

FOR SALE

INVESTMENT



## 16282 S. BRADLEY RD

OREGON CITY, OR 97045 | PRESCHOOL / DAYCARE CAMPUS

ASKING PRICE

**\$850,000**

BUILDINGS

**~9,000 SF**

SITE

**~1.04 AC**

CAP RATE

**5.65%**

## TURN-KEY CHILDCARE REAL ESTATE INVESTMENT

Established preschool/daycare campus with a long-term operating history and a tenant renewal in place. The property includes multiple classroom buildings, dedicated outdoor play areas, paved parking and functional school infrastructure. First school building on the property was original home of Holcomb School. Well-suited for investors seeking a stabilized income-producing asset or potential 1031 exchange replacement property.

- Approved preschool/daycare use with student capacity increased to 120
- 5 buildings + outbuilding/shed, offices, kitchens and 3 playgrounds, HVAC in all buildings
- 32 paved parking spaces and two Bradley Road access points
- 5-year tenant renewal in place: February 1, 2027 - January 31, 2032

**Briana Mathias**

503-317-5171 | bmathias@kellyright.com

Kelly Right Real Estate of Portland, LLC



All information herein obtained from owner or sources deemed reliable. Broker makes no warranty as to its accuracy. Buyer to verify all information to their satisfaction.

# PROPERTY OVERVIEW

Purpose-built and expanded over time for preschool and extended day care operations, this approximately 1.04-acre campus offers a rare combination of classroom space, outdoor play areas, parking and established land-use approvals. County records document the site's preschool/daycare use and a 2018 approval increasing student population from 83 to 120.

## OFFERING SUMMARY

|               |                        |
|---------------|------------------------|
| Sale Price    | \$850,000              |
| Building Area | ~9,000 SF              |
| Site Area     | ~1.04 Acres            |
| Zoning Link   | <a href="#">BRFE-5</a> |
| Current Use   | Preschool / Daycare    |
| Parking       | 32 paved spaces        |

## CAMPUS FEATURES

- 5 buildings plus outbuilding / shed
- 3 dedicated playground areas
- Offices and kitchen areas, plumbing in each building
- Level, fully developed site
- Two driveways from Bradley Road
- On-site septic; Clackamas River Water



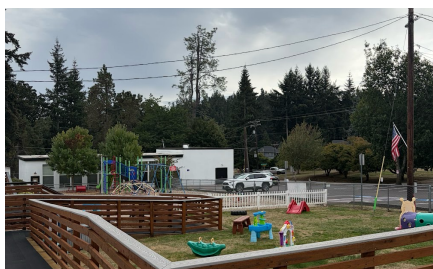
CLASSROOM SPACE



OUTDOOR PLAY AREA



RAILINGS RECENTLY RENOVATED (2026)



FULLY FENCED FRONT PLAY AREA



PARKING LOT RESTRIPTED (2026)

**Briana Mathias**

503-317-5171 | [bmathias@kellyright.com](mailto:bmathias@kellyright.com)

Kelly Right Real Estate of Portland, LLC

KELLY RIGHT  
real estate. 

All information herein obtained from owner or sources deemed reliable. Broker makes no warranty as to its accuracy. Buyer to verify all information to their satisfaction.

# INVESTMENT & LEASE SNAPSHOT

## RENEWAL RENT

**\$5,250 / MO**

## ANNUAL NOI

**\$48,000**

## CAP RATE

**5.65%**

## LEASE POSITION

The current lease runs through January 31, 2027. The tenant has exercised its five-year renewal option for a renewal term beginning February 1, 2027 and ending January 31, 2032. Renewal rent is \$5,250 per month beginning February 1, 2027, with 3% annual increases thereafter. Under the lease, the tenant pays utilities and specified operating obligations; the landlord remains responsible for real property taxes and insurance.

### PROJECTED INCOME SNAPSHOT

|                              |                 |
|------------------------------|-----------------|
| Monthly gross income         | <b>\$5,250</b>  |
| Landlord taxes (monthly)     | <b>(\$850)</b>  |
| Landlord insurance (monthly) | <b>(\$400)</b>  |
| <b>Monthly net income</b>    | <b>\$4,000</b>  |
| <b>Annual net income</b>     | <b>\$48,000</b> |

### INVESTMENT HIGHLIGHTS

- Established childcare use
- 5-year renewal exercised through Jan. 31, 2032
- 5.65% projected cap rate
- Functional multi-building campus
- Strong parking + outdoor amenities



### RRFF5 ZONING + FUTURE USE

Existing preschool/daycare conditional-use approvals documented, with the most recent approval increasing student capacity to 120. RRFF-5 zoning provides for a variety of other potential uses, including educational/school, adult daycare and other community-oriented uses, subject to applicable requirements and Clackamas County review and approval. Future reuse or redevelopment opportunities may exist. Buyer to perform independent due diligence and verify all intended uses with Clackamas County.

