

FOR SALE

**50% Leased Investment or
Owner-User Opportunity**



HERITAGE PLAZA CORNER

1880 14th Ave SE, Albany, OR 97322



PRESENTED BY CAPACITY COMMERCIAL GROUP



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HERITAGE PLAZA CORNER

1880 14th Ave SE,
Albany, OR 97322



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DISCLAIMER

Capacity Commercial Group, LLC ("Agent") have been engaged as the exclusive agent for the sale of **1880 14th Ave SE, Albany, OR 97322** (the "Property").

The Property is being offered for sale in its "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Seller.

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Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived.

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If you have no interest in the Property at this time, please destroy or return this Offering Memorandum immediately to the exclusive listing brokers.



16.05%

4-Year Unlevered IRR

1.70x

4-Year Equity Multiple

5.87%

Owner-User Cap Rate

THE OFFERING

Capacity Commercial Group is pleased to offer the opportunity to acquire the fee simple interest in **Heritage Plaza Corner**, a 50% leased commercial property within **Heritage Plaza** in **Albany, OR**.

Heritage Plaza is a master-planned community comprising 12 buildings with 220,000+ sq. ft. covering 22 acres built adjacent to Heritage Mall, a regional mall that offers a diverse range of retail, dining, and entertainment options to the residents of Albany and surrounding areas. The subject property is located at the southwest corner of Heritage Plaza with convenient access to on- and off-ramps intersecting Interstate 5 (I-5) and connection to 70,764 VPD.

The property has an unmatched investment profile in this submarket, as both owner-users and pure-play investors are viable purchasers of this asset. Visitor traffic has been growing rapidly with the announcements of new, prominent retailers establishing themselves within Heritage Plaza.

The community center now attracts over 2,700,000 annual visitors due to excellent retail synergies among the tenants. Anchor tenants include Planet Fitness, Marshalls, Safeway, and Grocery Outlet, with support from Burger King, Applebee's, Del Taco, Xfinity, and many others.

OFFER SUMMARY

Address	1880 14th Ave SE, Albany, OR 97322
Sale Price	\$5,000,000
Rentable SF	39,213
Price per SF	\$128
Cap Rate	2.93%
Year Built Partial Renovation	2000 2025

Offering Details

LOCATION

1880 14th Ave SE, Albany, OR 97322

OFFERING SUMMARY

Price PSF	\$128 (building) \$27 (land)
Current NOI Proforma NOI	\$147,691 \$538,187
Net Rentable Area	39,213 SF
Occupancy	50%
Year Built Partial Renovation	2000 2025
Parking	7:40:1,000 SF (290 surface stalls)
Zoning	Regional Commercial (RC)

FINANCING SUMMARY

All Cash or Cash to New Financing

Contact Capacity Commercial Group for Further Details





Investment Highlights

10-Year NNN Lease | 2.7M Visitors @ Heritage Plaza | National Tenant Synergy

- Heritage Plaza Shops features a 10-year NNN lease with Planet Fitness, a publicly traded company (NYSE: PLNT) with investment-grade credit (S&P: BBB)
- Planet Fitness has two additional 5-year options to extend their lease, bringing the total potential term to 20 years
- 2,700,000+ annual visitors who exercise, shop, dine, and purchase daily needs among national and regional tenants within Heritage Plaza
- The variety of goods and services within Heritage Plaza promotes cross-selling and increased visitor traffic

Inventor Value Add Exit Option | Owner User Exit Option | Abundant Parking

- Heritage Plaza Shops affords a value-add exit opportunity with an estimated four-year hold period
- Four-year hold period unlevered IRR: 16.05% (see pg. 16 for details)—*Projections will vary depending on underwriting assumptions*
- Four-year hold period equity multiple: 1.70x (see pg. 16 for details)—*Projections will vary depending on underwriting assumptions*
- Income from Planet Fitness offsets occupancy costs and overall cost basis for an owner-user purchaser
- Pro-rata owner user current cap rate of 5.87% (see pg. 12 for details)
- The property includes 290 surface stalls for a superior parking ratio of 7.40/1,000 SF

