

# Simultaneous Closing with Corner Lot

## Shopping Center

13116 NE Sandy Blvd  
Portland, OR 97230

**100% Occupancy**

**ASKING PRICE**  
**\$2,611,550**

**CAP RATE 7.9%**



### Great Western Real Estate Co.

8800 SE SUNNYSIDE RD, SUITE #250S  
CLACKAMAS, OREGON, 97015  
[www.GreatWesternRealEstate.com](http://www.GreatWesternRealEstate.com)

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# Simultaneous Closing with Strip Mall

**Additional Land  
Available**

NE Sandy Blvd  
Portland, OR 97230

**Commercial  
Corner Lot**

**ASKING PRICE  
\$475,000**

**15,626 Sq. Ft.  
Zoned Commercial CM1**



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# OVERVIEW

## Stabilized Investment -Strip Mall – Lot

This fully leased strip mall presents an excellent income-generating opportunity while you plan and develop the vacant corner lot. Previously utilized as a food cart lot, the space holds strong potential for a profitable business with the right enhancements. It may also be an ideal location for a fast-food restaurant. The building has undergone continuous improvements over the years, and many tenants have maintained long-term leases.

### PROPERTY HIGHLIGHTS

- 17,500 Sq. Ft.
- 2 buildings
- Multiple tenants
- 1.36 acres

### PROPERTY SUMMARY

- Zoned Commercial CM1
- 100% occupancy
- High traffic location
- Development potential
- Plenty of parking
- Well-maintained buildings

### LOCATION HIGHLIGHTS

- Convenient location
- Close to Costco
- Recent road improvements completed
- Easy access to freeways



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# 2025 PROFORMA

STRIP MALL	
<b>GROSS INCOME</b>	
Gross Rents	\$214,692
Vacancy	\$ -
Income	\$214,692
Additional Income	<b>\$47,047.27</b>
<b>Income</b>	<b>\$ 261,739.27</b>
<b>Operating Expenses</b>	
Management fee	\$ -
Advertising	\$ -
Legal	\$ -
Accounting- Taxes	\$ -
Utilities	\$ 10,088.00
Office Supplies	\$ 78.00
Meals and entertainment	\$ -
CAM cost	\$ -
Telephone	\$ -
Improvements	\$ -
Insurance	\$ 6,826.00
Repairs and maintenance	\$ -
Improvement supplies	\$ -
Property Taxes	\$ 36,241.66
OR Dept of Revenue	\$ -
City of Portland	\$ -
OR Corporation Division	\$ -
<b>Total Expenses</b>	<b>\$ 53,233.66</b>
<b>NET OPERATING INCOME</b>	<b>\$ 208,505.61</b>



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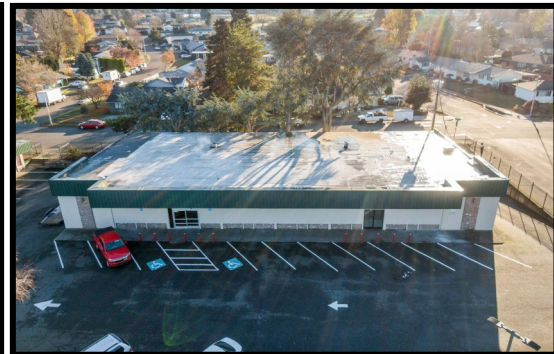
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# EXTERIOR PROPERTY PHOTOS



