

**INVESTMENT
OPPORTUNITY**

36860 INDUSTRIAL WAY, SANDY, OR 97055



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APEX
REAL ESTATE PARTNERS

INVESTMENT OPPORTUNITY

Excellent investment opportunity for a fully leased, pure NNN medical office building.

- **Asking Price:** \$3,950,000
- **CAP Rate:** 7.05% on in-place income

PROPERTY HIGHLIGHTS

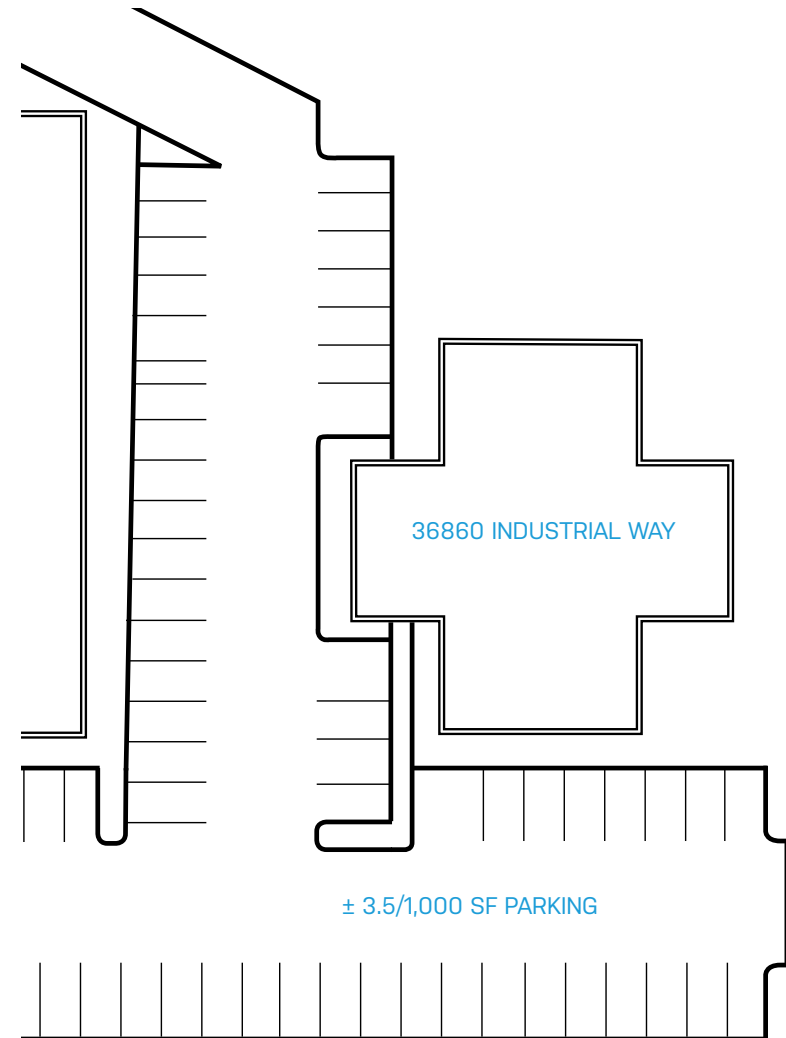
- 100% leased with nearly 9 years remaining
- ± 9,950 RSF medical office clinic
- Built in 1990
- Parking ± 3.5/1,000 SF
- Brand new roof
- Beautiful landscaping and outdoor patio
- Ground monument exterior signage
- Excellent visibility on U.S. Highway 26 with traffic counts of over 60,000 vehicles per day
- Located on bus line for Sandy Area Metro (SAM) public transit
- Zoning is C2 - General Commercial
- Ideal location surrounded by restaurants, local and national retailers, fitness facilities, and entertainment
- Easy access to Hwy-26

ANCHOR TENANT

Legacy Health is a nationally recognized non-profit healthcare provider with over 10,000 staff members. They are the 2nd largest health system in the Portland Metro Area.

