

OFFERING MEMORANDUM AVAILABLE FOR SALE

719 E 1st Street | Newberg, OR 97132



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COMMERCIAL
INTEGRITY **nw**

a real estate investment advisory company

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The information provided in this document is proprietary and intended to assist in the initial evaluation of the Subject Property and inform advisory discussions. It offers a general overview of unverified financial and physical information. **Important: This information is not a substitute for an official appraisal but should be regarded as an accurate measurement of valuation.**

Commercial Integrity, NW specializes in providing advisory services with a focus on real estate valuation. Our role is to guide clients through the process of determining the value of real estate assets at any given point in time, using a variety of industry-standard valuation methods. These methods may include, but are not limited to, the Income Approach, Sales Comparison Approach, and Cost Approach. Our goal is to offer insights based on current market conditions and available data to assist clients in making well-informed decisions.

While we believe our valuation methods to be accurate as of the date of the asset's review, **Commercial Integrity, NW is not a certified appraisal company** and cannot warrant the complete accuracy of the valuation. There are many other factors in a given transaction, beyond our due diligence, that could affect the final value of the property, such as market fluctuations, external economic conditions, or unforeseen changes in the property's condition or status. As such, the valuations provided should be seen as an informed estimate, not a certified appraisal.

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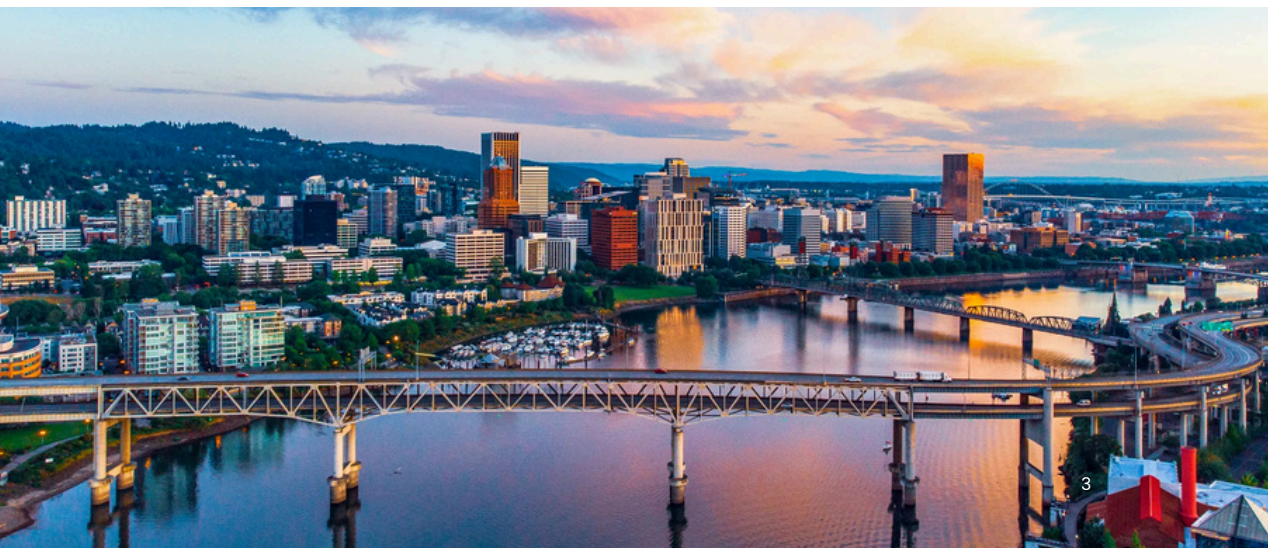
4. Property Summary

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Property Summary: Investment Highlights

OWNER/USER OPPORTUNITY

719 E 1st Street | Newberg, OR 97132

\$861,000

\$258.56 PSF

Net Rentable Area	3,330 SF
Land Area	4,500 SF
Year Built	1940
Price	\$861,000
Price SF	\$258.56
Parcel Numbers	48825
Zoning	C3
Parking	Street

Investment Highlights:

- **Prime Newberg Location** – Positioned along E 1st Street, offering excellent visibility and accessibility within a growing community.
- **Strong Demographics** – Surrounded by a robust customer base with steady population growth and healthy household incomes in Yamhill County.
- **High-Traffic Corridor** – Benefit from consistent vehicle and pedestrian activity along one of Newberg's main arterials.
- **Attractive Retail Opportunity** – Corner positioning enhances visibility for tenants and strengthens long-term investment appeal.
- **Proximity to Amenities** – Close to restaurants, shopping, George Fox University, and downtown Newberg attractions.
- **Stable Market Fundamentals** – Newberg continues to experience steady residential and commercial expansion, supporting ongoing tenant demand.