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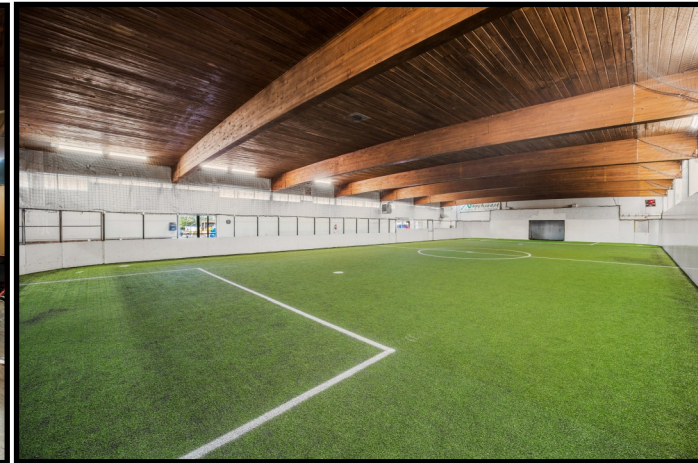
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# INTERIOR PHOTOS



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# STREET VIEW



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# AERIAL MAP



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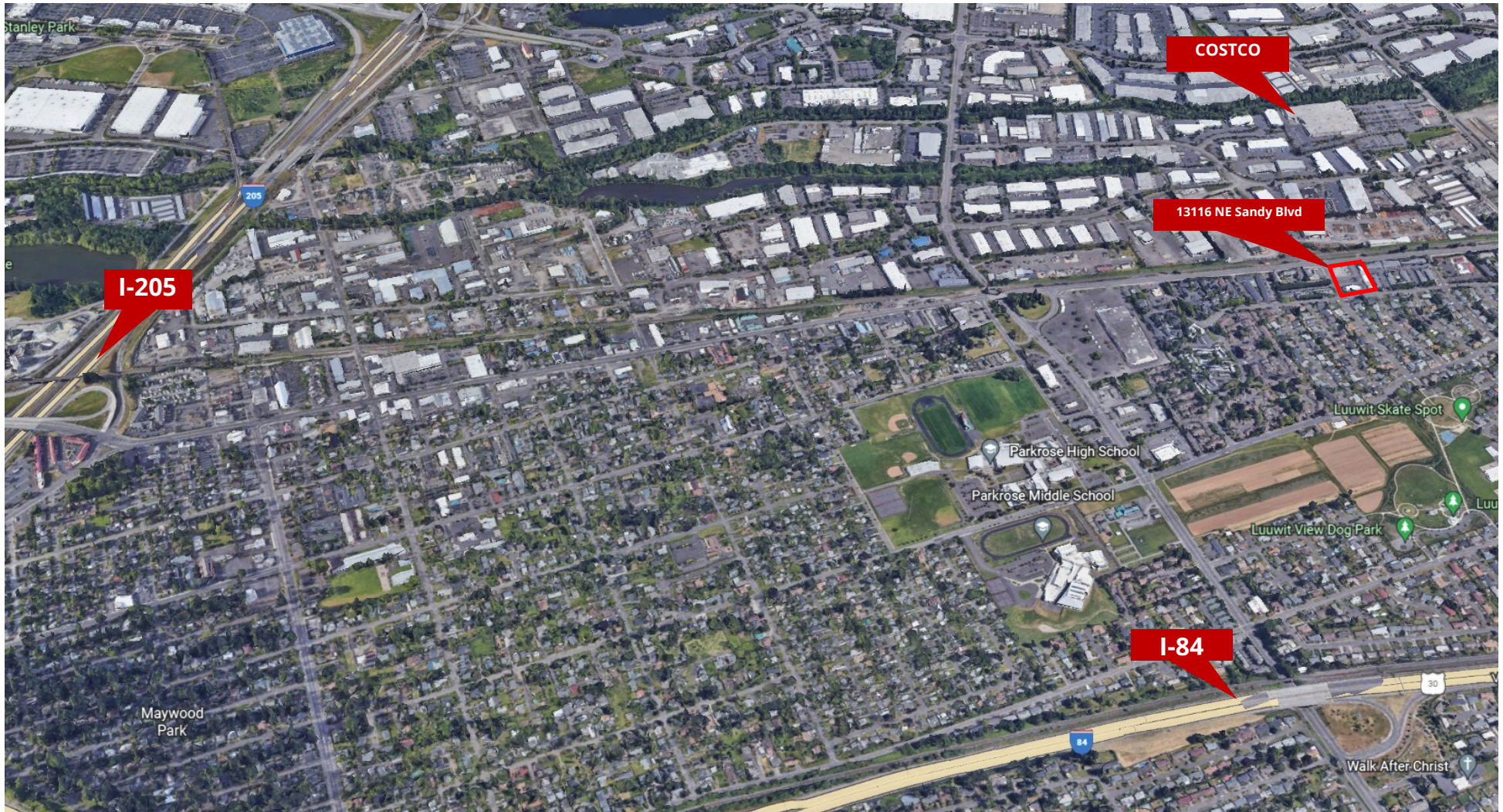
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# MAJOR ROADS AERIAL MAP