Placer.ai Report

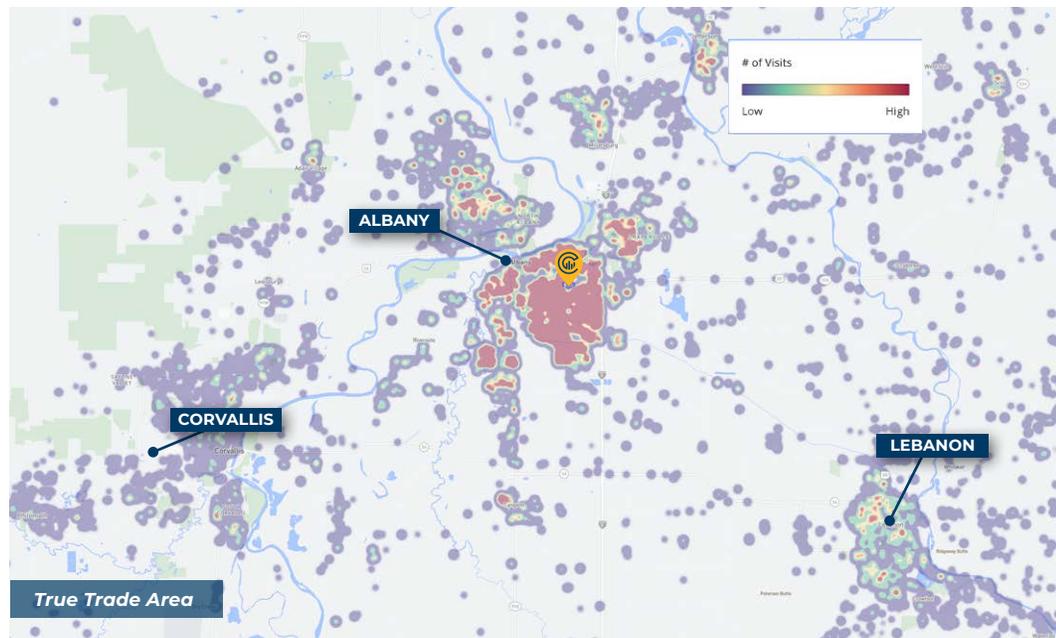
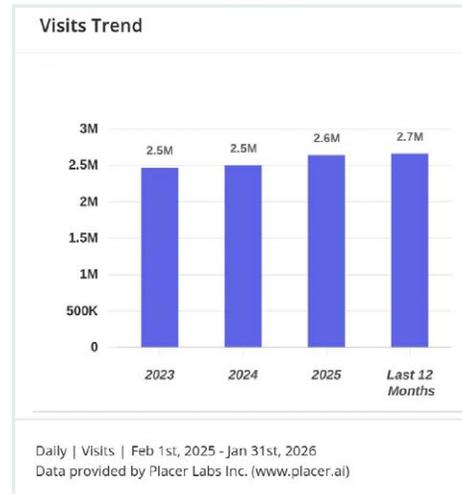
HERITAGE PLAZA CORNER

1880 14th Ave SE, Albany, OR 97322

Heritage Plaza Corner anchors the southwest corner of Heritage Plaza, the complimentary retail development to Heritage Mall. Dominant national tenants such as Planet Fitness, Safeway, Marshalls, and other supporting retailers collectively attract **2,700,000** annual visitors.

Heritage Plaza is a strong performing community shopping center in Oregon when measured by foot traffic, according to the custom Placer.ai data shown below.

This community center draws from several population centers including Albany, Corvallis, Philomath, Lebanon, Sweet Home, Millersburg and Jefferson (see True Trade Area below).



Heritage Plaza - Metrics

2.7M

Visits

+5.3%

Visits YoY

33 mins

Avg. Dwell Time

+8.9%

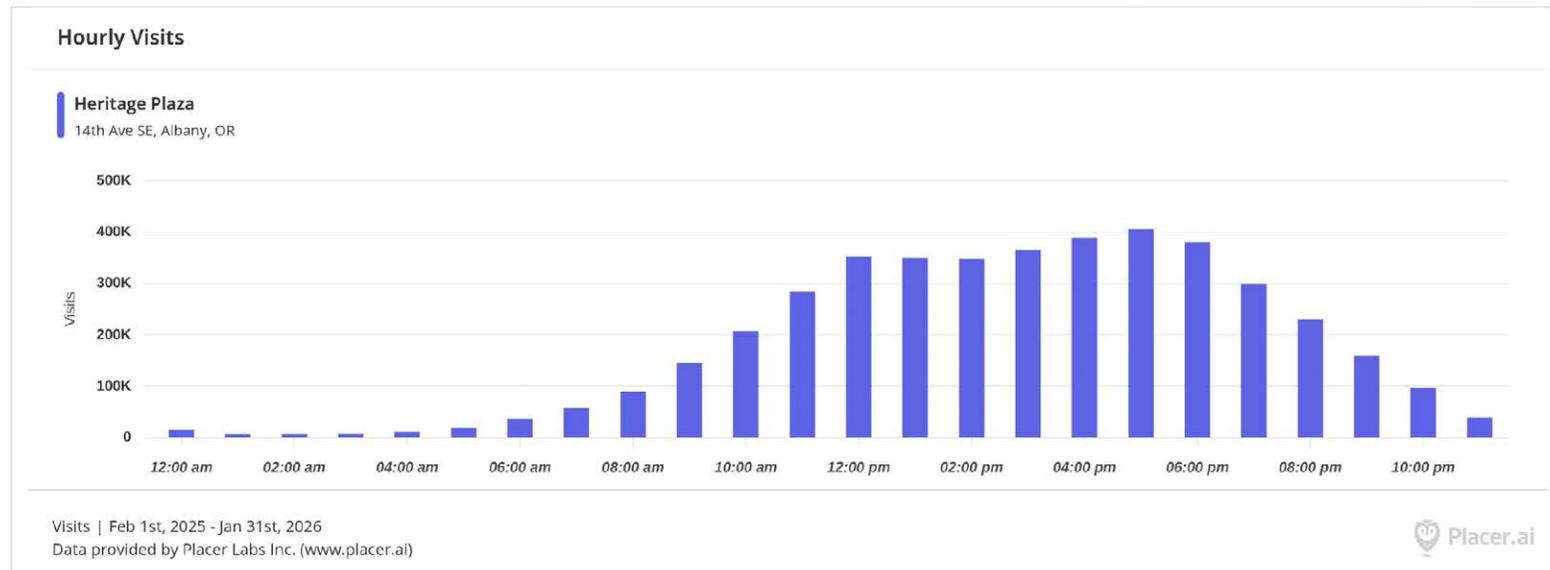
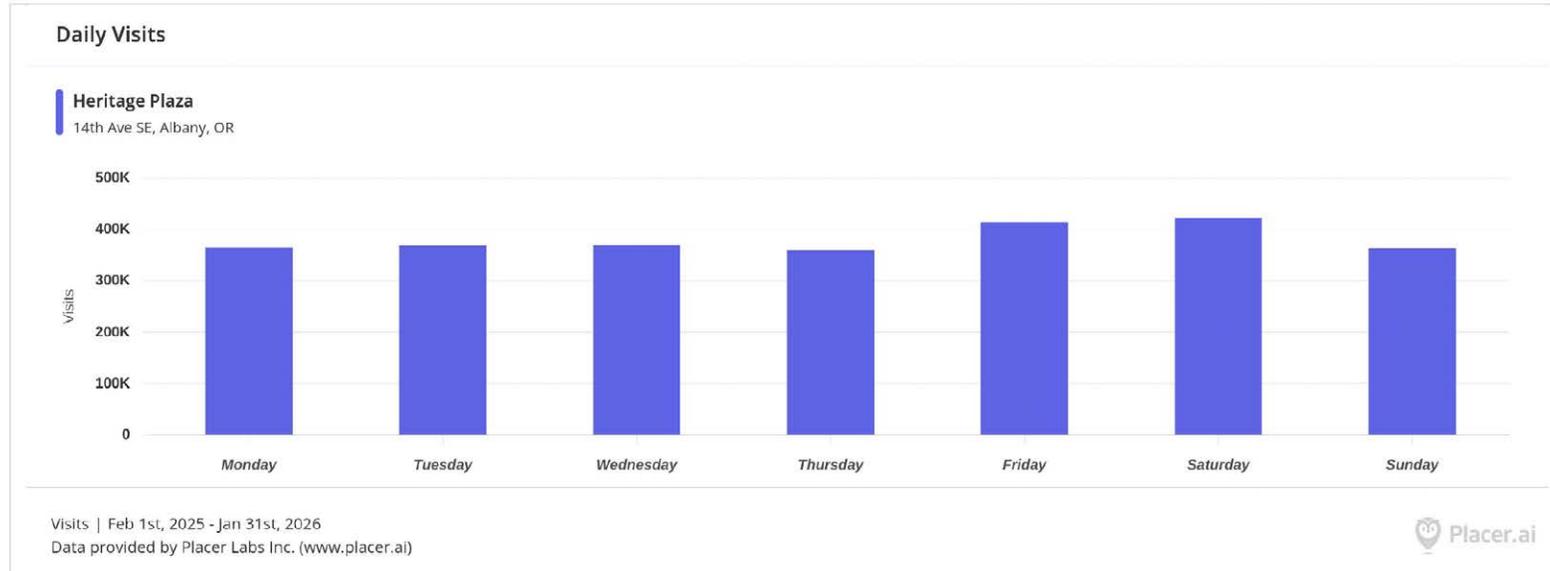
Visits Yo2Y

