

CURRENTLY OPERATING AS A RESIDENTIAL CARE FACILITY

PRICE REDUCED!



OFFERING MEMORANDUM

19909 SE STARK ST

PORTLAND, OR 97217

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

SEPTEMBER 2024

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PORTLAND, OR 97217

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NORRIS & STEVENS

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Norris & Stevens is pleased to present Silvia and John's Residential Care Facility (S&J RCF). A meticulously maintained and highly desirable residential care establishment, it features a total of 16 fully compliant ADA beds. Nestled within the city of Gresham, it offers an exceptional real estate opportunity.

Positioned in close proximity to esteemed institutions such as Kaiser Permanente and Davis Elementary School, this property enjoys a strategic location. Furthermore, it is conveniently situated near corporate hubs such as Microchip Technology Inc., as well as the popular local culinary destination the Gresham Food Carts.

S&J RCF showcases an impressive infrastructure and includes a substantial 3,000 square foot garage. The interior is graced with lofty ceilings and intricate woodwork, creating a sophisticated and inviting atmosphere. Additionally, the property offers two separate outbuildings designed to fulfill storage needs efficiently.

OFFERING SUMMARY

Offering Price:	\$5,900,000 \$5,500,000
Price/SF	\$409.30 PSF \$381.55 PSF
Building Size/Public Record:	±13,415 SF
Garage Size:	± 3,000 SF
Additional Square Feet:	± 1,000 SF
Lot Size:	± 1.44 acres (± 62,726 SF)
Zoning:	CMF (Corridor Multi Family)
Current Use:	Residential care facility

PROPERTY OVERVIEW

19909 SE STARK ST

Property Address:	19909 SE Stark Street
City/State/Zip:	Portland, OR 97233
County:	Multnomah
Jurisdiction:	Gresham
Submarket:	East Columbia Corridor
Parcel Number:	R321775
Year Built:	2003
Zoning:	CMF (Corridor Multi-Family)
Building Size/ Public Record:	±13,415 SF
Additional SF	± 1,000 SF
Garage Size:	± 3,000 SF
Number of Beds:	16 Beds
Total Lot Size:	1.42 AC (61,855 SF)
Number of Buildings:	2 + 2 storage sheds
Number of Stories:	2
No. of Parking Spaces:	10+ cars with handicap parking (5 car garage + RV parking)
Construction Type:	Wood frame
Foundation Type:	Crawl space
Roof Type:	Pitched/composition

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OFFERING MEMORANDUM



CURRENT PROPERTY OPERATIONS

Nestled within the East Columbia Corridor, this residential care facility features 16 rooms, each equipped with private bathrooms. Constructed in 2003, the property spans approximately 15,000 square feet of building space, all positioned on a generous 1.41-acre parcel of land. Adequate parking is available, accommodating up to 10 vehicles along with handicap-accessible spaces.

Overall, this facility is well-equipped to provide care and support for individuals while offering various amenities to enhance their quality of life. The building amenities include:

- 3 separate wings: Each wing has a full ADA bathroom to accommodate individuals with disabilities.
- Full kitchen: Located on the main level, it can be used for preparing meals for the residents.
- Three laundry rooms
- Additional rooms and a kitchenette located upstairs.
- Individual temperature control
- Intercom system
- Central heating and cooling
- Full sprinkler system
- Large community room
- Ample storage space for various purposes.
- Garden located in the backyard
- Brazilian hardwood floors, known for their durability and aesthetic appeal.
- On-site parking
- Zoning for 34 beds
- Fully furnished

