

# Offering Memorandum

19230 SE McLoughlin Blvd, Gladstone, Oregon 97027



**KING**  
Commercial Real Estate

## Offering Memorandum

*PRESENTED BY:*

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# Executive Summary



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## Offering Summary

**PRICE:** \$1,699,000

**BUILDING SF:** 4,000

**PRICE / SF:** \$525/SF

**LOT SIZE:** 0.35 Acres

**YEAR BUILT:** 1968 (2022 Renovation)

**PARKING:** 18 Spaces (4.5/1,000 SF)

**ZONING:** C-2(Community Commercial)

## Property Overview

The property is positioned along the major McLoughlin corridor in Gladstone, OR. Subject property is a 4,000 SF freestanding retail property with roughly 3,200 SF as a dental office (owner-occupied) and 800 SF as a retail suite. The retail suite is estimated to be able to generate \$16,000/year on a NNN lease. Both units to be vacant at closing. The asset with the fully built out dental space is a great owner-user opportunity ideal for a dental practice.

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# Property Photos



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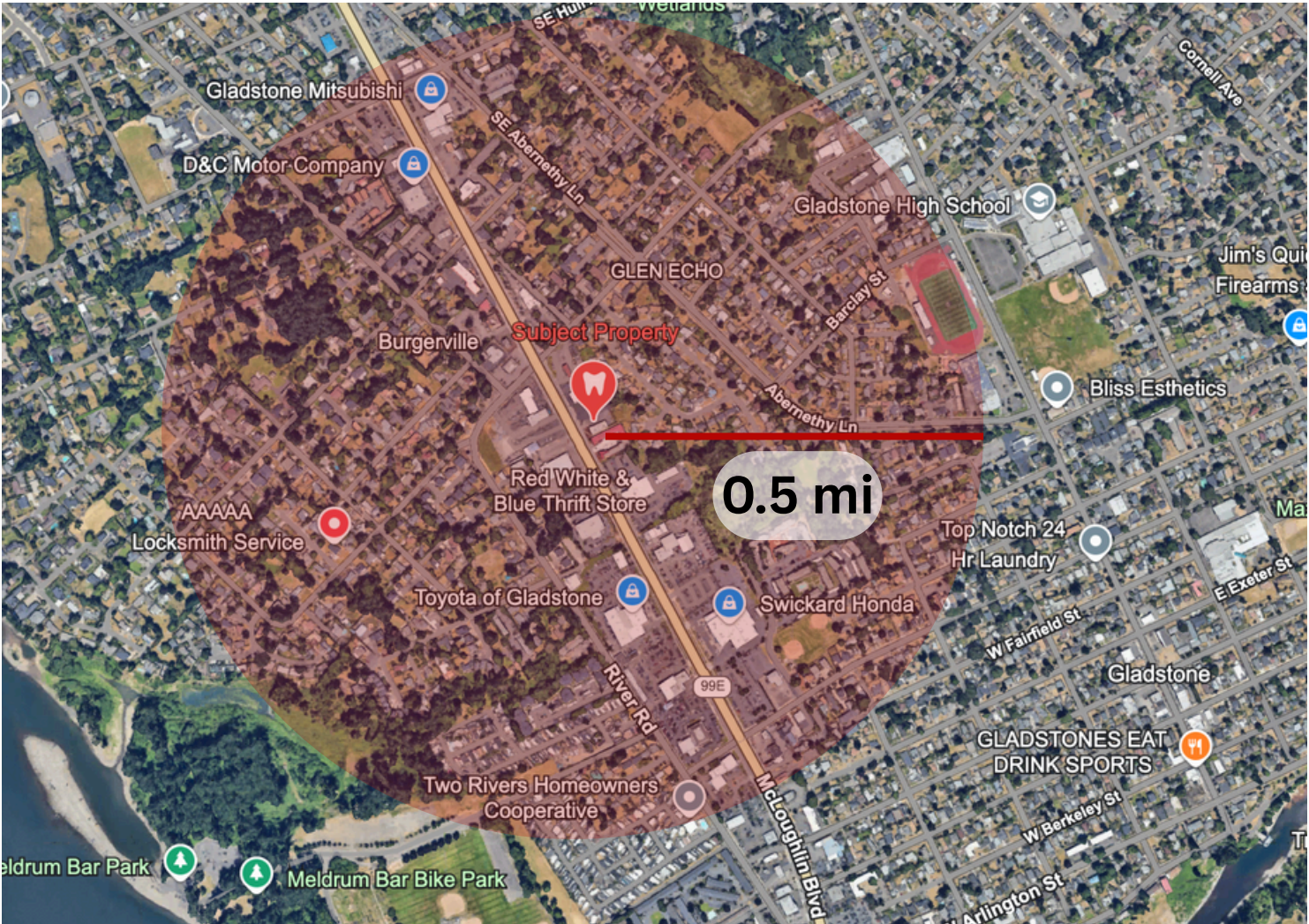




# Demographics



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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,401	50,653	148,093	Median	\$45,112	\$56,348	\$56,316
Female	5,014	53,503	154,043	< \$15,000	719	4,639	13,224
Total Population	9,415	104,156	302,136	\$15,000-\$24,999	479	3,971	11,667
				\$25,000-\$34,999	465	4,124	12,102
				\$35,000-\$49,999	586	6,438	18,947
				\$50,000-\$74,999	803	8,744	24,971
				\$75,000-\$99,999	423	5,657	16,720
				\$100,000-\$149,999	592	5,400	15,944
				\$150,000-\$199,999	136	1,745	6,245
				> \$200,000	112	2,310	6,771
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,312	16,777	49,331	Total Units	4,785	47,841	139,792
Ages 15-24	985	12,617	35,412	Occupied	4,392	45,070	131,667
Ages 25-54	3,522	40,486	123,861	Owner Occupied	2,076	28,231	79,701
Ages 55-64	1,366	14,707	42,740	Renter Occupied	2,316	16,839	51,966
Ages 65+	2,230	19,569	50,792	Vacant	393	2,771	8,125
Race	1 Mile	3 Miles	5 Miles				
White	8,776	95,523	268,725				
Black	69	647	3,072				
Am In/AK Nat	36	331	638				
Hawaiian	N/A	43	305				
Hispanic	613	7,728	21,122				
Multi-Racial	884	11,938	35,104				

# Project Overview



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## Highlights:

- 3,200 SF dental space to be occupied ideally by a dental practice.
- 800 SF retail unit estimated to lease to independent tenant at a rate of \$20/SF NNN.
- Opportunity for operational control, brand presence, and passive income.
- Acquire real estate + operational control.
- Hedge against inflation by locking in occupancy cost.
- Build practice equity and long-term asset appreciation.
- Retail rental income offsets ownership costs.
- Both units to be vacant at closing.

**Purchase Price: \$2,100,000**

## Retail Income (Passive):

- Rent \$20/SF x 800 SF = \$16,000/year
- Triple Net (NNN)

## Owner-User Basis:

- Valuation driven by dental user potential and limited supply on market.
- Retail income provides enhanced cash flow but is not cap-rate based value.

## Loan Structure:

- SBA 504 Financing likely (6.90% fixed rate estimate).
- Approximately 10% down payment.

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