230.5K

Panel Visits

+7.1%

Visits Yo3Y





PROPERTY PHOTOS





PROPERTY PHOTOS





AERIAL



Site Overview

Address

1880 14th Ave SE, Albany, OR 97322

Year Built | Partial Renovation

2000 | 2025

Building Size

39,213 SF

Parcel Size

±4.32 Acres (188,179 SF)

Parking

7.40 per 1,000 SF (290 Stalls)

Parcel Number

773987



Financial Summary: Investment Scenarios

	Current Analysis		Owner User ^[1]		Proforma	
REVENUES	\$ /SF/YR	ANNUAL DATA			\$ /SF/YR	ANNUAL DATA
Scheduled Base Rent	\$ 5.73	\$ 224,523.00	\$ 5.73	\$ 224,523.00	\$ 13.72	\$ 538,187.00
Expense Recoveries	\$ 1.99	\$ 77,879.04	\$ 1.99	\$ 77,879.04	\$ 3.97	\$ 155,738.22
Total Gross Revenue	\$ 7.71	\$ 302,402.04	\$ 7.71	\$ 302,402.04	\$ 17.70	\$ 693,925.22
Vacancy Loss	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Effective Gross Income	\$ 7.71	\$ 302,402.04	\$ 7.71	\$ 302,402.04	\$ 17.70	\$ 693,925.22
OPERATING EXPENSES						
Property Taxes	\$ (2.79)	\$ (109,221.11)	\$ (2.79)	\$ (109,221.11)	\$ (2.79)	\$ (109,221.11)
Insurance	\$ (0.18)	\$ (7,029.34)	\$ (0.18)	\$ (7,029.34)	\$ (0.18)	\$ (7,029.34)
Common Area Maintenance	\$ (1.01)	\$ (39,487.77)	\$ (1.01)	\$ (39,487.77)	\$ (1.01)	\$ (39,487.77)
Total Operating Expenses	\$ (3.97)	\$ (155,738.22)	\$ (3.97)	\$ (155,738.22)	\$ (3.97)	\$ (155,738.22)
Net Operating Income	\$ 3.74	\$ 146,663.82	\$ 3.74	\$ 146,663.82	\$ 13.72	\$ 538,187.00

^[1] Owner User scenario applies the Sale PSF to vacant unit SF. This calculated value offsets the acquisition price.

