

Offering Memorandum

19230 SE McLoughlin Blvd, Gladstone, Oregon 97027



KING
Commercial Real Estate

Offering Memorandum

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Executive Summary



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Offering Summary

PRICE:	\$1,299,000
BUILDING SF:	4,000
PRICE / SF:	\$324.75/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

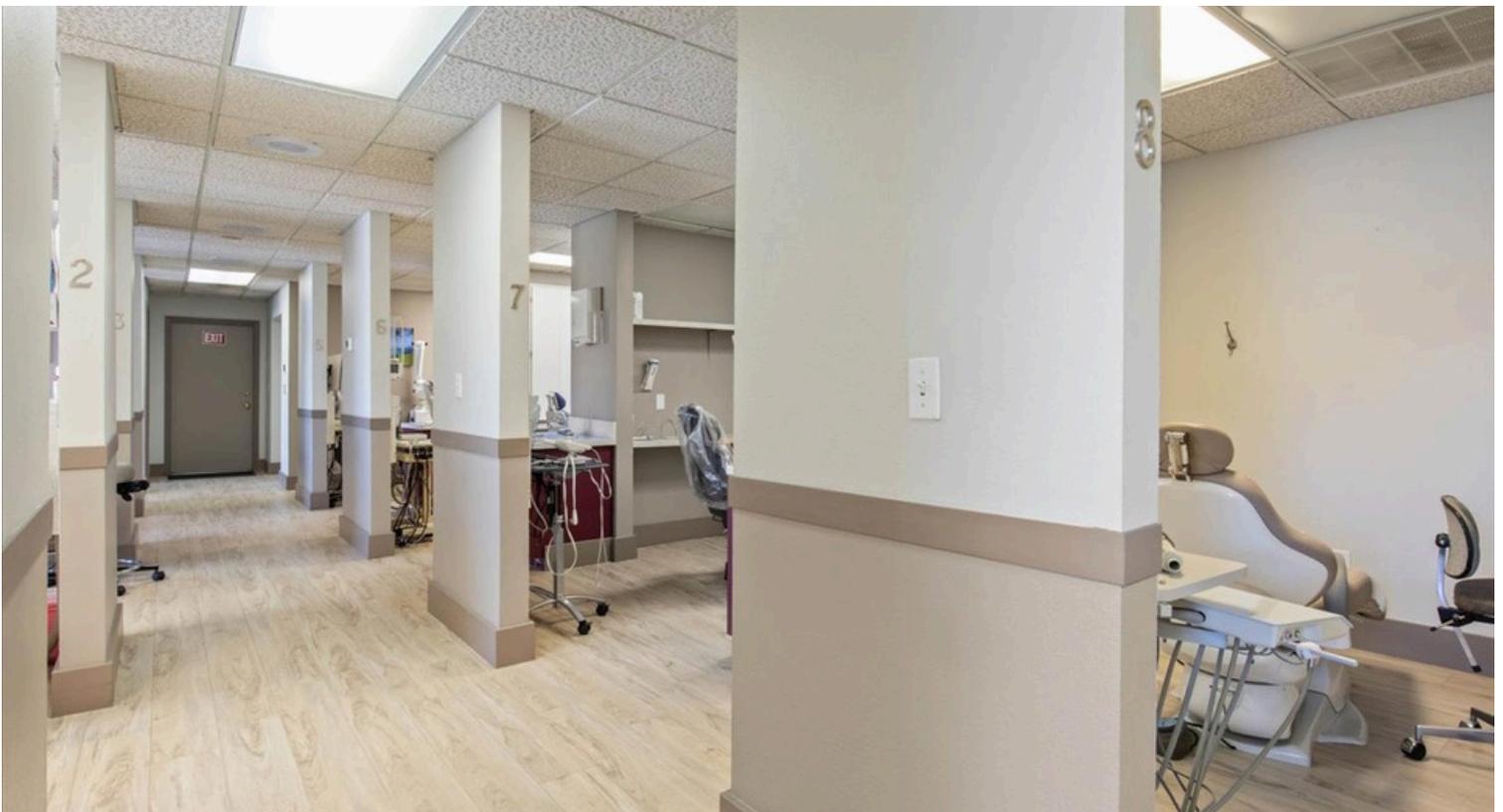
The property is positioned along the major McLoughlin corridor in Gladstone, OR. Subject property is a 4,000 SF freestanding retail property with roughly 3,200 SF as a dental office (owner-occupied) and 800 SF as a retail suite. The retail suite is estimated to be able to generate \$16,000/year on a 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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Property Photos