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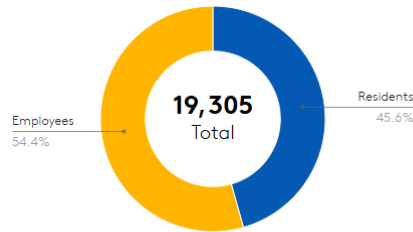
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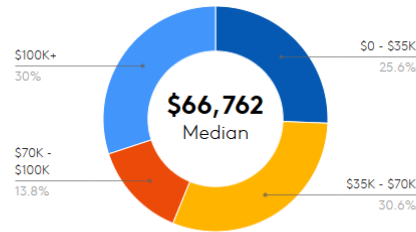
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# DEMOGRAPHICS

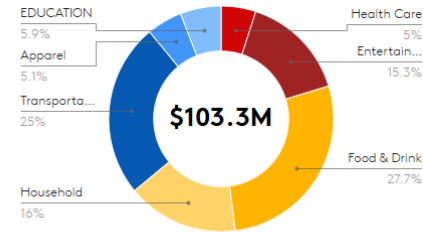
ABSOLUTE POPULATION



HOUSEHOLD INCOME



CONSUMER SPENDING



	1 MILE	3 MILE	5 MILE	15 MIN DRIVE
2024 Population	8,806	86,680	319,458	594,621
2029 Population	8,577	85,012	318,173	590,027
2024-2029 Projected Population Growth	-2.6%	-1.9%	-0.4%	-0.8%
Median Age	42.6	41.1	40.4	40.0
College Degree + Higher	33%	27%	32%	25%
Daytime Employees	10,499	50,609	148,862	332,009
Total Businesses	920	5,544	17,282	43,084
Average Household Income	\$86,981	\$81,330	\$92,573	\$97,664
Median Household Income	\$66,762	\$63,021	\$70,947	\$74,912
Total Consumer Spending	\$103.3M	\$1B	\$4B	\$7.8B
2024 Households	3,256	33,293	121,899	239,860
Average Home Value	\$463,959	\$445,112	\$485,671	\$520,579



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# COMPANY / BROKER SUMMARY

**Great Western Real Estate Co.** is a residential and commercial brokerage established in 2003 offering quality service in Oregon and SW Washington State. The company is large enough to be recognized in the local market and small enough to give personal representation to each client. The company is multi-cultural and multi-lingual, helping clients from a variety of backgrounds and languages. Our experienced brokers are specialized in many areas of real estate including office, **retail**, senior housing, apartments, new construction, relocation, residential sales and land.

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**Cornell Mann** has been in the real estate business since **1991**. As a Residential and Commercial Real Estate Broker, developer, builder, investor, operator of care homes and founder of Great Western Real Estate Co in 2003, Cornell Mann has the experience to advise and manage his clients' transactions to successful closings. Cornell Mann has the CCIM (Certified Commercial Investment Member) designation since 2007. *"I treat my client's interest as my own. My clients always have the assurance that my advice is trustworthy and intended to benefit them 100%. Their success is my number one goal in my business. I have knowledge, trust, experience and integrity."*



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**Strip Mall 100% Occupancy**  
**L-Shape CAP 7.9%**



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