Sale Price @ 2.93% CAP	\$ 5,000,000	\$ 2,500,319	\$ 8,969,783
Capitalization Rate	2.93%	5.87%	6.00%
Sale PSF	\$ 127.51	\$ 127.51	\$ 228.75
Sale PSF Lot	\$ 26.57	\$ 26.57	\$ 47.67

Current Rent Roll

Unit	Tenant	SF	% of Property	Lease Term		Current Income			Lease Rates				Reimbursements			
				Begin	End	Annual Rent	Annual NNN	Period	Begin	Monthly	PSF	Annually	PSF	Increase	Annual NNN	PSF
1	Easy Mile US, LLC dba Planet Fitness	19,609	50.01%	4/1/2025	3/31/2035	\$ 224,523	\$ 77,879	Base	Current	\$ 18,710	\$ 0.95	\$ 224,523	\$ 11.45		\$ 77,879	\$ 3.97
								Base	4/1/2026	\$ 18,710	\$ 0.95	\$ 224,523	\$ 11.45			
								Base	4/1/2027	\$ 18,710	\$ 0.95	\$ 224,523	\$ 11.45			
								Base	4/1/2028	\$ 18,710	\$ 0.95	\$ 224,523	\$ 11.45			
								Base	4/1/2029	\$ 18,710	\$ 0.95	\$ 224,523	\$ 11.45			
								Base	4/1/2030	\$ 20,581	\$ 1.05	\$ 246,975	\$ 12.59	10%		
								Base	4/1/2031	\$ 20,581	\$ 1.05	\$ 246,975	\$ 12.59			
								Base	4/1/2032	\$ 20,581	\$ 1.05	\$ 246,975	\$ 12.59			
								Base	4/1/2033	\$ 20,581	\$ 1.05	\$ 246,975	\$ 12.59			
								Base	4/1/2034	\$ 20,581	\$ 1.05	\$ 246,975	\$ 12.59			
								Option 1	4/1/2035	\$ 22,639	\$ 1.15	\$ 271,673	\$ 13.85	10%		
								Option 2	4/1/2040	\$ 24,903	\$ 1.27	\$ 298,840	\$ 15.24	10%		
2	Vacant	19,604	49.99%			\$ -	\$ -	Base	Current	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Occupied	19,609	50.01%			\$ 224,523	\$ 77,879			\$ 18,710	\$ 0.95	\$ 224,523	\$ 11.45	\$ 77,879	\$ 3.97	
	Vacant	19,604	49.99%			\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Totals	39,213	100.00%			\$ 224,523	\$ 77,879			\$ 18,710	\$ 0.48	\$ 224,523	\$ 5.73	\$ 77,879	\$ 1.99	

Proforma Rent Roll

Unit	Tenant	SF	% of Property	Lease Term		Current Income		Period	Lease Rates				Reimbursements			
				Begin	End	Annual Rent	Annual NNN		Begin	Monthly	PSF	Annually	PSF	Increase	Annual NNN	PSF
1	Easy Mile US, LLC dba Planet Fitness	19,609	50.01%	4/1/2025	3/31/2035	\$ 224,523	\$ 77,879	Base	Current	\$ 18,710	\$ 0.95	\$ 224,523	\$ 11.45		\$ 77,879	\$ 3.97
								Base	4/1/2026	\$ 18,710	\$ 0.95	\$ 224,523	\$ 11.45			
								Base	4/1/2027	\$ 18,710	\$ 0.95	\$ 224,523	\$ 11.45			
								Base	4/1/2028	\$ 18,710	\$ 0.95	\$ 224,523	\$ 11.45			
								Base	4/1/2029	\$ 18,710	\$ 0.95	\$ 224,523	\$ 11.45			
								Base	4/1/2030	\$ 20,581	\$ 1.05	\$ 246,975	\$ 12.59	10%		
								Base	4/1/2031	\$ 20,581	\$ 1.05	\$ 246,975	\$ 12.59			
								Base	4/1/2032	\$ 20,581	\$ 1.05	\$ 246,975	\$ 12.59			
								Base	4/1/2033	\$ 20,581	\$ 1.05	\$ 246,975	\$ 12.59			
								Base	4/1/2034	\$ 20,581	\$ 1.05	\$ 246,975	\$ 12.59			
								Option 1	4/1/2035	\$ 22,639	\$ 1.15	\$ 271,673	\$ 13.85	10%		
								Option 2	4/1/2040	\$ 24,903	\$ 1.27	\$ 298,840	\$ 15.24	10%		
2	SPEC Tenant	19,604	49.99%	10-YR	\$ 313,664	\$ 77,859	Base	Current	\$ 26,133	\$ 1.33	\$ 313,600	\$ 16.00		\$ 77,859	\$ 3.97	
							Base	Year 1	\$ 26,133	\$ 1.33	\$ 313,600	\$ 16.00				
							Base	Year 2	\$ 26,133	\$ 1.33	\$ 313,600	\$ 16.00				
							Base	Year 3	\$ 26,133	\$ 1.33	\$ 313,600	\$ 16.00				
							Base	Year 4	\$ 26,133	\$ 1.33	\$ 313,600	\$ 16.00				
							Base	Year 5	\$ 26,133	\$ 1.33	\$ 313,600	\$ 16.00				
							Base	Year 6	\$ 28,747	\$ 1.47	\$ 344,960	\$ 17.60	10%			
							Base	Year 7	\$ 28,747	\$ 1.47	\$ 344,960	\$ 17.60				
							Base	Year 8	\$ 28,747	\$ 1.47	\$ 344,960	\$ 17.60				
							Base	Year 9	\$ 28,747	\$ 1.47	\$ 344,960	\$ 17.60				
							Base	Year 10	\$ 28,747	\$ 1.47	\$ 344,960	\$ 17.60				
							Option 1	Year 11	\$ 31,621	\$ 1.61	\$ 379,456	\$ 19.36	10%			
Option 2	Year 16	\$ 34,783	\$ 1.77	\$ 417,402	\$ 21.29	10%										
	Occupied	39,213	100.00%		\$ 538,187	\$ 155,738		\$ 44,844	\$ 1.14	\$ 538,123	\$ 13.72		\$ 155,738	\$ 3.97		
	Vacant	-			\$ -	\$ -		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -		
	Totals	39,213	100.00%		\$ 538,123	\$ 155,758		\$ 44,844	\$ 1.14	\$ 538,123	\$ 13.72		\$ 155,738	\$ 3.97		

