

CC CLASSIC COLLISION

7510, 7520-32 SE FOSTER RD, PORTLAND, OR



 **Graystone**
Capital Advisors

Classic Collision

7510, 7520-32 Southeast Foster Rd, Portland, Oregon

CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the Purchase of this Property and is not to be used for any other purpose. This information should not, under any circumstances, be disclosed to any third party without the written consent of Graystone Capital Advisors, Inc. ("GCA"), or Owner, or used for any purpose whatsoever other than to evaluate the possible Purchase of the Property. The Memorandum contains select information that pertains to the Property and the Owner, does not purport to be all-inclusive or contain all or part of the information which prospective investor may require to evaluate a Purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable but has not been verified for accuracy, completeness, or fitness for any purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions related to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. GCA and the Owner disclaim any, and all liability for representations or warranties expressed or implied, contained in or omitted from this Memorandum or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice, and the recipient of these materials shall not look to Owner or GCA nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Memorandum and are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

NON-ENDORSEMENT NOTICE

GCA is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or GCA, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of GCA, and is solely included for the purpose of providing tenant lessee and market information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR GCA AGENT FOR MORE DETAILS.



Kurt Hediger

SVP

kurt.hediger@graystoneca.com
949.246.0109

Adam Vranian

VP

adam.vranian@graystoneca.com
616.856.0432

Brian Brockman

Broker

Bang Realty - Oregon, Inc.
License: 201236414

IN ASSOCIATION WITH BANG REALTY | A LICENSED OREGON BROKER #201238786
BOR@BANGREALTY.COM | 513-898-1551



Investment Overview

Graystone Capital Advisors is pleased to present the opportunity to acquire 7510, 7520-7532 SE Foster Rd, Portland, OR, a single-tenant retail investment located in a dense Southeast Portland commercial corridor. The two buildings totaling 21,225 square feet are situated on 0.86 acres and offers strong visibility, excellent accessibility, and proximity to major transportation routes. The property's infill location within a growing submarket enhances long-term real estate value and supports a wide range of commercial uses.

The property is fully leased to Classic Collision under a corporate-guaranteed NNN lease with over six years of remaining term, providing a stable and reliable income stream. The lease includes 3% rent escalations, continuing through the base term and three five-year renewal options, offering built-in rental growth and inflation protection. Tenant responsibility for taxes, insurance, and maintenance—excluding roof and structure—results in minimal landlord obligations, making this an attractive, low-management investment opportunity.

21,225 SF NNN Classic Collision in Portland, Oregon

Offering Summary

Address:	7510, 7520-7532 SE Foster Rd
City, State & Zip:	Portland, OR 97206
Parcel:	R154233, R154232
Lot Size:	37,462 SF
Combined GLA:	21,225 SF
Sale Price:	\$5,111,606
Price/SF:	\$241
Cap Rate:	6.60%

Investment Highlights

Credit-Backed NNN Lease with Built-In Growth

- » The property is 100% leased to Classic Collision, a well-established tenant supported by a strong corporate guarantee. The lease extends through October 2031, with approx. 6.2 years remaining, and is structured as a triple-net (NNN) lease. The lease features 3.0% rent escalations, providing predictable income growth with minimal landlord responsibilities.

Necessity-Based, Recession-Resilient Industry

- » The U.S. collision repair industry is a necessity-driven sector valued at approximately \$73.9 billion in 2025, encompassing more than 104,000 body shops nationwide. The industry has delivered a 5-year CAGR of approximately 4.7%, supported by increasing vehicle complexity, sustained accident frequency, and long-term growth in vehicle ownership.

High-Margin, Resilient Business Model

- » Collision repair facilities benefit from attractive operating fundamentals, with industry gross margins typically ranging from 50%-60%. Labor-intensive services often achieve margins of 70%-80%, supporting strong cash flow generation and operational durability across economic cycles.

National Operator with Significant Scale

- » Classic Collision, Inc. is a leading national platform with estimated annual revenue of approximately \$750 million as of mid-2025. The company operates 300+ locations across 18 states, reflecting meaningful scale, geographic diversification, and a strong competitive position within the U.S. collision repair market.

