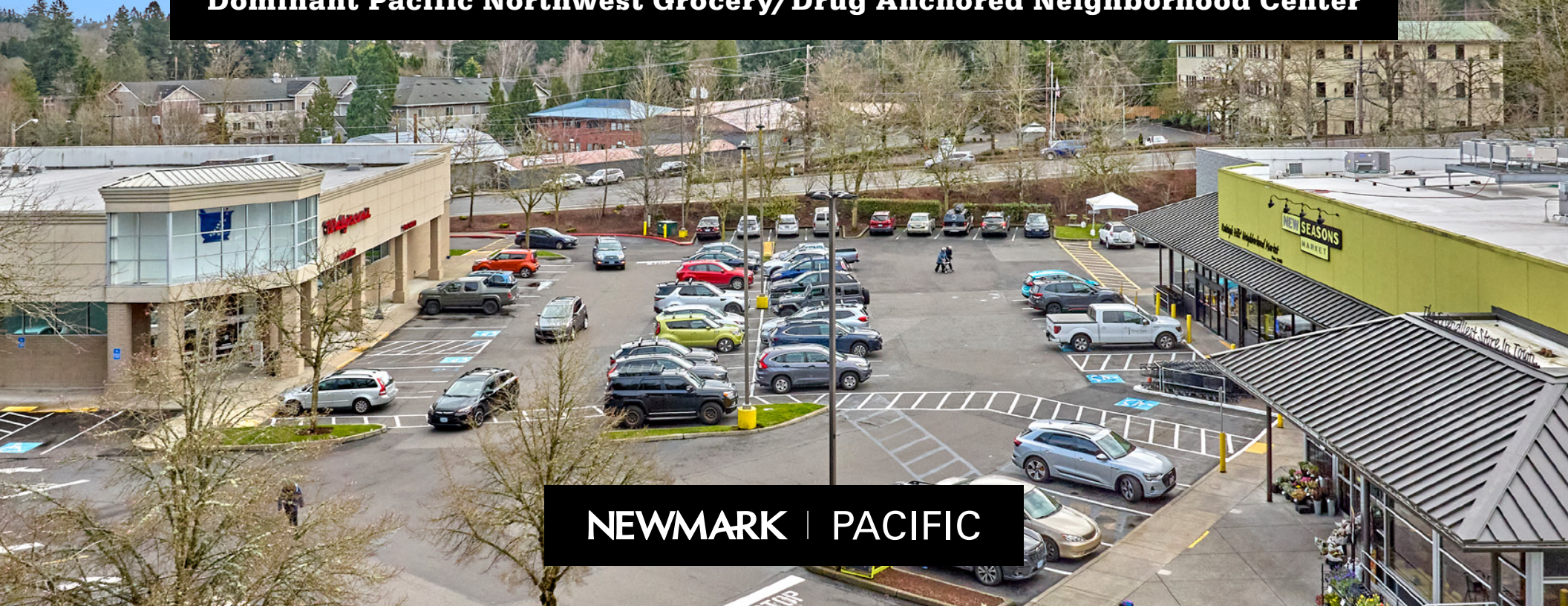


Raleigh Hills PLAZA

Portland, Oregon



Dominant Pacific Northwest Grocery/Drug Anchored Neighborhood Center



NEWMARK | PACIFIC

The Offering

Newmark Pacific Retail Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in **Raleigh Hills Plaza (the "Property")**, a **39,520 square foot dominant grocery/ drug anchored** neighborhood center in Portland, Oregon.

Situated on a 1.34 acre site and 100% occupied, Raleigh Hills Plaza is anchored by a high performing New Seasons Market and is complimented by high-quality national tenants Walgreens and Chevron. The Property is ideally positioned along the highly trafficked SW Beaverton Hillside Highway, providing visibility and access to over 36,000 vehicles per day.

Raleigh Hills Plaza represents the rare opportunity to acquire the inaugural flagship location of one of the Pacific Northwest's highest performing grocers.

Raleigh Hills
P L A Z A



Investment Summary

PRICE:	Best Offer
YEAR 1 NOI:	\$1,209,432
YEAR 5 NOI:	\$1,263,010



Investment Highlights



Dominant Pacific Northwest Grocery/ Drug Anchored Neighborhood Center



True Necessity Based Tenant Mix with Strong Historical Occupancy



Ideal 1031 Exchange Opportunity



Strong Trade Area Demographics

Property Summary

ADDRESS:	7280 SW Beaverton Hillsdale Hwy Portland, OR
OFFERING GLA:	39,520 SF
% LEASED:	100.0%
WALT (JUL-26):	6.5 Years
YEAR BUILT:	1960
SITE AREA:	1.34 Acres
PARKING:	159 Stalls / 4.02 per 1,000 SF