*\*The onsite childcare business is being offered for sale separately. Inquire with Broker.*

**Briana Mathias**

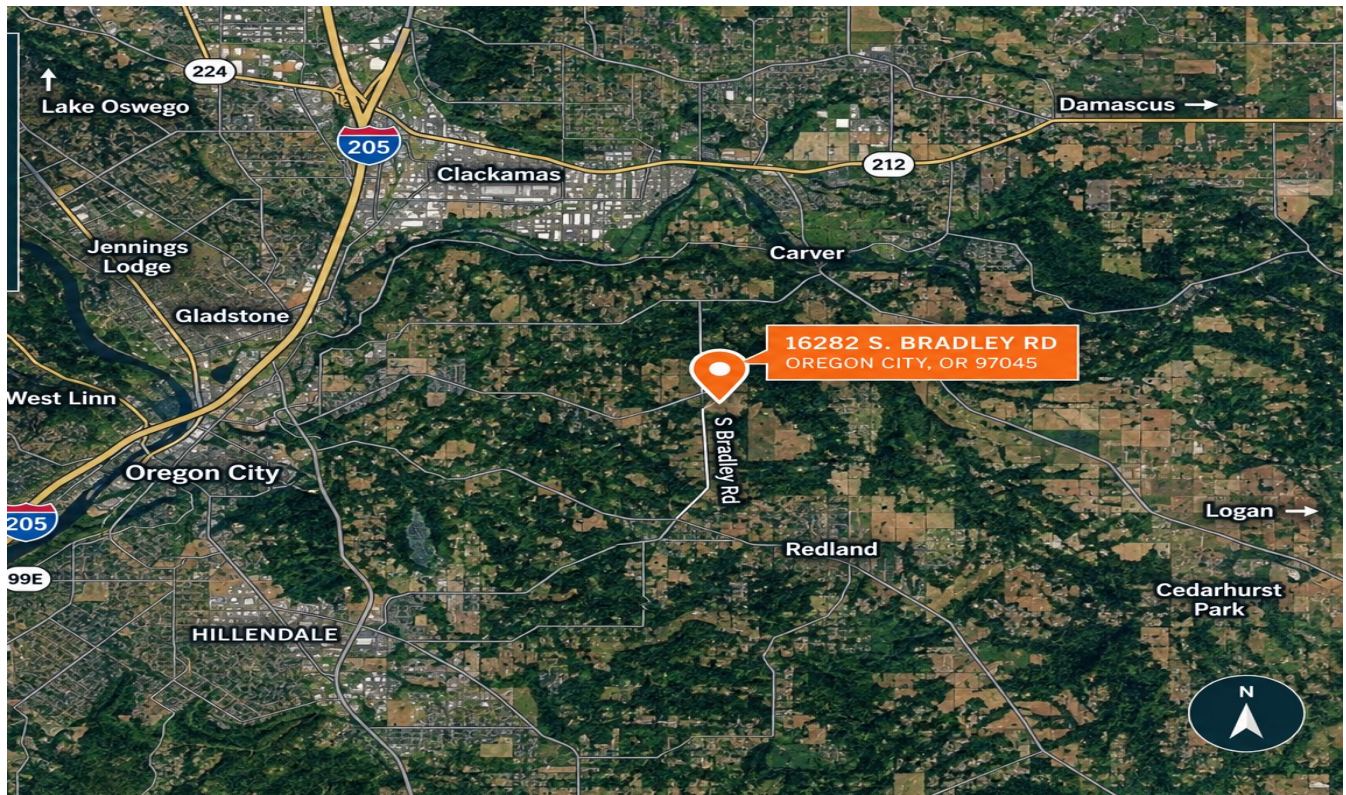
503-317-5171 | bmathias@kellyright.com

Kelly Right Real Estate of Portland, LLC

KELLY RIGHT  
real estate. 

# LOCATION

Established childcare campus positioned within the greater Oregon City market with convenient access to surrounding Clackamas County communities.



## LOCATION HIGHLIGHTS

- Established Oregon City location with access to surrounding residential communities
- Convenient regional connectivity to Oregon City, Gladstone, West Linn and the greater Portland metro
- Accessible to I-205 and major area roadways

## A HARD-TO-REPLICATE CHILDCARE LOCATION

An established educational-use property combining approximately 9,000 SF across five buildings, three outdoor play areas and 32 paved parking spaces on approximately 1.04 acres.

**Briana Mathias**

503-317-5171 | [bmathias@kellyright.com](mailto:bmathias@kellyright.com)

Kelly Right Real Estate of Portland, LLC



All information herein obtained from owner or sources deemed reliable. Broker makes no warranty as to its accuracy. Buyer to verify all information to their satisfaction.

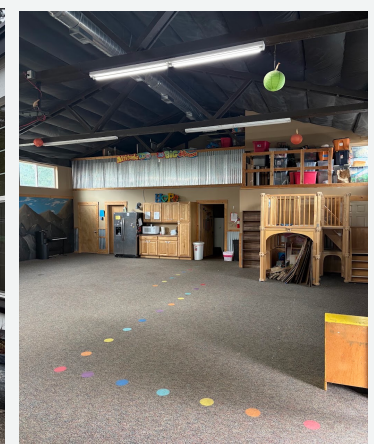
INCOME-PRODUCING CHILDCARE PROPERTY

# CAMPUS GALLERY

## EXPLORE THE CAMPUS

*Approximately 9,000 SF across five buildings on ±1.04 acres*

**Purpose-built spaces • Multiple classrooms • Kitchens & plumbing in each building • Outdoor play areas • 32 paved parking spaces**



**Briana Mathias**

503-317-5171 | [bmathias@kellyright.com](mailto:bmathias@kellyright.com)

Kelly Right Real Estate of Portland, LLC

KELLY RIGHT  
real estate. 

All information herein obtained from owner or sources deemed reliable. Broker makes no warranty as to its accuracy. Buyer to verify all information to their satisfaction.