Strategic Southeast Portland Location

- » Located along the established SE Foster Road corridor, 7510, 7520-7532 SE Foster Rd benefits from strong visibility and connectivity within Southeast Portland. The property offers efficient access to key arterial routes and nearby residential neighborhoods, supporting a reliable labor pool and consistent local demand while maintaining convenient links to the broader Portland metro area.



21,225 SF



Corporate Guarantee



3% Annual Increases



Commercial Zoning



Auto Shop



3, Five-Year Options



Built in 1976



NNN Lease Structure



7510 & 7520-32 SE Foster Rd

Combined Annualized Operating Data

Year	Annual Rent	Monthly Rent	Rent/Building SF	Increases	Cap Rate
Nov 2025 - Oct 2026	\$337,366	\$28,114	\$15.89	-	6.60%
Nov 2026 - Oct 2027	\$347,488	\$28,957	\$16.37	+3.0%	6.80%
Nov 2027 - Oct 2028	\$357,912	\$29,826	\$16.86	+3.0%	7.00%
Nov 2028 - Oct 2029	\$368,650	\$30,721	\$17.37	+3.0%	7.43%
Nov 2029 - Oct 2030	\$379,708	\$31,642	\$17.89	+3.0%	7.43%
Nov 2030 - Oct 2031	\$391,100	\$32,592	\$18.43	+3.0%	7.65%



Classic Collision

Lease Specs

Tenant:	Classic Collision
Guarantor:	Corporate Guarantee
Lease Type:	NNN
Landlord Responsibility:	Roof, Structure, General Liability
Lease Commencement:	10/15/2021
Lease Expiration:	10/31/2031
Options:	3, Five-Year Options
Rental Increases:	3% Annually
Other Provisions:	10-Day ROFO



Classic Collision, Inc. is a leading national operator in the U.S. collision repair industry. Founded in 1983 and headquartered in Sandy Springs, Georgia, the company operates over 300 locations across 18 states. Classic Collision provides full-service auto body and collision repair, including advanced diagnostics and manufacturer-certified repairs, serving a broad customer base through strong relationships with major insurance carriers.

The company has grown through a disciplined expansion strategy supported by private equity sponsorship, including an acquisition agreement with TPG Capital in 2024. Operating within a necessity-based, recession-resilient industry, Classic Collision's scale, geographic diversification, and long operating history support its position as a stable, creditworthy tenant.

