

ABSOLUTE NNN FOR SALE

MILWAUKIE RETAIL

6335 Southeast Harmony Road Milwaukie, OR 97222



SALE PRICE

\$2,195,000

Becky Potter, CCIM

360 241 8829



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REALTY

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This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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PROPERTY DESCRIPTION

Single Tenant true triple net. 5 year lease with Five (5), Five year options. Lease begins at \$9,000/mo with last option period at \$14,630/mo. Tenant pays for all maintenance, taxes and insurance. Owner is not liable for any operating expenses. The tenant is NECTAR, a leading cannabis sales company. NECTAR's Pharmaceuticals are rated very high on the NASDAQ exchange, presenting itself to be a very solid tenant with long-term stability.

LOCATION DESCRIPTION

Discover the vibrant potential of the Portland, OR MSA with the location's easy access to a diverse array of amenities and attractions. Situated in the thriving Milwaukie area, the property is in close proximity to popular points of interest including the Clackamas Town Center, Clackamas Community College, and multiple restaurants,, shopping & entertainment venues close by. This location offers an appealing environment for retail sales and an abundance of opportunities for employees within walking distance. . Experience the dynamic blend of urban convenience and natural beauty that defines the Portland MSA, creating an ideal setting for a prospective investor.

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PROPERTY HIGHLIGHTS

- - 2,400 SF modernized office building
- - Renovated in 2021 for contemporary appeal
- - Zoned CL for versatile commercial use

OFFERING SUMMARY

Sale Price:	\$2,195,000
Lot Size:	0.16 Acres
Building Size:	2,400 SF
NOI:	\$109,000.00
Cap Rate:	4.97%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	273	957	3,673
Total Population	700	2,434	9,374
Average HH Income	\$101,314	\$100,567	\$96,255

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PROPERTY HIGHLIGHTS

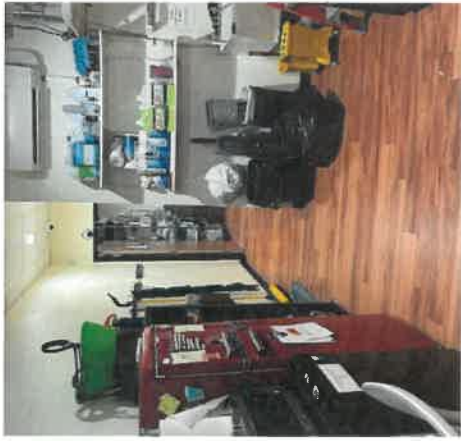
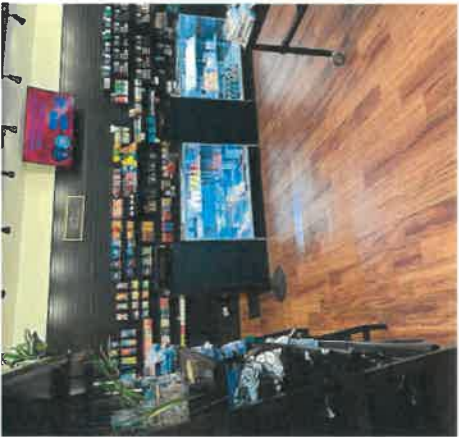
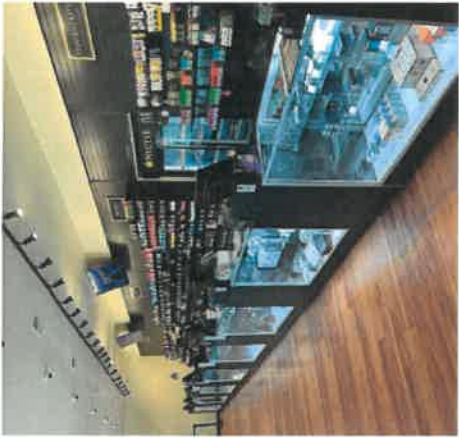
- - 2,400 SF modernized office building
- - Renovated in 2021 for contemporary appeal
- - Zoned CL for versatile commercial use
- - Prime location within Portland OR MSA area
- - 100% occupancy for immediate return on investment
- - Built in 1988 with enduring structural integrity
- - Ideal for office building investors seeking a high-performing asset



