



3323 SW Naito Pkwy

For Sale/Medical Sale Leaseback

ANDALUZ WATERBIRTH CENTER

\$2,000,000

CBRE

P O R T L A N D , O R 9 7 2 3 9



ABOUT THE PROPERTY

The Offering presents a rare opportunity to acquire a high-quality sale leaseback investment secured by a long-term, absolute NNN lease by an established tenant. This offering is ideally suited for investors seeking durable income and minimal management responsibilities of a single-tenant building.

INVESTMENT HIGHLIGHTS



**NNN LEASE THROUGH
DECEMBER 31, 2037**



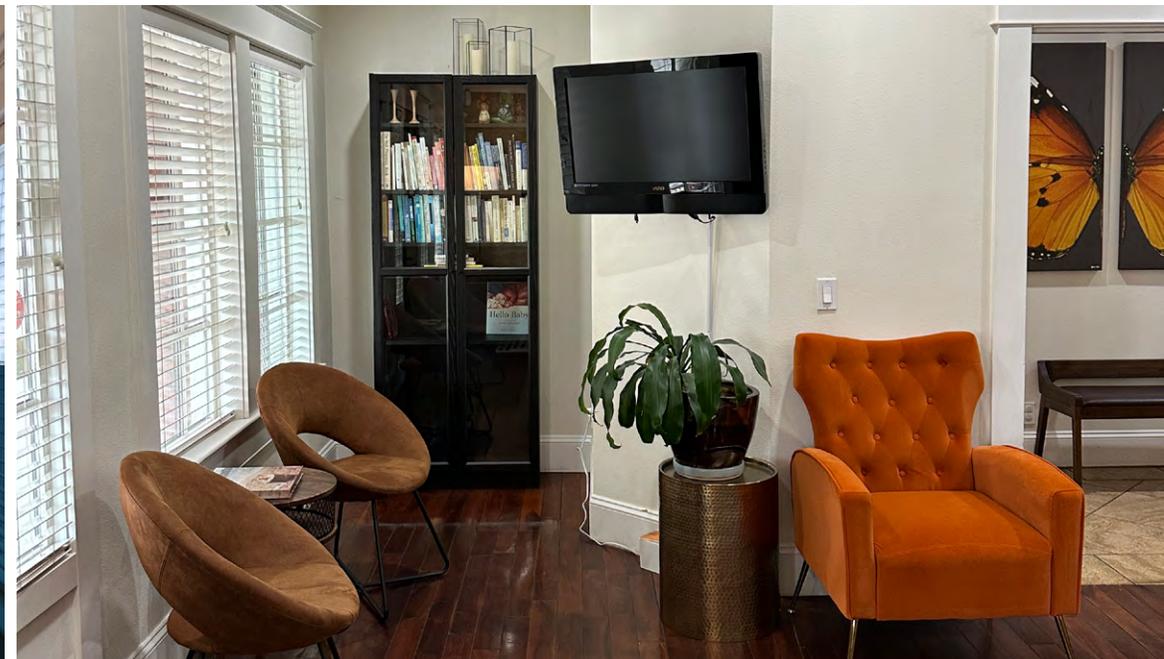
**CONTRACTUAL RENT
ESCALATIONS PROVIDE
PREDICTABLE NOI GROWTH**



**ATTRACTIVE GOING-IN
YIELD WITH FUTURE CAP
RATE EXPANSION**



**IDEAL FOR 1031
EXCHANGE OR PASSIVE
INCOME INVESTOR**



**A FANTASTIC OPPORTUNITY TO
ACQUIRE A SINGLE-TENANT BUILDING
FOR FUTURE CAP RATE EXPANSION.**

PROPERTY DESCRIPTION

ADDRESS

3323 SW Naito Pkwy,
Portland, OR 97239



SQUARE FOOTAGE

±4,700 SF



LOT SIZE

±8,750 SF/.2 AC



