

Simultaneous Closing with Corner Lot

13116 NE Sandy Blvd
Portland, OR 97230

**100% Occupancy
Strip Mall**

**ASKING PRICE
\$2,480,973**

CAP 8.3%



Great Western Real Estate Co.

8800 SE SUNNYSIDE RD, SUITE #250S
CLACKAMAS, OREGON, 97015
www.GreatWesternRealEstate.com

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Simultaneous Closing with Strip Mall

**Additional Land
Available
NE Sandy Blvd
Portland, OR 97230**

**Commercial
Corner Lot**

**ASKING PRICE
\$451,000**

15,626 Sq. Ft.

Zoned CM1

**Package CAP Rate
7.00%**



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CONTENTS

OVERVIEW	3
EXTERIOR PROPERTY PHOTOS	4
INTERIOR PROPERTY PHOTOS	5
STREET VIEW	6
AERIAL MAP	7
MAJOR ROADS AERIAL MAP	8
RENT ROLL-DECEMBER 2022	9-10
2022 ACTUAL	11
COMMUNITY OVERVIEW	12-13
COMPANY SUMMARY	14



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INTERIOR PHOTOS



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OVERVIEW

Stabilized Investment with upside potential

This fully leased strip mall offers a unique opportunity for income while planning and developing the vacant corner lot. The lot was previously used as a food carts lot; With additional improvements, it may be a very lucrative business. It may also be suitable for a fast food restaurant.

The building has been constantly improved over the years. Most tenants have been leasing for a long time.

The single tenant building used to be a neighborhood market.

PROPERTY HIGHLIGHTS

- 17,500 Sq. Ft
- 2 buildings
- Multiple tenants
- 1.36 acres + 0.36 Acre Corner Lot

PROPERTY SUMMARY

- Zoned CM1
- 100% occupancy
- High traffic location
- Development potential
- Plenty of parking
- Well maintained buildings

LOCATION HIGHLIGHTS

- Convenient location
- Close to Costco



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EXTERIOR PROPERTY PHOTOS



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STREET VIEW



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AERIAL MAP



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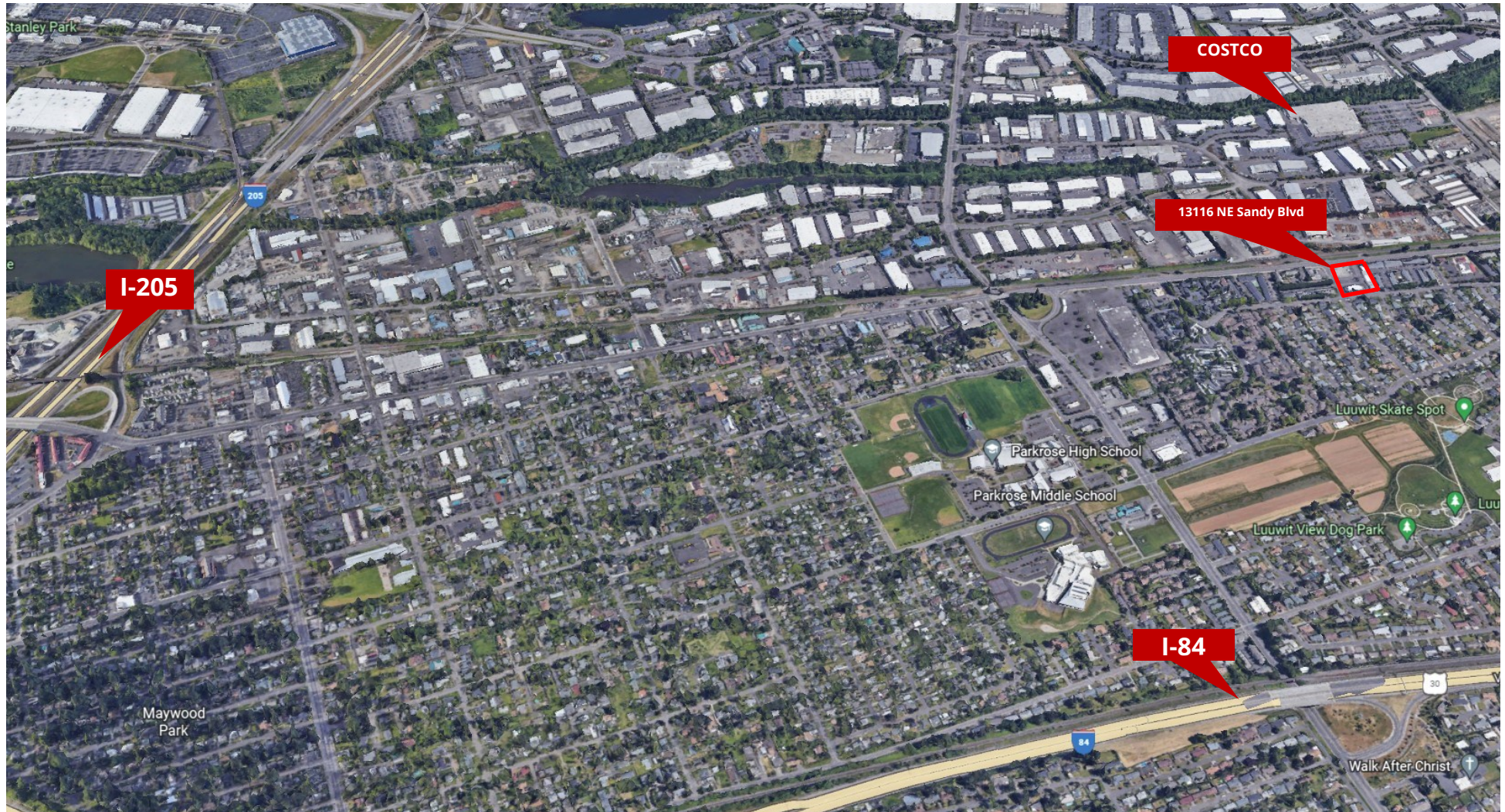
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MAJOR ROADS AERIAL MAP