Unit	Tenant	SF	DT_months	DT_\$	FR_months	FR_\$	TIA_PSF	TIA_\$	LC (10-YR)	Total Cost
2	SPEC_Tenant	19,604	9	\$ 293,642	6	\$ 195,762	\$50	\$ 980,200	\$ 144,913	\$ 1,320,874



VACANT SPACE

Vacant Space Information

SUITE INFORMATION

- 100' X 196'
- 16' Ceiling Height
- Open Retail Sales Area

IDEAL TENANTS



Indoor Pickleball



Indoor Golf Simulator



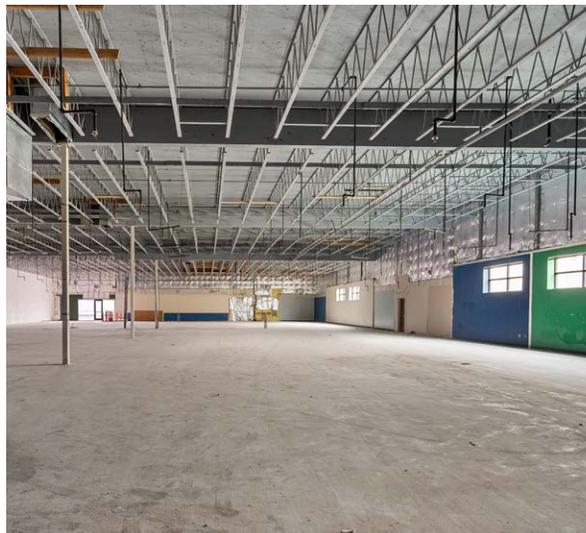
Bouldering Gym



Hard Goods



Urgent Care



Value Add Business Plan

Heritage Plaza Corner presents the rare opportunity to execute a value add business plan in an investment market saturated with low yield alternatives. Here you will find the detailed analysis of a) the vacancy lease up, and b) the projected total returns via stabilization.

$$\begin{array}{rclcl}
 \underline{\$8,969,783} & - & \underline{\$6,764,517} & = & \underline{\$2,205,267} \\
 \text{Stabilized Value} & & \text{Cash Basis} & & \text{Cash Yield}
 \end{array}$$

PROFORMA CAP RATE	TOTAL RETURN	STABILIZED CASH ON CASH	UNLEVERED IRR (4-YR)	EQUITY MULTIPLE (4-YR)
10.76%	32.60%	7.96%	16.05%	1.70x

BASIS BREAKDOWN

Purchase Price	\$	127.51	\$	5,000,000.00
Exterior Remodel ^[1]	\$	3.83	\$	150,000.00
Leasing Downtime ^[2]	\$	7.49	\$	293,642.39
Leasing Costs ^[3]	\$	33.68	\$	1,320,874.36
Total Costs	\$	172.50	\$	6,764,516.75

^[1]Exterior remodel financial modeling concurrent with spec tenant rent commencement date.

^[2]Downtime represents the period of time the vacancy will sit prior to lease commencement. Assumes 9 months.

^[3]Leasing Costs assume \$15/sf NNN rent, 9 months free rent, \$50/sf TIA, standard 10-yr leasing commissions.

Value Add Business Plan

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$$\begin{array}{rcl}
 \underline{\$8,969,783} & - & \underline{\$6,764,517} = \underline{\$2,205,267} \\
 \text{Stabilized Value} & & \text{Cash Basis} \quad \quad \quad \text{Cash Yield}
 \end{array}$$

Detailed Cash Flow

	Year 0 Month 0	Year 1 Month 12	Year 2 Month 24	Year 3 Month 36	Year 4 Month 48
Buy/Sell	\$ (5,000,000.00)	\$ -	\$ -	\$ -	\$ 8,969,783.37
Base Rent		\$ 224,523.00	\$ 459,771.00	\$ 538,187.00	\$ 541,929.05
<i>Planet Fitness</i>		\$ 224,523.00	\$ 224,523.00	\$ 224,523.00	\$ 228,265.05
<i>Vacancy/SPEC</i>		\$ -	\$ 235,248.00	\$ 313,664.00	\$ 313,664.00
OpEx Recovery		\$ 78,073.74	\$ 140,361.63	\$ 165,222.68	\$ 170,179.36
<i>Planet Fitness</i>		\$ 77,879.04	\$ 80,215.41	\$ 82,621.87	\$ 85,100.53
<i>Vacancy/SPEC</i>		\$ -	\$ 60,146.22	\$ 82,600.81	\$ 85,078.83
Total Gross Income		\$ 302,596.74	\$ 600,132.63	\$ 703,409.68	\$ 712,108.41
Vacancy Loss		\$ -	\$ -	\$ -	\$ -
Effective Gross Income		\$ 302,596.74	\$ 600,132.63	\$ 703,409.68	\$ 712,108.41
Operating Expenses		\$ (155,738.22)	\$ (160,410.37)	\$ (165,222.68)	\$ (170,179.36)
Net Operating Income		\$ 146,858.52	\$ 439,722.26	\$ 538,187.00	\$ 541,929.05
Façade Remodel		\$ -	\$ (150,000.00)	\$ -	\$ -
TI Allowance		\$ (980,200.00)	\$ -	\$ -	\$ -
Lease Commissions		\$ (72,456.38)	\$ (72,456.38)	\$ -	\$ -
Net CF	\$ (5,000,000.00)	\$ (905,797.87)	\$ 217,265.88	\$ 538,187.00	\$ 9,511,712.42



Tenant Profile



Planet Fitness

Planet Fitness operates under its foundational “Judgement Free Zone®” philosophy, an inclusive brand positioning designed to attract a broad demographic of casual, first-time, and value-oriented gym users who may feel intimidated by traditional fitness clubs. This approachable model has driven strong brand loyalty and widespread recognition, supporting a stable, recurring, membership-based revenue stream.