Newberg, Oregon

Located in the heart of Oregon's renowned wine country, Newberg blends small-town charm with economic resilience and growing regional appeal. As the gateway to the Willamette Valley, Newberg attracts steady tourism traffic, supports a vibrant local business community, and benefits from proximity to institutions like George Fox University and Providence Medical Center.

Downtown Newberg has seen consistent investment in walkable infrastructure, boutique retail, and civic revitalization. With its strategic location just 25 miles southwest of Portland, Newberg continues to draw both residents and investors seeking affordability, quality of life, and longterm growth in a well-connected tertiary market.

Community Breakdown: Who's Living Here

Population:

State: Oregon 4.18M

County: Yamhill 110,886

MSA: Portland–Vancouver–Hillsboro 2.5M

City: Newberg 26,502

	1 mile	3 Miles	5 Miles
Population	14,630	33,440	37,552
Total Households	5,125	11,949	13,424
Average Household Income	\$93.3K	\$111.6K	\$117.3K
Total Consumer Spending	\$314M	\$707.7M	\$807.3M



Walkability Score:

Walker's Paradise (92)



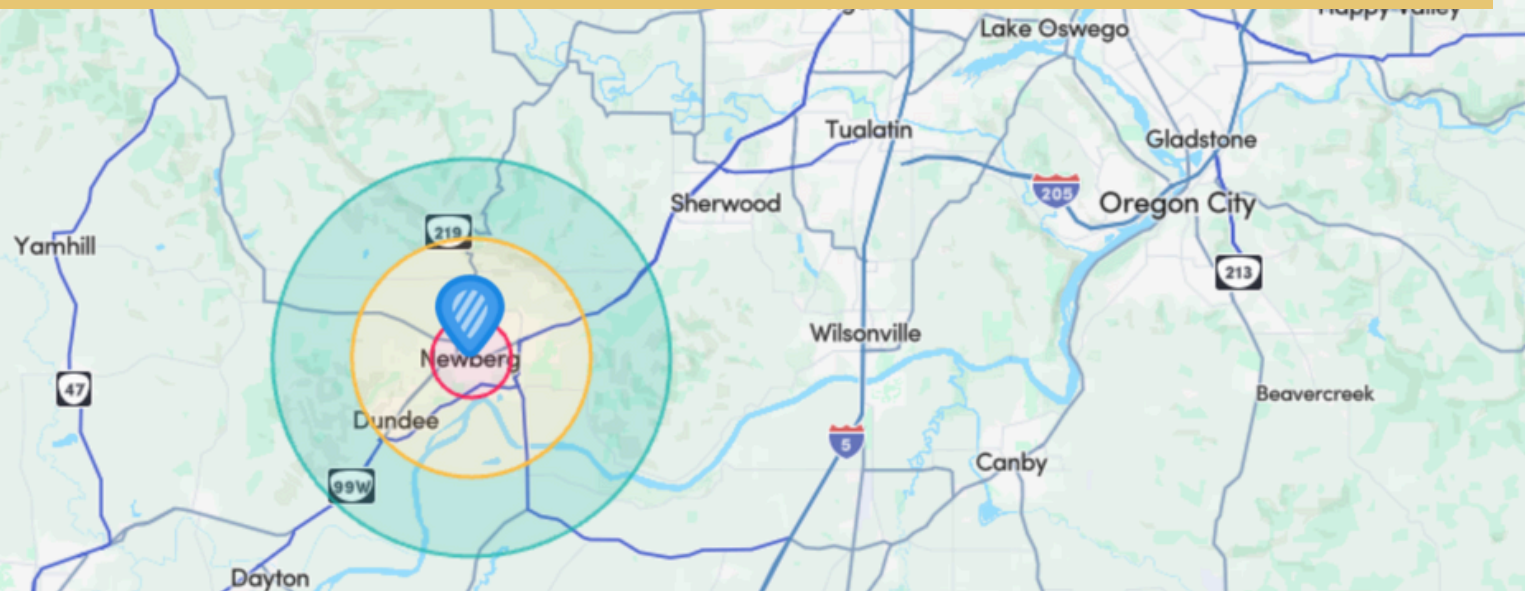
Transportation:

35 miles from Portland International Airport



Daily Car Count: (VPD)

E 1st, OR 99W, OR 219 – 16,020
E Hancock St, OR 99W, OR 219 – 16,730



Community Breakdown: Explore Nearby Amenities



719 E 1st Street | Newberg, OR



Transit / Bus Stop



SAFEWAY

Tires LES SCHWAB

Fred Meyer

Critter Cabana

GROCERY OUTLET
bargain market

Thriftway

DUTCH BROS

Wilco

BI-MART
Northwest Grown... Employee Owned!

Rogers Landing County Park

Renne Park

George Fox University

HWY 219 - 16,730 VPD

99 W - 16,020 VPD

HWY 18 -

WILLAMETTE RIVER

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