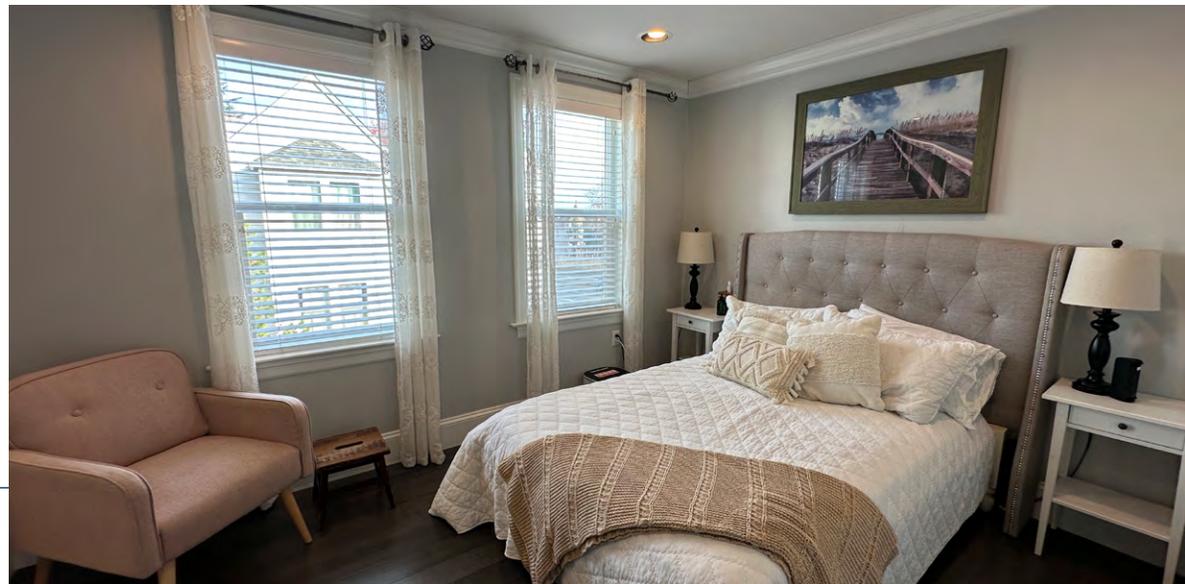
YEAR BUILT

1904



OCCUPANCY

100%



TENANT OVERVIEW

ANDALUZ WATERBIRTH CENTER

WWW.WATERBIRTH.NET

A FREE-STANDING, ACCREDITED BIRTH CENTER
OPERATING AT THIS LOCATION SINCE 1998.



FINANCIAL ANALYSIS

NNN INVESTMENT PROPERTY

A current NNN rental rate of \$30/SF/\$11,750 per month/\$141,000 per year. Rate to increase by 10% in years 6 and 11. May 1, 2027 to \$33/SF/\$12,925 per month/\$155,100 per year. May 1, 2032 to \$36.30/SF/\$14,217.50 per month/\$170,610 per year.

RENT ESCALATION SCHEDULE

LEASE PERIOD	ANNUAL BASE RENT
CURRENT	\$141,000
MAY 1, 2027 – APRIL 30, 2032	\$155,100
MAY 1, 2032 – DEC 31, 2037	\$170,610

RETURNS SNAPSHOT

GOING-IN CAP RATE	6.70%
CAP RATE AT 2027 RENT	7.37%
CAP RATE AT 2032 RENT	8.10%
GROSS RENT MULTIPLIER	14.18x

OFFERING SUMMARY

ASKING PRICE \$2,000,000 	LEASE TYPE Triple Net (NNN) 	CURRENT ANNUAL RENT \$141,000 
VACANCY / CREDIT LOSS 5% (Underwritten) 	LANDLORD EXPENSES 5% (Underwritten) 	