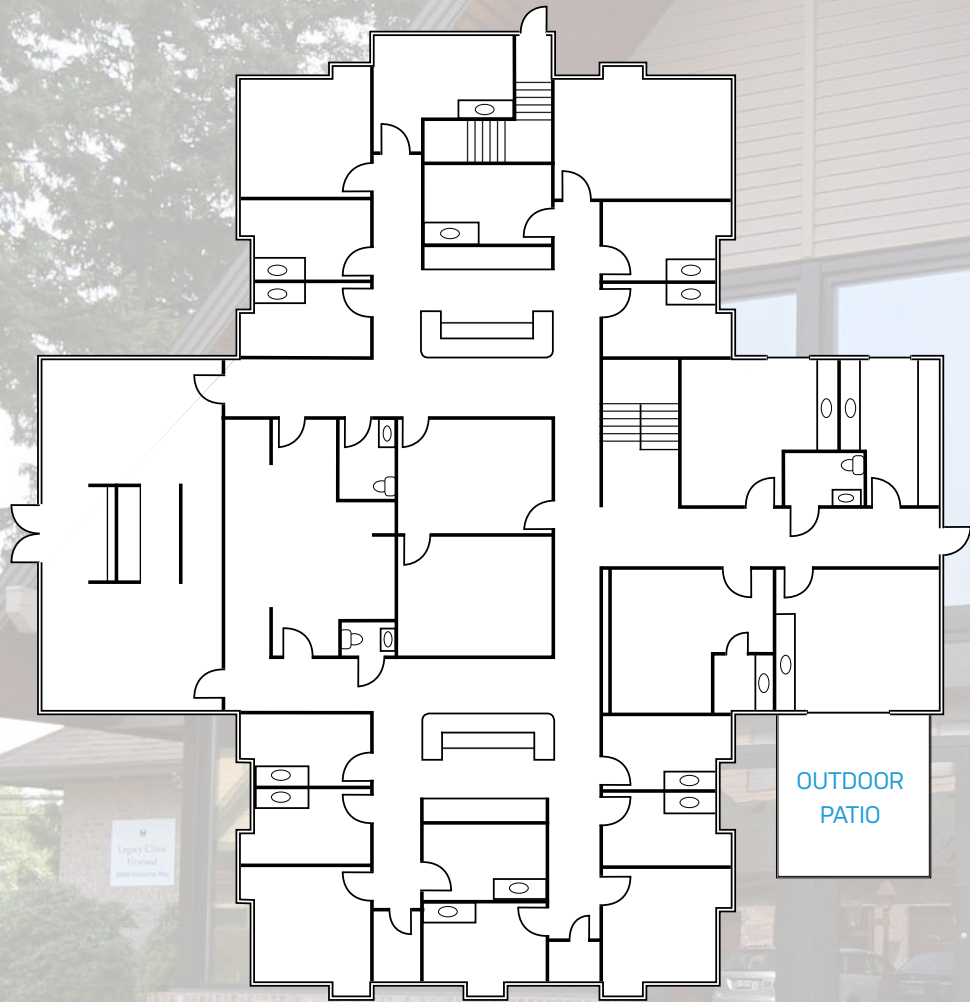


SITE PLAN

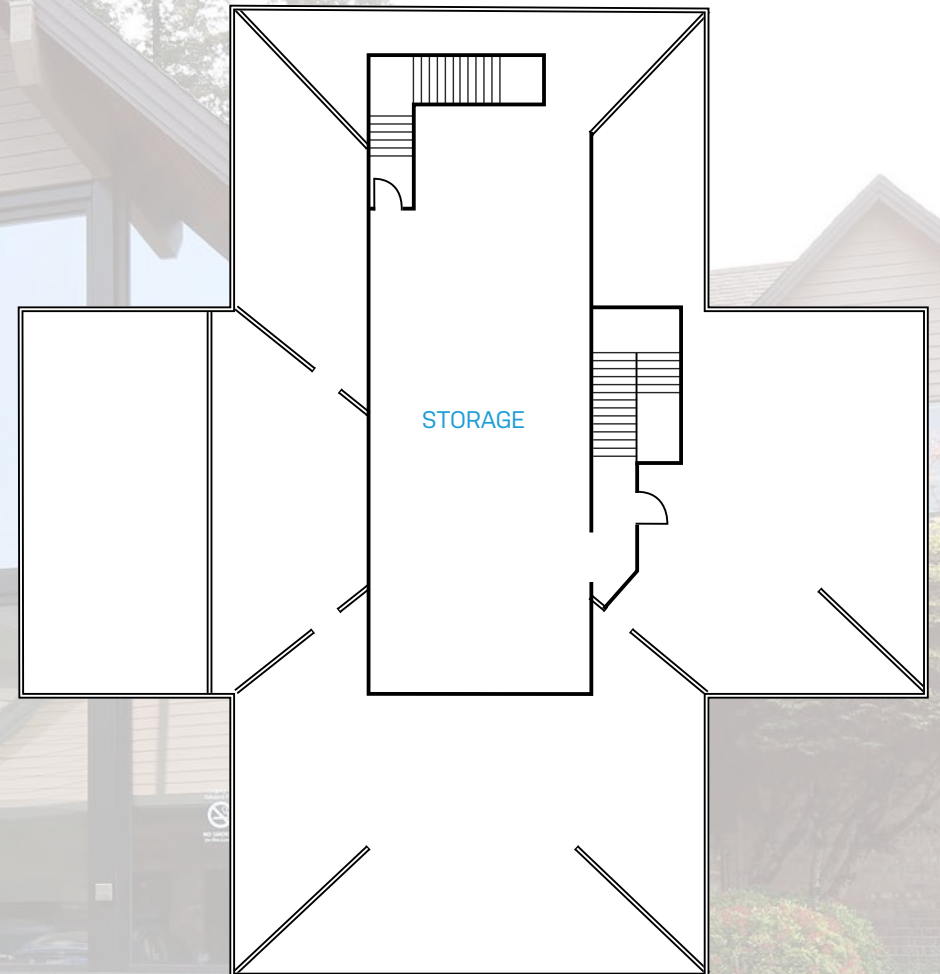


FLOOR PLANS

GROUND FLOOR



SECOND FLOOR





THE AREA



The City of Sandy is thriving. Serving as the "Gateway to the Mt. Hood Recreation Area", Sandy offers countless amenities and services for visitors and residents.



Sandy has been expanding its Urban Growth Boundary and will continue to broaden in order to accommodate projected growth over the next 20 years.



The City Center is only 1 mile from 36860 Industrial Way.



Sandy's long term development plans include the "Downtown Redevelopment", which promotes change and advancement for the community.



36860 Industrial Way is the ideal opportunity for a tenant to come take advantage of the growth and strength of the City as well as be a part in its economic success.

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	6,006	18,893	26,205
2030 Population	6,136	19,317	26,662
Median Age	38.4	39.3	41.3

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	2,172	6,784	9,396
2030 Households	2,219	6,933	9,557
Owner Occupied	1,626	5,168	7,386

ECONOMICS	1 MILE	3 MILES	5 MILES
2023 Average Household Income	\$99,984	\$110,247	\$111,777
2023 Total Employees	2,714	5,402	8,767
2023 Annual Consumer Spending	\$83.9M	\$270.5M	\$386.3M