EXTERIOR PHOTOS



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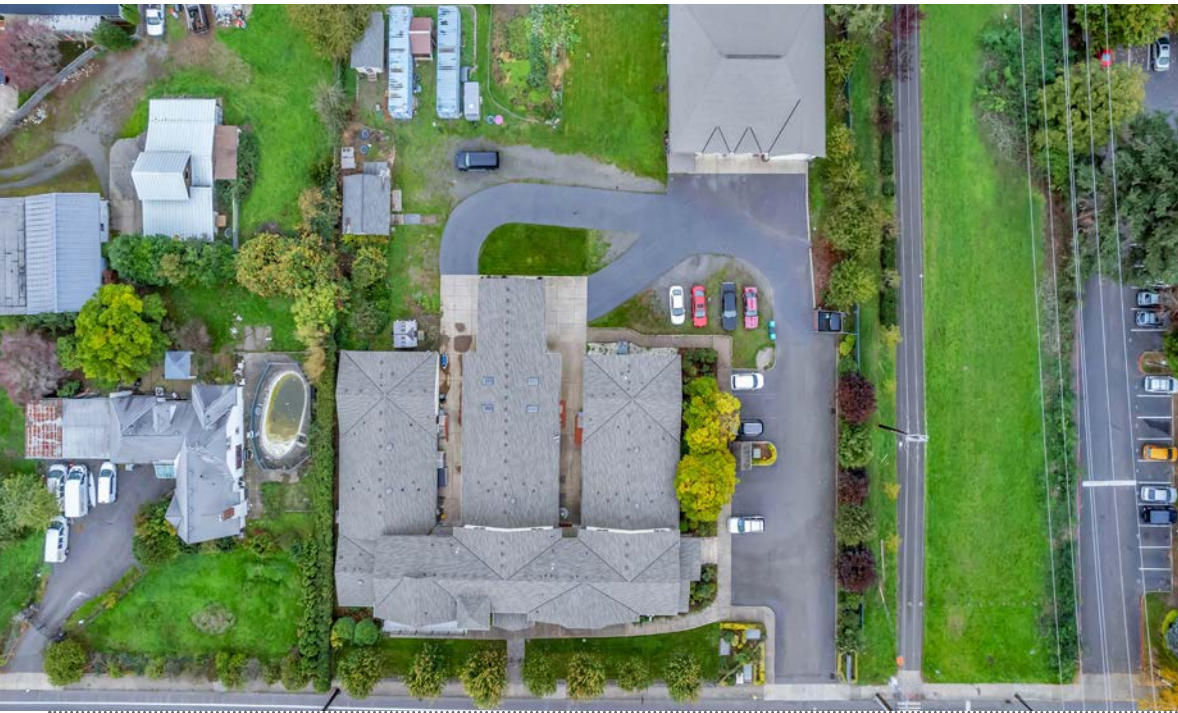
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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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INTERIOR PHOTOS