NEW SEASONS
MARKET

Raleigh Hills Neighborhood Market
Since 2000

The

Amazigh

START WITH THESE SAVINGS

START WITH THESE SAVINGS

START WITH THESE SAVINGS



Dominant Pacific Northwest Grocery/Drug Anchored Neighborhood Center

- **Raleigh Hills Plaza is a 100% leased grocery/drug anchored neighborhood center anchored by a top-performing New Seasons Market, featuring exceptional sales productivity well in excess of \$1,000 PSF, an ultra-low occupancy-cost ratio, and long-standing flagship status as the chain's inaugural store opened in 2000. New Seasons at Raleigh Hills Plaza is ranked #1 out of 21 stores in the Pacific Northwest.**
- **The tenant mix is reinforced by necessity-based co-tenancy including a drive-thru Walgreens and a Chevron fuel station, supporting consistent daily traffic. Cash flow durability is further enhanced by a strong 6.5-year WALT, including just under nine years of remaining firm term on New Seasons.**

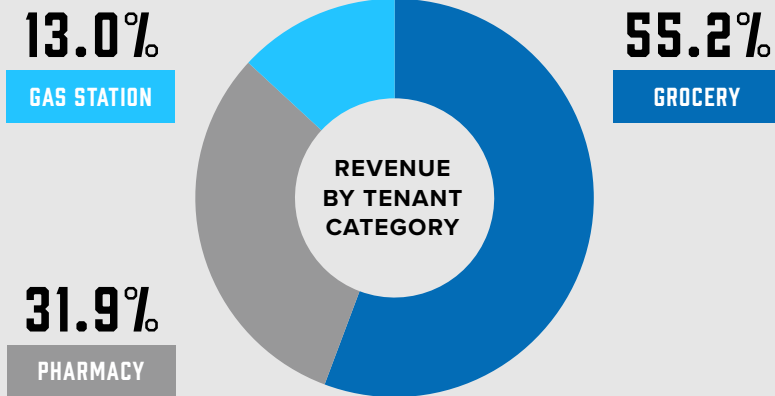
Raleigh Hills
P L A Z A

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True Necessity Based Tenant Mix with Strong Historical Occupancy

- The tenant mix at Raleigh Hills Plaza is the quintessential daily needs roster. **New Seasons Market pulls in over 465,000 people annually** with Walgreens adding the perfect complimentary use as the New Season's brand does not offer an in-store pharmacy. Lastly, Chevron provides additional drawing power and significant cross-shopping patterns for customers getting their fuel and shopping for groceries.
- Raleigh Plaza boasts outstanding historical occupancy, with all three tenants operating at the Property since Initial **opening over 25 years ago, underscoring long-term commitment and durable cash flow stability.**
- Embedded fixed-rate options for New Seasons Market and Walgreens extend the **effective remaining lease duration at the Property to approximately 24 years.**

**45% OF REVENUE FROM
NATIONAL & CREDIT TENANTS**







Ideal 1031 Exchange Opportunity

- **Raleigh Hills Plaza offers a highly efficient ownership structure comprised of just 39,520 square feet and three tenants**, providing stable income with minimal management. It is rare to see an offering of this profile and size anchored by a New Seasons Market.
- **The Property is currently configured as two parcels, however, an investor has the optionality to further parcelize and sell off the pieces individually**, presenting a clear path to value recognition through arbitrage at lower return thresholds.

Raleigh Hills
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**POTENTIAL
TO PURSUE
FUTURE PARCEL
BIFURCATION &
SELL DOWN**



**IMMEDIATE
OPPORTUNITY
TO SELL OFF
FUEL STATION**

Strong Trade Area Demographics

- Raleigh Hills Plaza is located within one of Portland's most desirable suburban submarkets, benefiting from an affluent trade area with average household incomes of over \$150,000 within a three-mile radius.
- The Property is prominently positioned along Beaverton Hillsdale Highway, a primary commuter corridor with strong visibility to over 24,000 vehicles per day, further supporting tenant performance and long-term asset strength.