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SELLER'S 2025 PROFORMA

JANUARY -NOVEMBER 2022 PROFIT AND LOSS	
GROSS INCOME	
Gross Rents	\$216,492
Vacancy	0
Income	\$216,492
Additional Income	\$49,486
Income	\$265,978
Operating Expenses	
Management fee	
Advertising	
Legal	
Accounting- Taxes	
Utilities	
Waste Management	\$9,878
Meals and entertainment	
CAM cost	\$6,120
Telephone	
Improvements	
Insurance	\$7,456
Repairs and maintenance	
Supplies	
Property Taxes	\$ 36,242
Total Expenses	\$ 59,696
NET OPERATING INCOME	\$ 206,282



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COMMUNITY OVERVIEW

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	10,398	101,061	331,555
2021 Estimate			
Total Population	10,176	97,376	317,957
2010 Census			
Total Population	9,711	90,621	292,772
2000 Census			
Total Population	9,083	80,803	252,772
Daytime Population			
2021 Estimate	9,179	94,310	292,323

HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2026 Projection	4,741	40,024	134,597
2021 Estimate	4,603	38,335	128,264
Owner Occupied	3,046	19,710	67,430
Renter Occupied	1,299	16,495	54,248
Vacant	258	2,131	6,586
Persons in Units			
2021 Estimate Total Occupied Units	4,345	40,024	134,597
1 Person Units	34.8%	28.6%	28.6%
2 Person Units	33.9%	31.1%	31.8%
3 Person Units	13.2%	15.3%	15.7%
4 Person Units	9.8%	11.7%	12.2%
5 Person Units	4.6%	7.0%	6.3%
6+ Person Units	3.6%	6.3%	5.3%

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	4,476	37,803	127,754
2021 Estimate			
Total Households	4,345	36,205	121,678
Average (Mean) Household Size	2.3	2.6	2.6
2010 Census			
Total Households	3,914	30,725	95,800
Growth 2021-2026	3.00%	4.40%	5.00%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	4.3%	3.2%	4.2%
\$150,000-\$199,999	6.8%	5.2%	6.0%
\$100,000-\$149,999	19.5%	14.6%	16.6%
\$75,000-\$99,999	16.1%	14.8%	15.1%
\$50,000-\$74,999	17.8%	17.8%	18.1%
\$35,000-\$49,999	10.7%	13.8%	13.2%
\$25,000-\$34,999	8.7%	10.1%	8.6%
\$15,000-\$24,999	7.9%	9.7%	8.6%
Under \$15,000	8.3%	10.8%	9.6%
Average Household Income	\$87,985	\$75,338	\$82,184
Median Household Income	\$70,095	\$57,017	\$63,247
Per Capita Income	\$37,720	\$28,330	\$31,709



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COMMUNITY OVERVIEW

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate Total population	10,176	97,316	317,957
Under 20	19.8%	24.6%	24.4%
20 to 34 Years	16.9%	22.0%	21.9%
35 to 39 Years	5.7%	7.2%	7.6%
40 to 49 Years	11.3%	13.4%	13.9%
50 to 64 Years	17.7%	17.1%	17.3%
Age 65+	28.6%	15.8%	15.0%
Median Age	46.9	37.3	37.4
Population 25+ by Education Level			
2021 Estimate Population Age 25+	7,648	67,555	221,588
Elementary (0-8)	3.1%	7.5%	6.1%
Some High School (9-11)	6.0%	8.7%	7.3%
High School Graduate (12)	23.9%	27.6%	24.9%
Some College (13-15)	27.7%	25.6%	25.2%
Associate Degree Only	10.6%	9.1%	9.0%
Bachelor's Degree Only	18.6%	14.5%	18.2%
Graduate Degree	10.1%	7.1%	9.2%
Population by Gender			
2021 Estimate Total Population	10,176	97,316	317,957
Male Population	46.6%	49.6%	49.1%
Female Population	53.4%	50.4%	50.9%



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COMPANY SUMMARY

Great Western Real Estate Co is a residential and commercial brokerage established in 2003 offering quality service in Oregon and SW Washington State. The company is large enough to be recognized in the local market and small enough to give personal representation to each client. The company is multi-cultural and multi-lingual, helping clients from a variety of backgrounds and languages. Our experienced brokers are specialized in many areas of real estate including senior housing, apartments, office, retail, new construction, relocation, residential resales and land.

Cornell Mann, CCIM

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Cornell Mann has been in the real estate business since **1991**. As a Residential and Commercial Real Estate Broker, developer, builder, investor, operator of care homes and founder of Great Western Real Estate Co in 2003, Cornell Mann has the experience to advise and manage his clients' transactions to successful closings. Cornell Mann has the CCIM (Certified Commercial Investment Member) designation since 2007. Senior Housing is Cornell's statewide recognized expertise. He is a well-known resource for information and advice to operators, appraisers and his peers.

"I treat my client's interest as my own. My clients always have the assurance that my advice is trustworthy and intended to benefit them 100%. Their success is my number one goal in my business. I have knowledge, trust, experience and integrity." Cornell Mann.



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WWW.GREATWESTERNREALESTATE.COM

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Portland, OR 97230**

**100% Occupancy
Strip Mall**

ASKING PRICE \$2,611,550

CAP 7.56 %



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