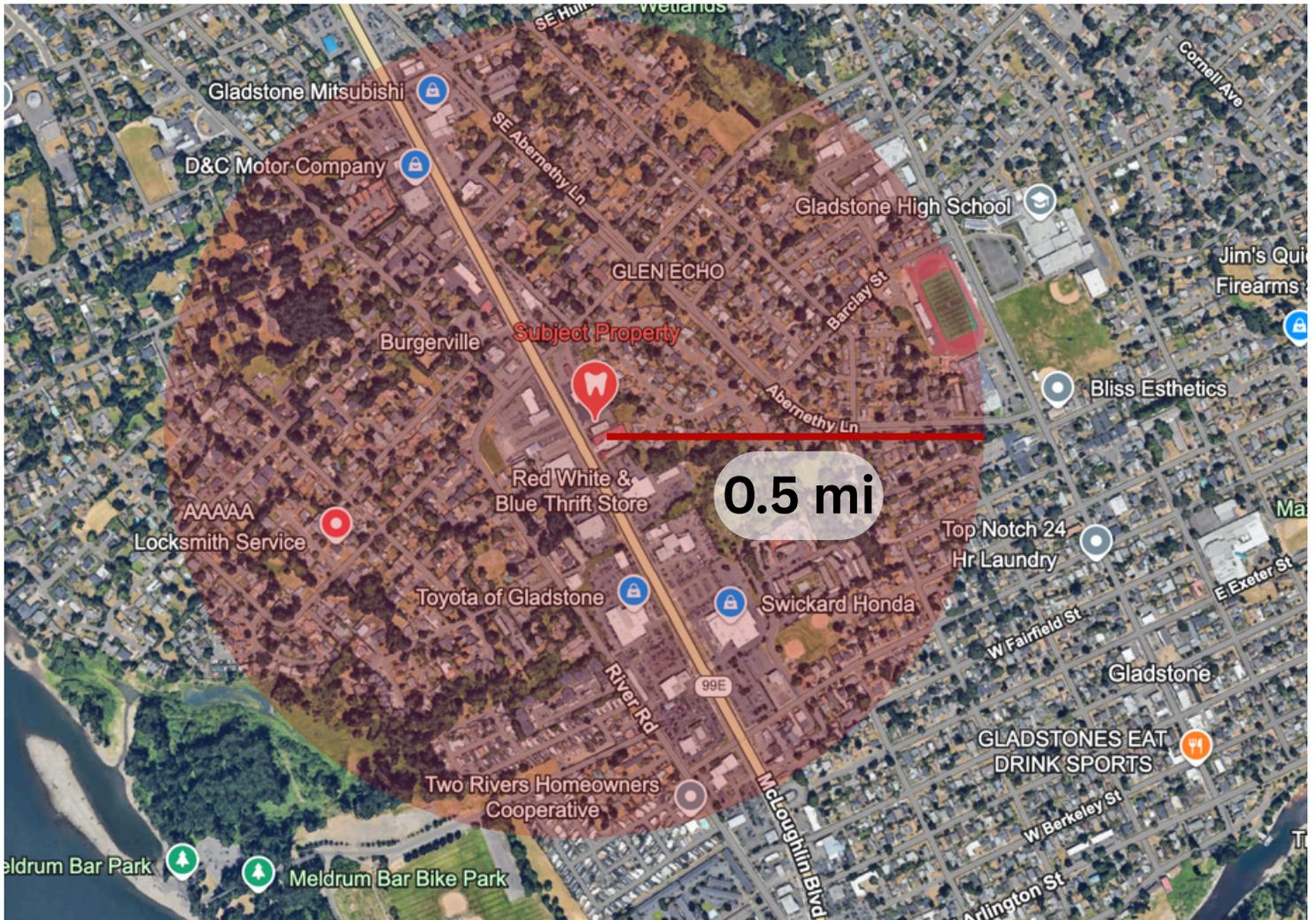
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Demographics



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

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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