3 Mile Radius Demographics



\$153.1K

AVERAGE HOUSEHOLD INCOME



5%

PROJECTED 5-YEAR POPULATION GROWTH



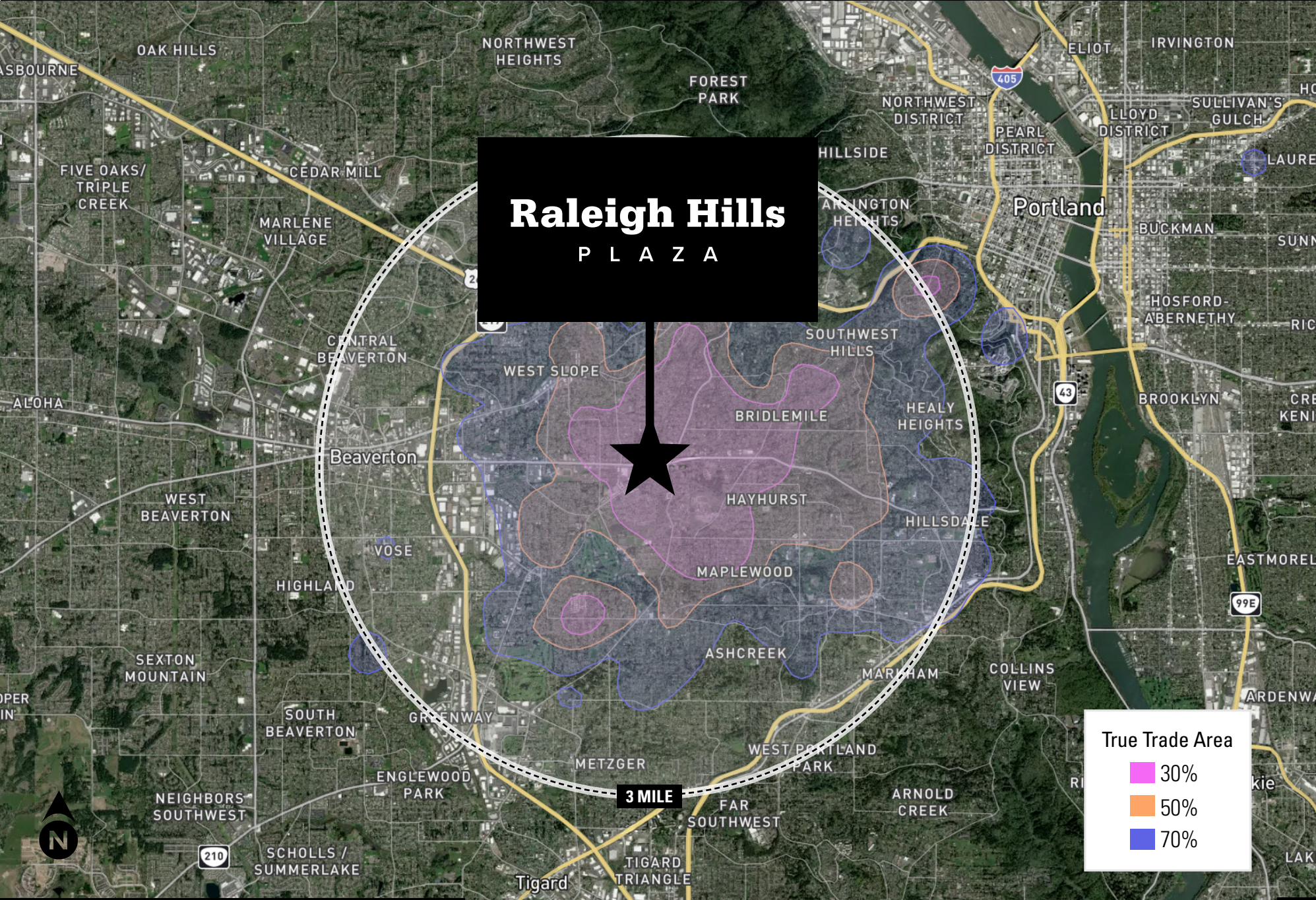
\$830.4K

MEDIAN HOME VALUE

Trade Area Demographics

	1 MILE	3 MILE	5 MILE
2024 POPULATION	16,440	116,029	353,762
MEDIAN AGE	43.9	41.7	40.3
2024 HOUSEHOLDS	7,423	48,999	160,306
AVG HOUSEHOLD INCOME	\$180,751	\$150,944	\$141,752
DAYTIME EMPLOYMENT	4,931	80,876	403,844

Raleigh Hills Trade Area Map



Raleigh Hills
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True Trade Area

- 30%
- 50%
- 70%



Raleigh Hills P L A Z A

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Prospective Purchasers should consult legal counsel with respect to the zoning and development potential of the Property, and with other consultants of Potential Purchaser's choice with regard to all aspects of the Property, including without limitation its physical and legal condition, the presence or absence of hazardous materials, its compliance with the Americans With Disabilities Act, and other matters that may affect its value, desirability and/or utility. Unless otherwise agreed in writing by Seller and its broker, (a) Prospective Purchaser's broker shall look solely to its client for the payment of any real estate commission, fee or other compensation for that broker's services, and (b) Seller and its broker shall not be liable for the payment of any such real estate commission, fee or other compensation. Corporate License #01355491