The company’s success is underpinned by a simple, highly scalable, and predominantly franchise-driven business model. By providing modern, high-quality fitness equipment and essential services at an affordable monthly price point, Planet Fitness has achieved significant market penetration across diverse geographic and demographic profiles. This structure delivers attractive unit economics for franchisees while producing predictable, recurring cash flow at the corporate level. The low-cost membership model has also demonstrated resilience across economic cycles, as members tend to retain memberships even during periods of economic stress.

As a commercial tenant, Planet Fitness offers substantial value through consistent, high-volume foot traffic. With extended operating hours—often including 24-hour access—the gym draws members repeatedly throughout the day and week, supporting steady consumer activity that benefits neighboring retailers and service providers.

Franchisee: Easy Mile Fitness

Easy Mile Fitness is a multi-unit franchisee of Planet Fitness health clubs located throughout the Southeast, and Pacific Northwest. Based in Boston, MA the company owns & operates 50 Planet Fitness clubs across Florida, Georgia, South Carolina, Puerto Rico, Oregon and Ontario, Canada. At Easy Mile Fitness we are singularly focused on our mission: To foster and serve our communities by enriching lives through passionate team members who embody Planet Fitness’ values.



TENANT PROFILE

Company Name	Planet Fitness, Inc.
Tenant Business	Value-Oriented Fitness Centers
Traded	Public (NYSE: PLNT)
Revenue (2024)	\$1.18 billion
Net Income (FY2024)	\$172.0 million
No. of Employees	3,806 (Corporate Only)
No. of Locations	2,722 locations (2024)
Founded	1992
Headquarters	Hampton, New Hampshire
Website	www.planetfitness.com

\$1.18B

2024 Revenue

\$172M

2024 Net Income

2720+

Locations

PLNT

NYSE



Lease Abstract

Address	1880 14th Ave Se, Albany, OR 97322
Tenant	Easy Mile US, LLC dba Planet Fitness
Lease Area	19,609 SF
Rent Commencement	04/01/2025
Lease Expiration	03/31/2035
Renewal Options	Two (2) five (5) year options
Right of First Refusal	None
Guarantee	Franchisee
Estoppel Certificate	30 days
Exclusive Use	Tenant shall have the exclusive right to operate any health or fitness center or club or to provide any tanning anywhere within the Building. Landlord must not lease any space within the Building to any men's, women's, children's, or co-id fitness, exercise, athletic, or wellness facility of any kind, including any health club, gym, physical fitness club, personal training studio, weight loss or spinning center, weight-training or resistance training studio, or aerobics center.

EXPENSES	TENANT PAYS DIRECT	TENANT REIMBURSES	LANDLORD COST
Taxes		X	
Insurance (Property and GL)		X	
Utilities	X		
Common Area Maintenance		X	
HVAC R&M			
Parking Lot ^[1]			X
Structural R&M ^[2]			X
Roof R&M			X

^[1] Landlord must repaint and re-stripe all driveways, parking areas, and other pavements within the common areas of the Building at least every 3 years or sooner if reasonably required. See Lease.

^[2] If Includes gutters, subfloors (including slabs and membranes), and skylights (including the skylights installed by Tenant). See Lease.



WHY ALBANY



Situated in the heart of Oregon's fertile Willamette Valley, Albany's blend of scenic rivers, rich heritage, accessible location, and vibrant local culture contribute to its appeal for residents and businesses alike.

Geography & Setting

Nestled where the Willamette and Calapooia rivers converge, Albany, Oregon is strategically positioned in the mid-Willamette Valley — approximately 24 miles south of Salem, 44 miles north of Eugene, and within convenient reach of Portland via Interstate 5. This location offers both the tranquility of a smaller city and easy access to the broader economic and recreational resources of the Pacific Northwest. The city's setting affords abundant outdoor experiences, from riverfront trails and parks to quick drives to the Cascade Mountains or Oregon Coast.

History & Culture

Founded in 1848 by pioneers Walter and Thomas Monteith, Albany grew as an important agricultural and transportation hub, benefiting from river commerce and later the railroad. Its downtown and surrounding neighborhoods contain one of Oregon's most diverse and well-preserved collections of historic architecture, with more than 700 structures spanning styles from the 1840s through the early 20th century.

Annual cultural events like the Northwest Art & Air Festival reflect Albany's community-oriented spirit, drawing thousands to celebrate local art, aviation, and outdoor entertainment.

Economy & Industry

Albany's economy is diverse and dynamic, rooted in its historical strengths in agriculture and manufacturing while expanding into modern sectors. Once a regional hub for timber and rail commerce, Albany today supports a broad mix of industries including health care, retail trade, manufacturing, and technology research.

The city is also recognized as a significant contributor to rare metals production and research through facilities like the Albany Research Center (now part of the National Energy Technology Laboratory).

Employment trends show robust participation in healthcare and social assistance, retail, and manufacturing sectors, providing stability and opportunity for a wide range of skill sets.