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INTERIOR PHOTOS



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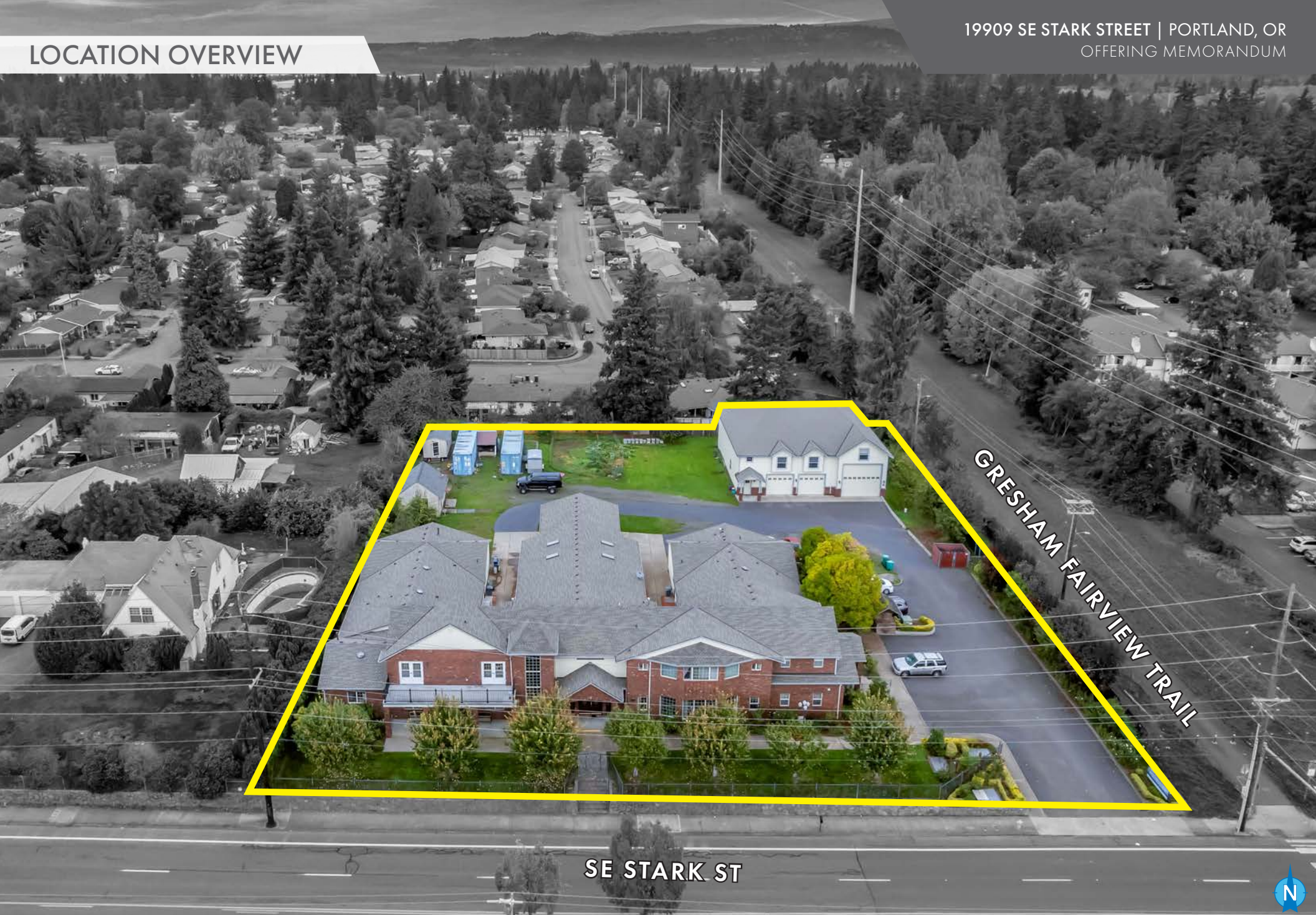
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GRESHAM FAIRVIEW TRAIL

SE STARK ST



LOCATION OVERVIEW



SUBMARKET OVERVIEW – EAST COLUMBIA CORRIDOR



GRESHAM, OREGON: A HUB OF OPPORTUNITY AND NATURAL BEAUTY

Nestled in the northwest of Oregon, Gresham stands as a welcoming community distinguished by its residents. As the state's fourth-largest city, Gresham offers an ideal setting for both families seeking a nurturing environment and businesses poised to embark on new ventures.

LOCATION ADVANTAGE

Gresham's strategic location places it in close proximity to several iconic landmarks, natural wonders, and essential amenities. Residents enjoy easy access to the awe-inspiring Mount Hood, Multnomah Falls, and the breathtaking Columbia River Gorge National Scenic Area. Furthermore, the city's close proximity to the city of Portland and the convenience of its international airport make it an enticing destination for those seeking connectivity and urban amenities.

RECREATION AND ACTIVITIES

Gresham offers many recreational options for residents and visitors alike. Here are just a few of the attractions and natural destinations that add to the city's charm:

- Hogan Butte Nature Park: A serene haven for nature enthusiasts offering scenic trails and lush landscapes.
- Main City Park: A community gathering place with diverse amenities, perfect for family outings.
- Tsuru Island: A tranquil oasis, ideal for moments of relaxation and reflection.

- Gresham Water Park & Splash Pad: A fun-filled aquatic destination perfect for cooling off on warm days.
- Springwater Corridor: A scenic trail system suitable for hiking, biking, and leisurely walks.
- Blue Lake Regional Park: A haven of outdoor activities, including picnicking, swimming, and kayaking.
- Sandy River Delta: A pristine natural area that beckons to birdwatchers and outdoor enthusiasts.
- Oxbow Regional Park: A riverfront park offering fishing, hiking, and camping options.
- Dodge Park: A picturesque locale for camping and riverfront recreation.
- Crown Point State Park: Offering panoramic views of the Columbia River Gorge and surrounding landscapes.
- Multnomah Falls: A renowned natural wonder, gracing the region with its majestic cascades.
- Hood River: A neighboring town renowned for its scenic beauty, outdoor adventures, and charming downtown.
- McMenamins Edgefield: A unique destination offering a historic resort experience, complete with dining, entertainment, and lodging.

