOOR TOTALS	4,087		4,087	Kitchen/Circulation/WC/Stor (FSA)		3,284		3,284		3,284		803	1.24	4,087		1.00	4,087	
													1.24			1.00		
THIRD LEVEL				UNIT 5A		107		107		107			1.77	190		1.00	190	1.77
				UNIT 5B		100		100		100			1.77	177		1.00	177	1.77
				UNIT 5C		98		98		98			1.77	174		1.00	174	1.77
				UNIT 5D		141		141		141			1.77	250		1.00	250	1.77
				UNIT 5E		183		183		183			1.77	325		1.00	325	1.77
				UNIT 5F		248		248		248			1.77	440		1.00	440	1.77
				UNIT 5G		139		139		139			1.77	247		1.00	247	1.77
				UNIT 5H		141		141		141			1.77	250		1.00	250	1.77
FLOOR TOTALS	2,053		2,053	Kitchen/Circulation/WC/Stor (I-SA)		1,157		1,157		1,157		896	1.77	2,053		1.00	2,053	
													1.77			1.00		
BUILDING TOTALS (Σ)	12,549	2,569	9,980			7,942		7,942		7,942		2,038		9,980		1.00	9,980	

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LOCATION OVERVIEW

Explore the vibrant surroundings of the property located in Oregon City, Oregon. Nestled amidst the natural beauty of the Pacific Northwest, this area boasts a rich history and a thriving community. Within close proximity, discover the Willamette Falls, the End of the Oregon Trail Interpretive Center, and charming downtown Oregon City. Enjoy a variety of dining, shopping, and recreational opportunities, including nearby parks and riverside walking trails. With a blend of historical charm and modern amenities, the area offers an exceptional setting for an Office / Office Building investor looking to be part of a dynamic and diverse community.

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	927	3,160	10,999
Average Age	30.1	32.7	35.4
Average Age (Male)	28.7	32.2	35.9
Average Age (Female)	33.5	34.9	36.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	403	1,322	4,411
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$105,084	\$106,019	\$101,966

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