Infrastructure & Accessibility

Albany's central location along Interstate 5, U.S. 20, and rail corridors makes it an essential transportation and logistics node in the region. Amtrak services connect residents and businesses with broader

regional travel, while local transit and the Albany Municipal Airport support mobility and commerce.

Life & Community

Residents enjoy over 30 parks, nature trails, and riverfront spaces that support outdoor recreation and wellness.

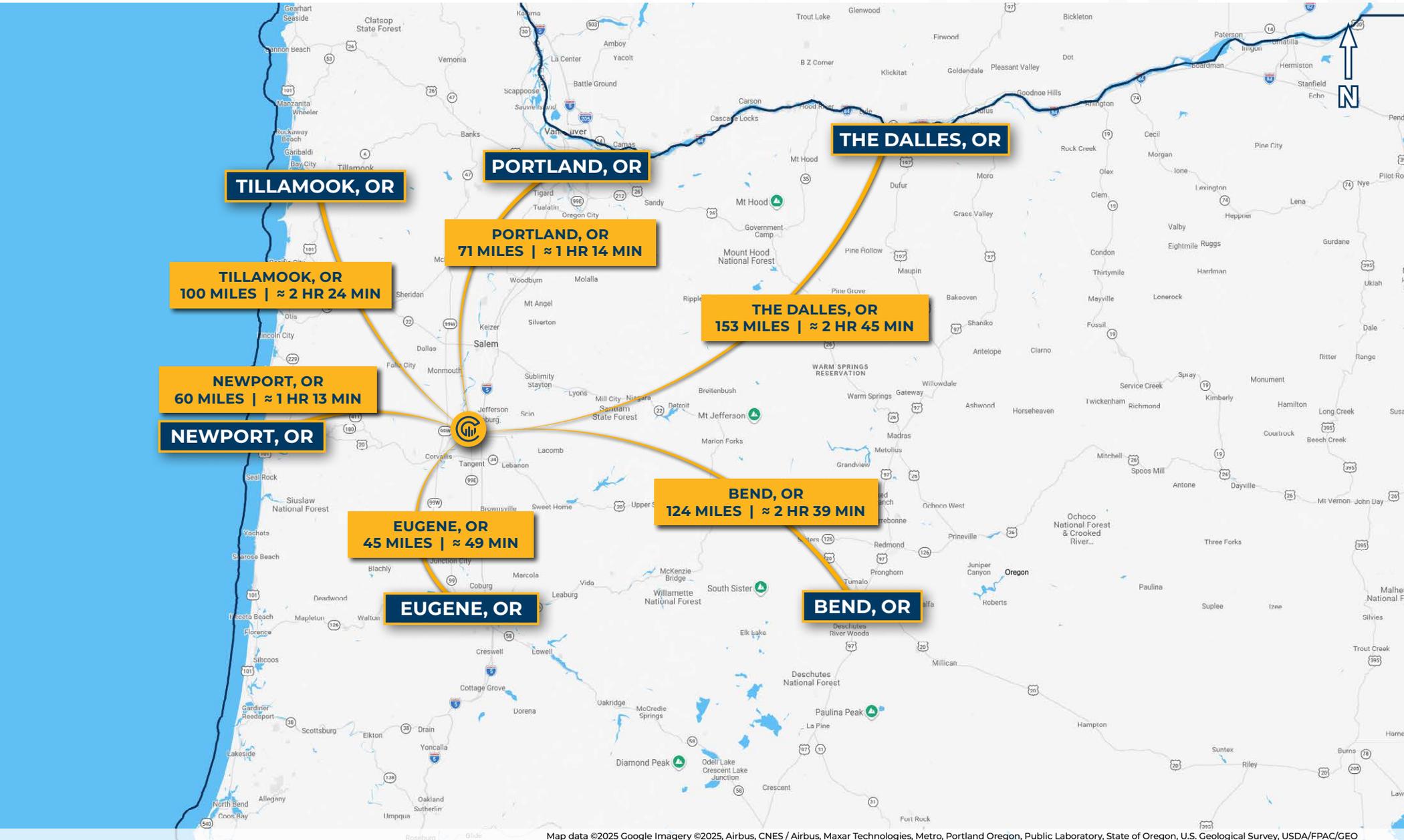
Downtown Albany offers a lively mix of shops, restaurants, cultural venues, and professional services set against a backdrop of historic buildings underscoring a commitment to preservation and responsible development.

The local culinary scene reflects the valley's agricultural bounty, with farm-to-table eateries, craft breweries, and community markets contributing to a vibrant food culture.