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LOCATION

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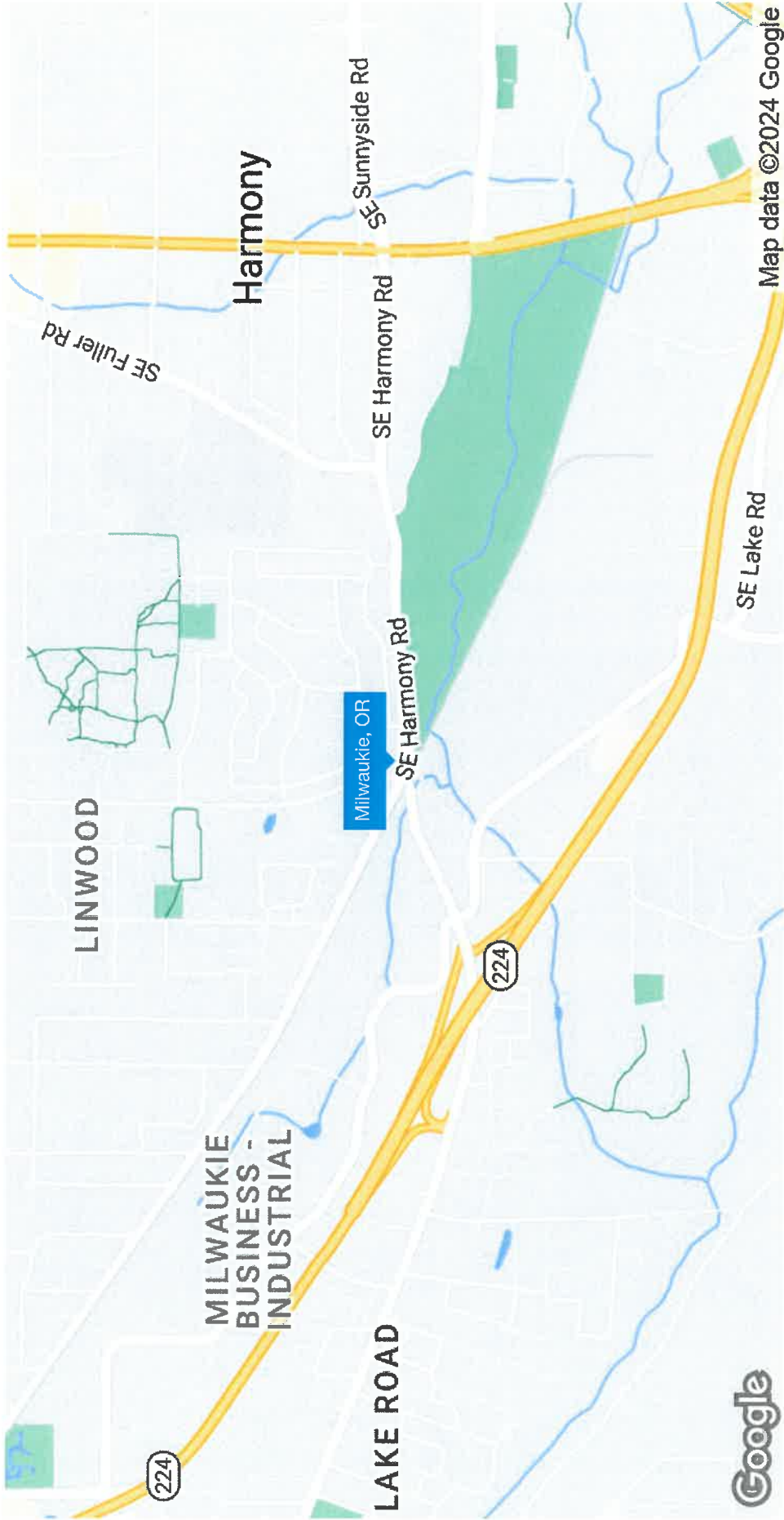