Locations in 18 States

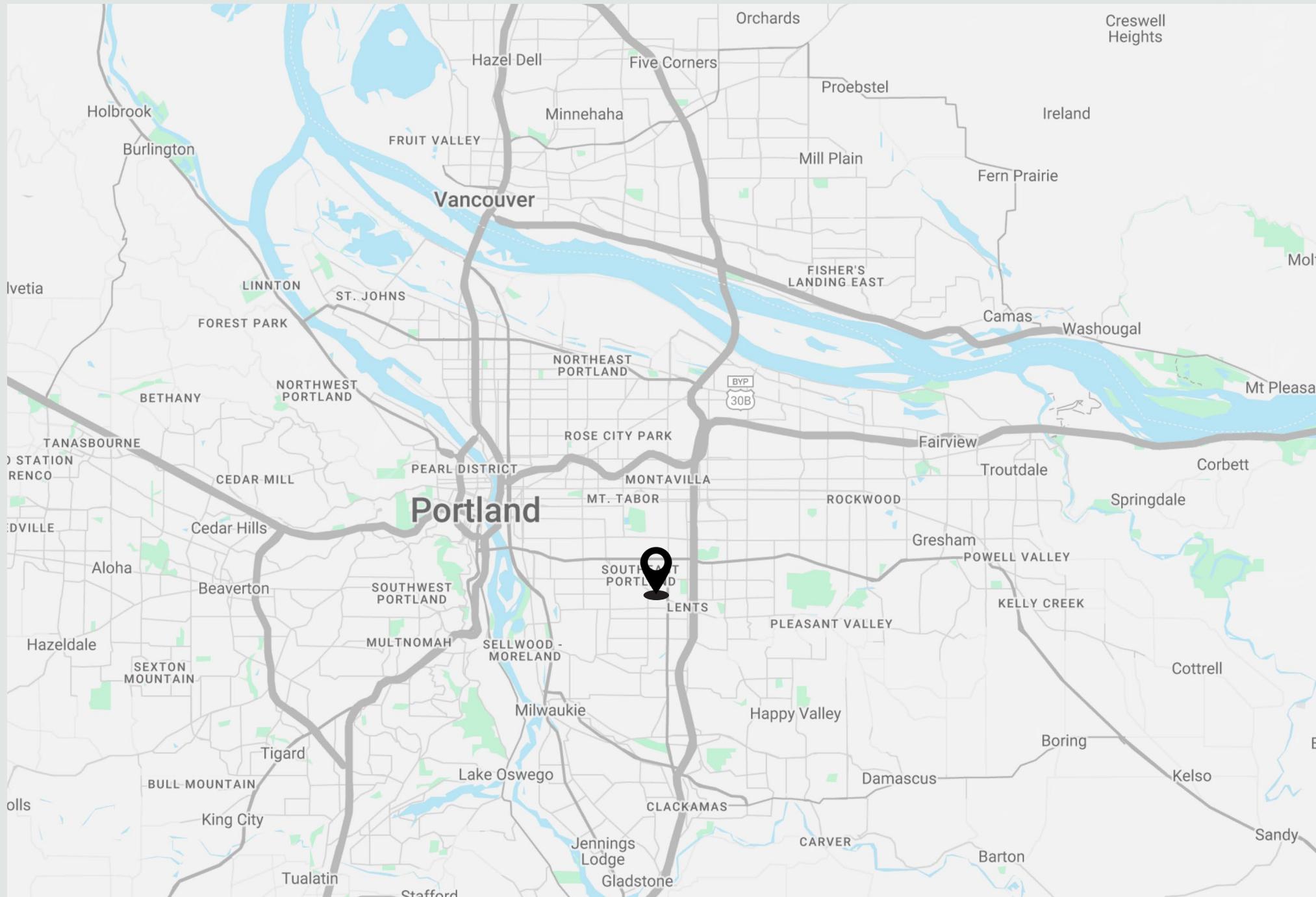
300+ Locations

HQ in Sandy Springs, GA





Strategically Located in Southeast Portland with Direct Access to I-205 and Foster Road, Providing Connectivity to Downtown Portland and Major Regional Arterials



Composition & Employment

Greater Portland is a bi-state metro with a 1.3 million-person workforce and ranks in the Top 10 U.S. metros for economic prosperity, while remaining the most affordable large metro on the West Coast.

Regional Connectivity

The region is served by interstates, two Class I railroads, four ports, and PDX with 65 nonstop destinations. Oregon ranks #2 nationally for infrastructure and #3 for energy.

Regional Competitiveness

Greater Portland combines no sales tax (OR), no personal or corporate income tax (WA), and low electricity costs, well below peer West Coast markets.

Access to Talent

Greater Portland offers strong access to talent, with 43% of residents holding a bachelor's degree or higher and a net gain of 6,800 educated residents, outperforming most peer West Coast metros.

Data Source: <https://www.greaterportlandinc.com/>



Local Demographics

City of Portland

Population:	635,749
Total Households:	287,030
Average Household Size:	2.18
Median Home Value:	\$557,600
Median Gross Rent:	\$2,463
Bachelor Degree or Higher:	53.5%
Median Household Income:	\$88,792

Mt. Scott - Arleta Neighborhood

Population:	9,345
Total Households:	3,400
Average Household Size:	2.3
Median Home Value:	\$390,503
Median Gross Rent:	\$1,535
Bachelor Degree or Higher:	49%
Median Household Income:	\$82,000

Data Source: <https://www.portland.gov/>
<https://www.census.gov/>



Graphic Source: <https://www.greaterportlandinc.com/>

27th Largest US City

#2 Place to Live on West Coast

39 Median Age of Residents

Top Portland Employers

Providence Health & Services | 23,000 +
Intel Corporation | 22,000 +
Oregon Health & Science University | 19,000 +
Nike, Inc. | 15,000 +
Legacy Health | 13,000 +
Kaiser Permanente | 12,000 +
Fred Meyer Stores | 9,000 +
Portland Public Schools | 7,400 +
The Standard | 3,500 +
City of Portland | 6,000 +

Data Source: <https://www.greaterportlandinc.com/>