Outlook & Investment Potential

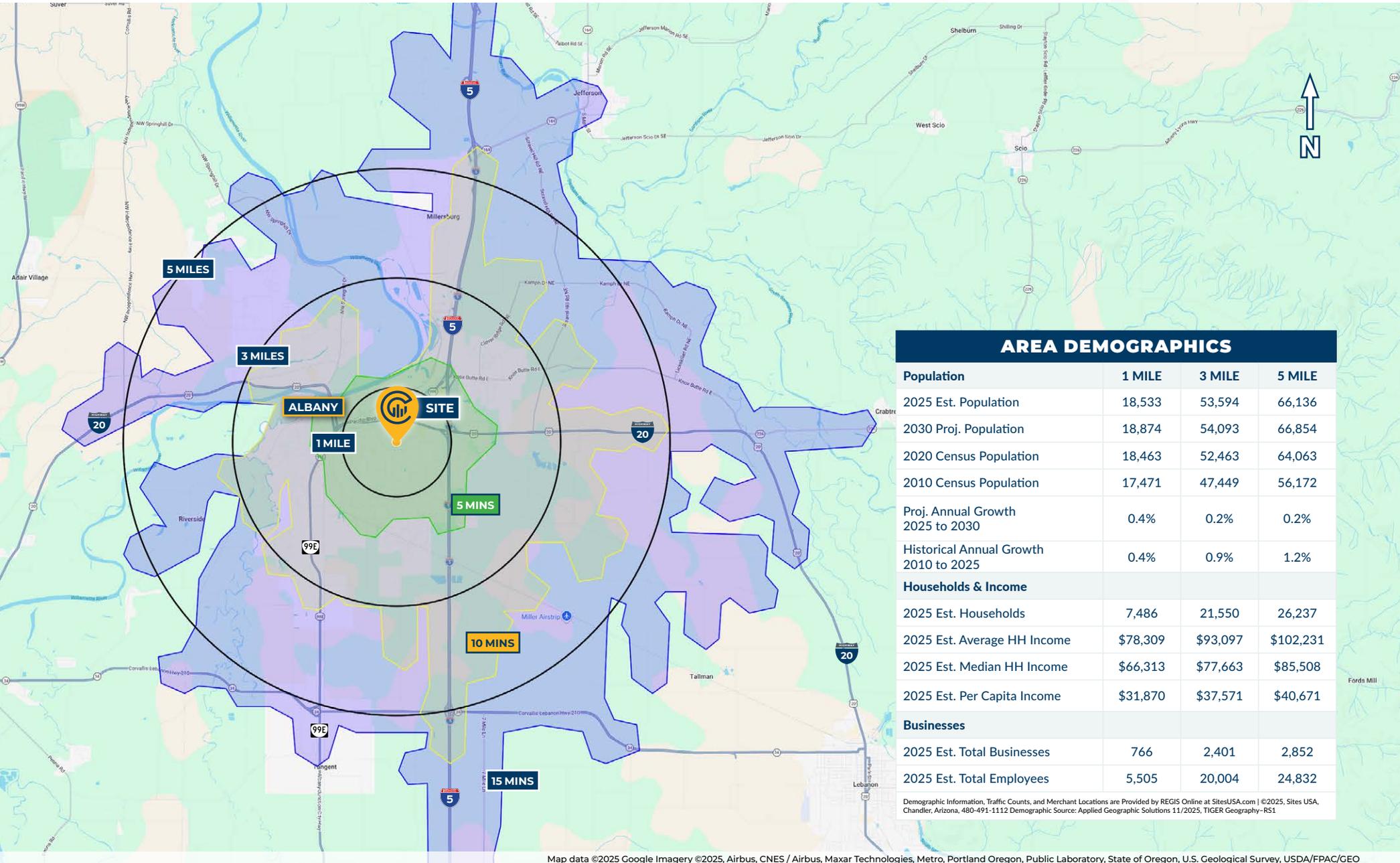
Albany's continuous growth, historical richness, and strategic connectivity make it an attractive locale for future investment. With ongoing revitalization efforts downtown, a diversified economic base, and a quality of life that appeals to both residents and businesses, Albany represents a poised and promising community in the Mid-Willamette Valley.

Property Drive-Times



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Property Drive-Time & Demographics



AREA DEMOGRAPHICS

Population	1 MILE	3 MILE	5 MILE
2025 Est. Population	18,533	53,594	66,136
2030 Proj. Population	18,874	54,093	66,854
2020 Census Population	18,463	52,463	64,063
2010 Census Population	17,471	47,449	56,172
Proj. Annual Growth 2025 to 2030	0.4%	0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.4%	0.9%	1.2%
Households & Income			
2025 Est. Households	7,486	21,550	26,237
2025 Est. Average HH Income	\$78,309	\$93,097	\$102,231
2025 Est. Median HH Income	\$66,313	\$77,663	\$85,508
2025 Est. Per Capita Income	\$31,870	\$37,571	\$40,671
Businesses			
2025 Est. Total Businesses	766	2,401	2,852
2025 Est. Total Employees	5,505	20,004	24,832

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com | ©2025, Sites USA, Chandler, Arizona. 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography-RS1

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Oregon Initial Agency Disclosure Pamphlet



Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An “agency” relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the “agent”) agrees to act on behalf of a buyer or a seller (the “client”) in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

- **Seller’s Agent** – Represents the seller only.
- **Buyer’s Agent** – Represents the buyer only.
- **Disclosed Limited Agent** – Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of “Confidential Information”

Generally, licensees must maintain confidential information about their clients.

“Confidential information” is information communicated to a real estate licensee or the licensee’s agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. “Confidential information” does not mean information that:

1. The buyer instructs the licensee or the licensee’s agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee’s agent to disclose about the seller to the buyer; and
2. The licensee or the licensee’s agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller’s Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties’ agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller’s agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller’s interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent’s expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller’s agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller’s agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent’s expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller’s past conformance with law.

Duties and Responsibilities of a Buyer’s Agent

An agent, other than the seller’s agent, may agree to act as the buyer’s agent only. The buyer’s agent is not representing the seller, even if the buyer’s agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller’s agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties’ agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer’s agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer’s interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent’s expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and

7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer’s agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer’s agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent’s expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller’s past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written “Disclosed Limited Agency Agreement” signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller’s agent;
2. To the buyer, the duties listed above for a buyer’s agent; and
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent’s expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party’s interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller’s Agent, Buyer’s Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee’s knowledge and consent, and an agent cannot make you a client without your knowledge and consent.



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