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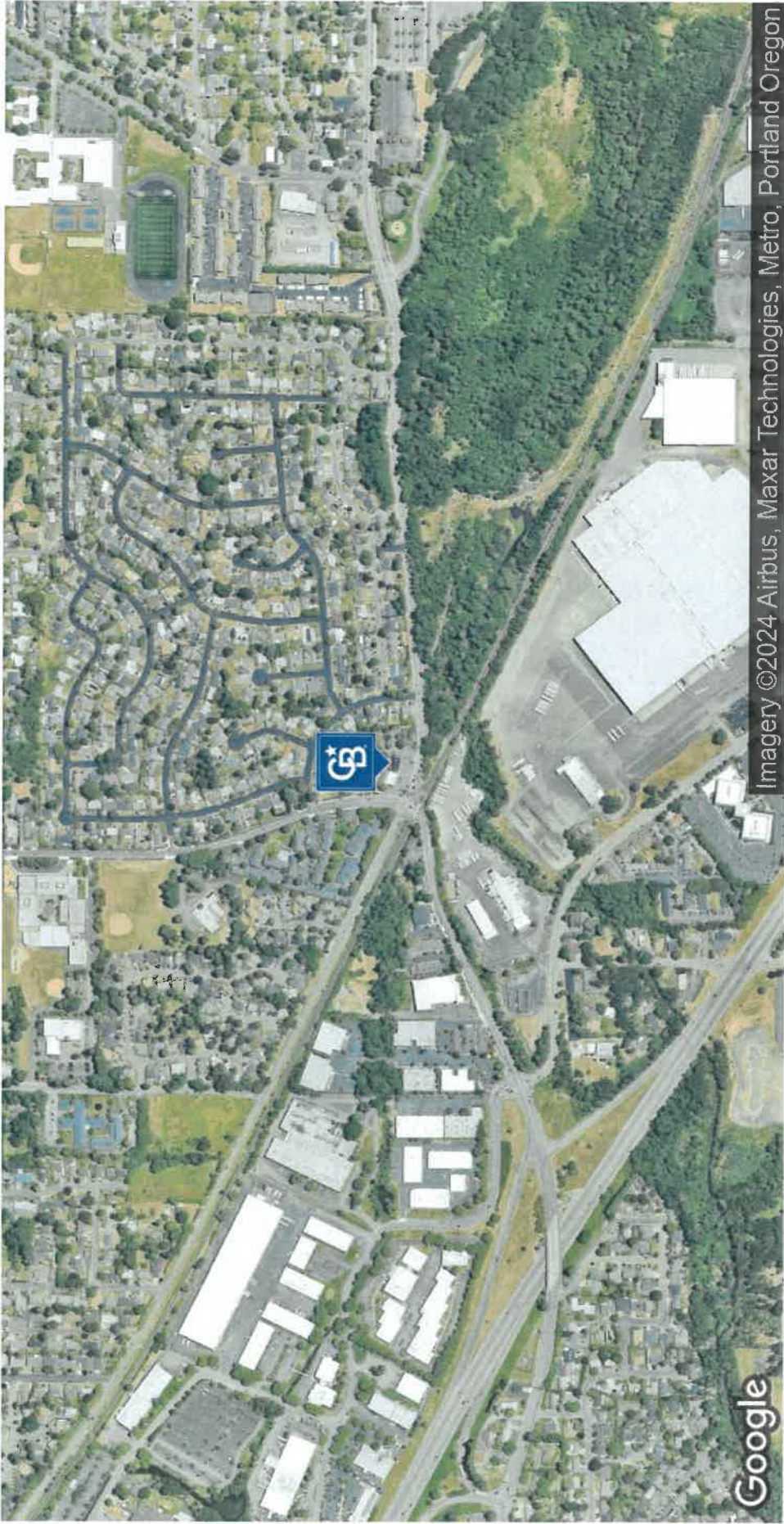
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FINANCIAL ANALYSIS

