

100% Leased Investment in Lake Oswego

3990 SOUTHWEST COLLINS WAY, LAKE OSWEGO, OR 97035

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

3990 Southwest Collins Way, Lake Oswego, OR 97035

PROPERTY DESCRIPTION

Well-maintained 13,382 SF fully leased office building in Lake Oswego with close access to Kruse Way, I-5, and Hwy 217. Both tenants have a long history in the building. Kruse Park Chiropractic originally moved into the building in July 2006, and Shannon & Wilson started in October 2014. Shannon & Wilson renewed and expanded within the building in October 2024.

This two-story elevator-served building is on 23,668 SF of land with two separate curb cuts. The property is zoned General Commercial and is located within the Lake Grove Village Center Overlay District. The owner has performed several capital improvements as listed below.

PROPERTY HIGHLIGHTS

- 100% leased investment
- Long term tenants
- New 2nd floor windows and skylights
- Located in the highly desirable Lake Oswego submarket
- New roof in 2020
- New HVAC in 2021
- New parking lot drainage system in 2025
- New exterior paint in 2025
- Updated alarm panels and system in 2024
- Weighted Average Lease Term (WALT) of approximately 4.1 years

OFFERING SUMMARY

Sale Price:	\$3,674,936
Building Size:	13,382 SF
Cap Rate:	6.75%
Year Built:	1983



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SUITE	TENANT NAME	SIZE SF	LEASE START	LEASE END
100, 201 & 203	Shannon & Wilson, Inc.	10,098 SF	10/1/2014	9/30/2031
202	Kruse Park Chiropractic	2,691 SF	7/1/2006	3/31/2027
TOTALS		12,789 SF		



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SHANNON & WILSON

They provide geotechnical engineering, engineering geology, environmental, and natural resource services across the world. The company has 15 offices around the country including their headquarters in Seattle, Washington.

Kruse Park
Chiropractic
Clinic
Chiropractors in Lake Oswego

KRUSE PARK CHIROPRACTIC CLINIC

Local chiropractic clinic with over 30 years' experience helping clients with sports, spine, muscle and joint care.



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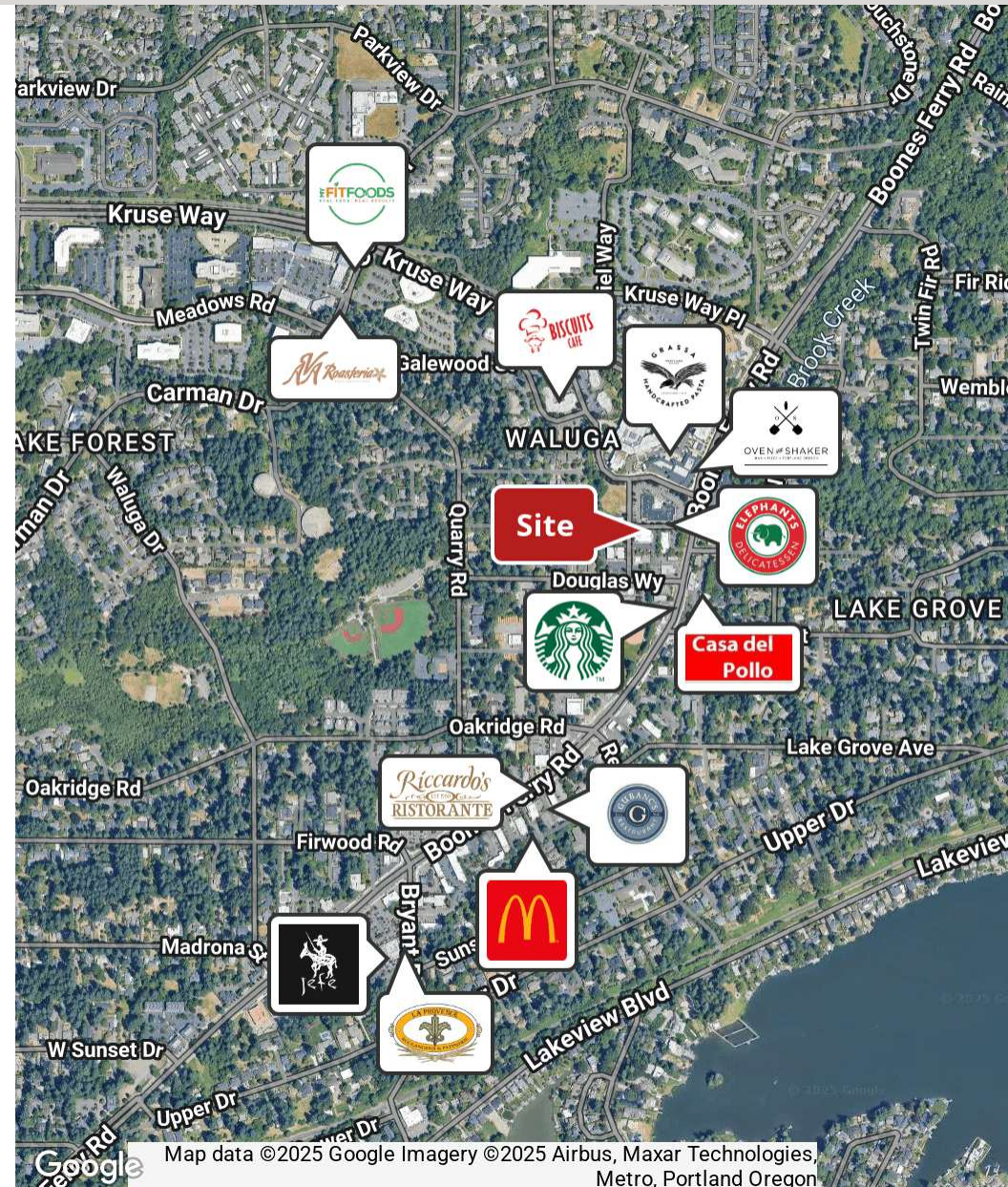


DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total population	856	3,060	12,090
Median age	48	47	44
Median age (Male)	46	45	43
Median age (Female)	49	49	46
Total households	399	1,361	4,991
Total persons per HH	2.1	2.2	2.4
Average HH income	\$153,495	\$159,572	\$178,556
Average house value	\$1,078,018	\$1,086,277	\$1,031,405

LOCATION OVERVIEW

The property is within one of the most desirable and well located office markets in the Portland metro area.



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