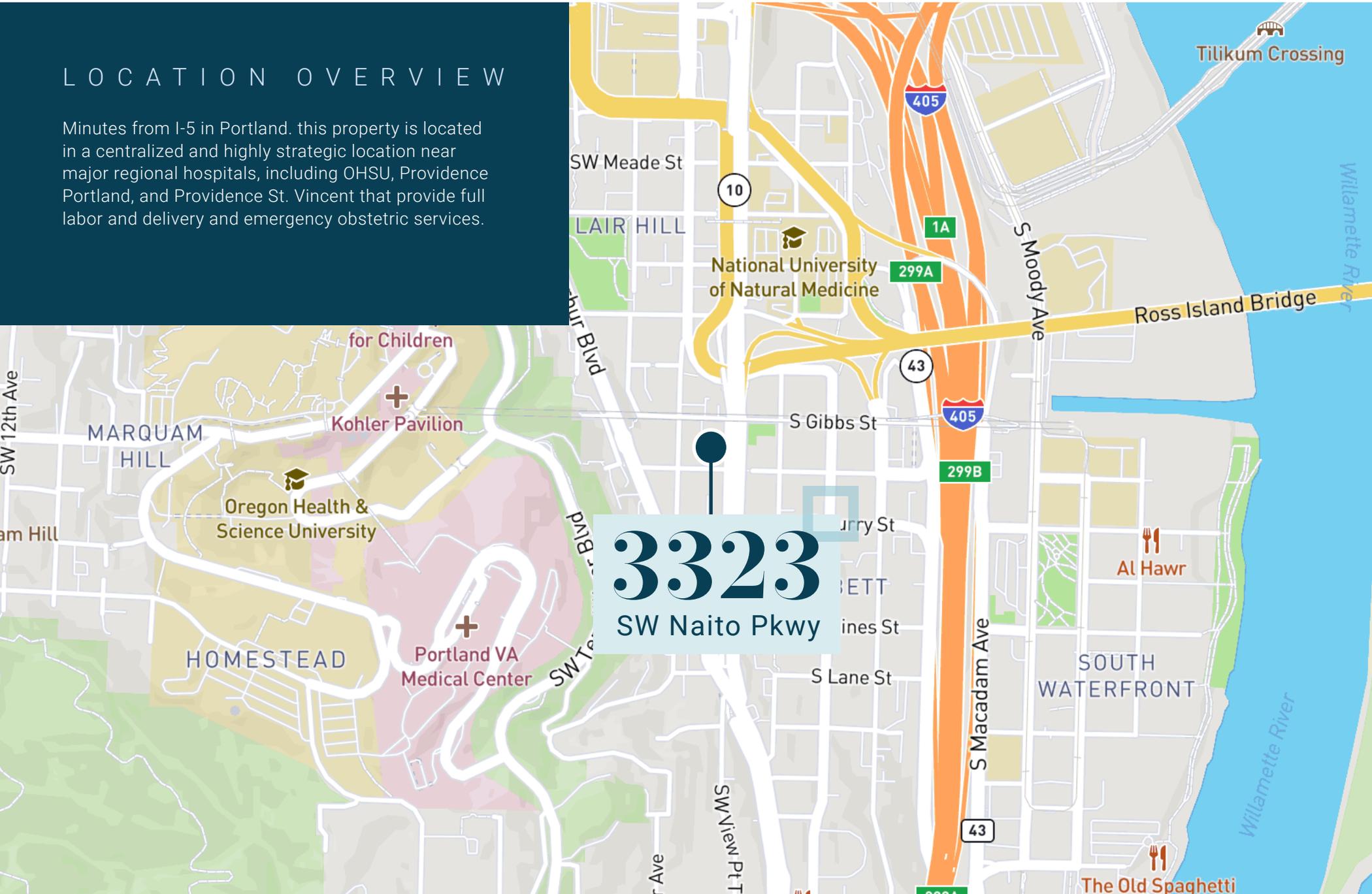
PRO FORMA CASH FLOW (5% VACANCY)

	CURRENT	2027-2032	2032-2037
GROSS RENT	\$141,000	\$155,100	\$170,610
VACANCY (5%)	(\$7,050)	(\$7,755)	(\$8,531)
MAY 1, 2032 – DEC 31, 2037	\$133,950	\$147,345	\$162,079

NOI IS \$141,000 PER YEAR IN YEAR 1.

LOCATION OVERVIEW

Minutes from I-5 in Portland. this property is located in a centralized and highly strategic location near major regional hospitals, including OHSU, Providence Portland, and Providence St. Vincent that provide full labor and delivery and emergency obstetric services.



3323
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MARKET OVERVIEW

The Portland metro office market continues to soften, driving more tenants toward suburban locations with better access and convenience. Suburban submarkets have shown comparatively stronger activity, supported by demand for flexible, accessible, and cost-efficient space outside the CBD. These trends especially benefit specialty properties like medical offices, which maintain steady, necessity-driven occupancy even as broader office fundamentals weaken. With construction activity at historic lows, unique, move-in-ready buildings that offer practical advantages such as dedicated parking have become increasingly attractive to tenants. In this environment, a fully leased medical building with on-site parking stands out as a resilient and highly desirable asset.



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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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SW Naito Pkwy



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