POPULATION

	2 MILES	5 MILES	10 MILES
2023 Population	142,598	269,336	829,353
2028 Population Projection	141,146	266,402	833,797
Annual Growth 2010-2023	0.5%	0.4%	0.7%
Annual Growth 2023-2028	-0.2%	-0.2%	0.1%
Median Age	36.9	37.2	39.3
Bachelor's Degree or Higher	18%	20%	34%

HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
2023 Households	53,026	97,656	321,395
0.5 pt	52,467	96,445	322,503
Annual Growth 2010-2023	1.0%	0.8%	1.0%
Annual Growth 2023-2028	-0.2%	-0.2%	0.1%
Owner Occupied Households	27,194	53,933	188,531
Renter Occupied Households	25,273	42,512	133,972
Median Home Value	\$326,153	\$340,509	\$394,424

INCOME

	2 MILES	5 MILES	10 MILES
Avg Household Income	\$73,414	\$80,231	\$98,894
Median Household Income	\$57,670	\$62,044	\$76,017
< \$25,000	10,121	16,650	42,321
\$25,000 - 50,000	12,711	22,039	58,180
\$50,000 - 75,000	10,737	19,389	58,496
\$75,000 - 100,000	6,614	11,958	41,819
\$100,000 - 125,000	5,362	10,532	37,085
\$125,000 - 150,000	2,780	6,063	25,767
\$150,000 - 200,000	3,090	6,792	29,176
\$200,000+	1,611	4,232	28,552



BUSINESSES

	3 MILES	5 MILES	10 MILES
Service-Producing Industries	4,687	8,753	37,689
Trade Transportation & Utilities	742	1,420	5,738
Information	77	132	695
Financial Activities	694	1,151	4,386
Professional & Business Services	504	962	4,772
Education & Health Services	1,594	3,277	14,316
Leisure & Hospitality	479	786	3,672
Other Services	528	915	3,702
Public Administration	69	110	408
Goods-Producing Industries	526	1,057	4,060
Natural Resources & Mining	13	28	136
Construction	353	729	2,627
Manufacturing	160	300	1,297
Total	5,213	9,810	41,749

SALES COMPARABLES



14550 SE VISTA LN
Milwaukie, OR 97267

Sale Price	\$2,650,000	Sale Date	May 2023
Price/Bed	\$106,000	Price/SF	\$175.12
Building Size	15,132 SF	Year Built	1950
No. of Beds	25	Lot Size	1.42 AC (61,655 SF)



2566 SE 109TH AVE
Portland, OR 97266

Sale Price	\$2,999,950	Sale Date	Active
Price/Bed	\$199,996	Price/SF	\$452.20
Building Size	6,634 SF	Year Built	2016
No. of Beds	13	Lot Size	0.24 AC (10,454 SF)



6171 SW CAPITOL HWY
Portland, OR 97239

Sale Price	\$2,550,000	Sale Date	Mar. 2022
Price/Bed	\$196,153	Price/SF	\$222.04
Building Size	11,484 SF	Year Built	1986
No. of Beds	13	Lot Size	3.78 AC (164,656 SF)



1307 & 1315 SE 4TH ST
Gresham, OR 97080

Sale Price	\$2,700,000	Sale Date	Active
Price/Bed	\$225,000	Price/SF	\$304.70
Building Size	8,861 SF	Year Built	2007
No. of Beds	12	Lot Size	0.14 AC (6,098 SF)



800 NW 25TH AVE
Portland, OR 97210

Sale Price	\$4,827,000	Sale Date	Feb. 2022
Price/Bed	\$120,675	Price/SF	\$341.75
Building Size	14,124 SF	Year Built	1959
No. of Beds	40	Lot Size	0.35 AC (15,246 SF)



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