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INCOME SUMMARY	ABSOLUTE NNN RETAIL
GROSS INCOME	\$0
EXPENSES SUMMARY	ABSOLUTE NNN RETAIL
OPERATING EXPENSES	\$0
NET OPERATING INCOME	\$109,000



DEMOGRAPHICS

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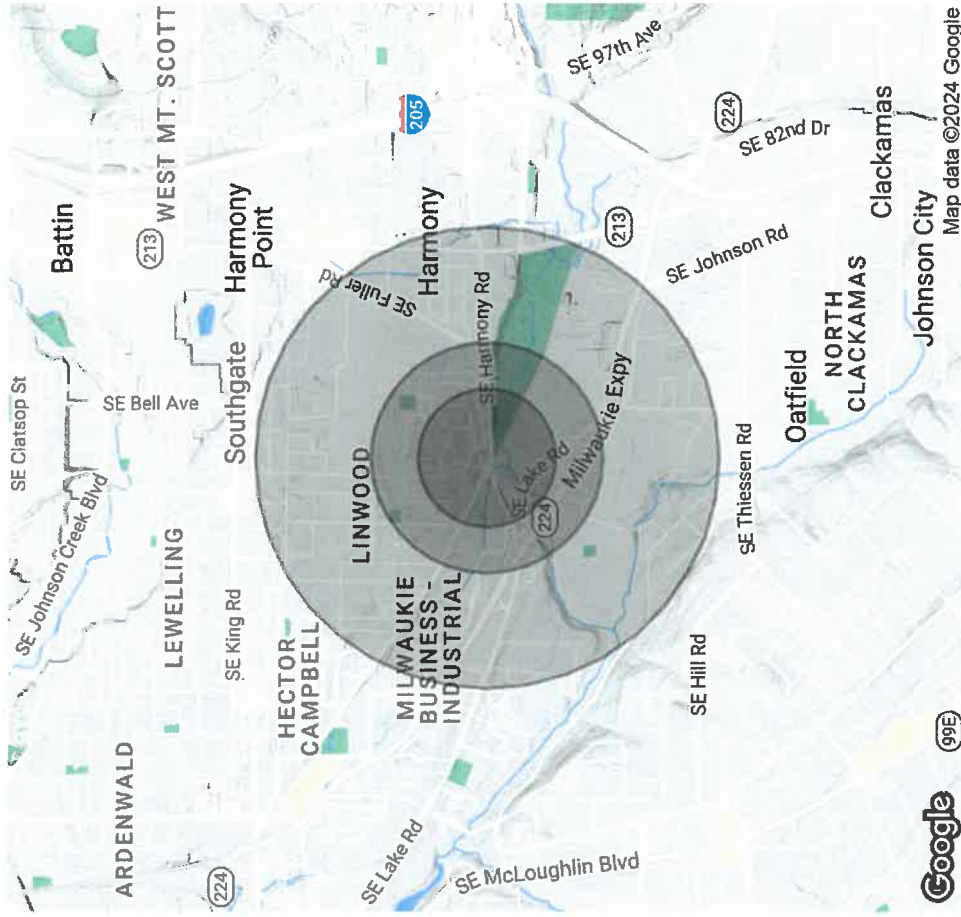
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	700	2,434	9,374
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	273	957	3,673
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$101,314	\$100,567	\$96,255
Average House Value	\$513,821	\$523,499	\$531,088

Demographics data derived from AlphaMap

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ADVISOR BIO

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BECKY POTTER, CCIM

Commercial Sales Broker

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Direct: **360.241.8829**

OR #940700055 // WA #2683

PROFESSIONAL BACKGROUND

Becky's professional real estate career spans over 30 years. She has a thorough knowledge of the Portland and SW Washington markets and is recognized as a leader in Vancouver's investment sales market, having received local and national awards of distinction, honoring her high sales volumes. She has been awarded the distinction of ranking in the top 1% of sales amongst a 50,000 member network. The award of the highest honor of her career was given to her by her network of Peers from the community of Commercial Brokers of SW Washington and the State of Oregon for the Transaction of the Year Award.

In addition to a degree in Business Administration, with a minor in accounting, Becky holds the designation of CCIM (Certified Commercial Investment Member), which is a graduate level program comprised of 200 classroom hours and a comprehensive exam that focuses on financial analysis, market analysis, user decisions such as leasing vs. buying properties, and investment analysis, such as ROI's and IRR's. In addition to the rigorous study, candidates for the title must document a minimum standard of transactions completed over a five-year period in order to be awarded this designation. It is the highest accreditation within the Commercial Real Estate Industry.

648 - NRT

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BACK PAGE

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