

LAKE OSWEGO MULTI TENANT FOR SALE

BOONES FERRY RETAIL

16000 Boones Ferry Road Lake Oswego, OR 97035



SALE PRICE

\$3,500,000

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Becky Potter, CCIM
(360) 241-8829

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BOONES FERRY RETAIL

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CONFIDENTIALITY AGREEMENT

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 INFORMATION

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PROPERTY SUMMARY

BOONES FERRY RETAIL

16000 Boones Ferry Road Lake Oswego, OR 97035



VIDEO

PROPERTY DESCRIPTION

Beautiful, easy to maintain, brick retail building in Lake Oswego. Currently has a full scale 3,450 Sq. ft. restaurant facing Boones Ferry. Restaurant will vacate upon sale, so buyer can put their own restaurant in. Home Design group is located next door in the 1,450 Sq. ft. space. 28 surface parking spaces available along with public parking in the back.

PROPERTY HIGHLIGHTS

- 3,950 sq ft of restaurant space for user
- 1450 sq. ft. of retail occupied by home Design Studio

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	0.42 Acres
Building Size:	4,900 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	289	1,222	5,011
Total Population	594	2,730	12,294
Average HH Income	\$145,988	\$171,469	\$188,973

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Located in the vibrant Portland Metropolitan Statistical Area (MSA), the area surrounding the property at 16000 Boones Ferry Road, Lake Oswego, OR, 97035 offers a compelling blend of business and recreational opportunities. With easy access to downtown Portland and the burgeoning tech corridor, investors will find the area teeming with potential. The nearby Lake Grove and Bridgeport Village provide ample retail and dining options, catering to the needs of the local population and the workforce. For outdoor enthusiasts, the beautiful Lake Oswego and Tryon Creek State Park offer opportunities for relaxation and recreation, making the location an attractive prospect for retail investors or users.

Highlights:

3,950 Sq. ft. of Retail Space Available

1,450 Sq. Ft of Retail Occupied by Home Design Studio

Great Location in Lake Oswego

Great Visibility on Boones Ferry Rd for any Retail concept

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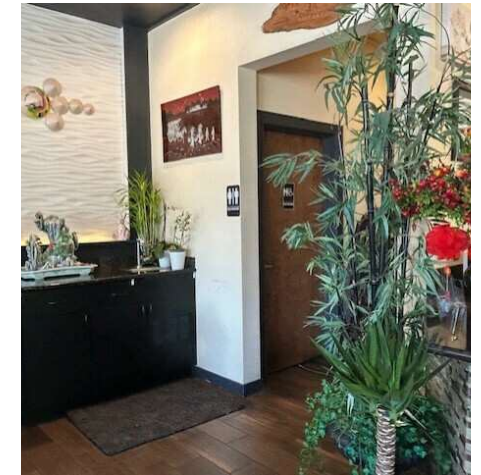
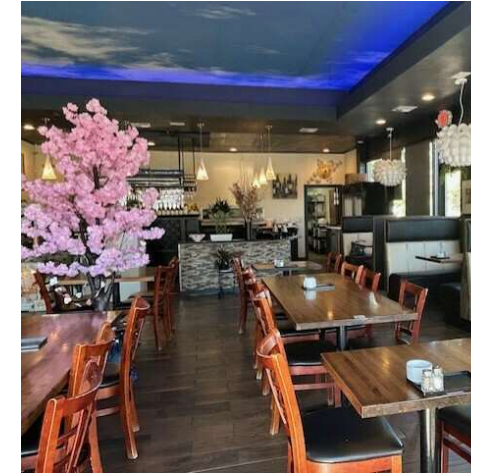
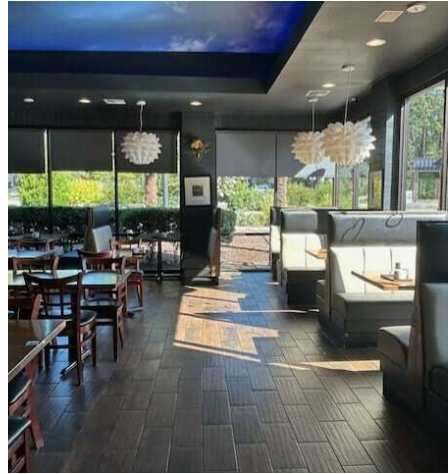


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INTERIOR PHOTOS

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KITCHEN & BATH PHOTOS

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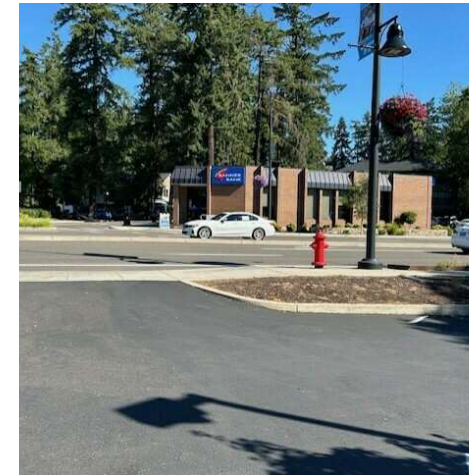
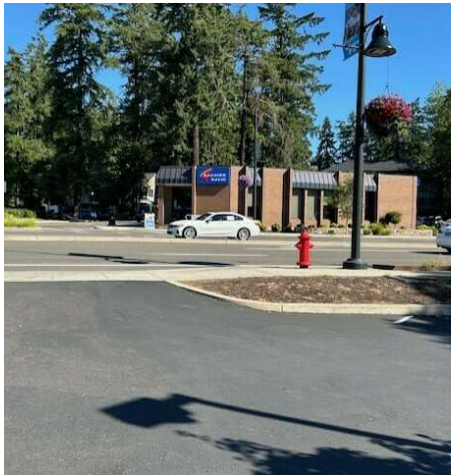
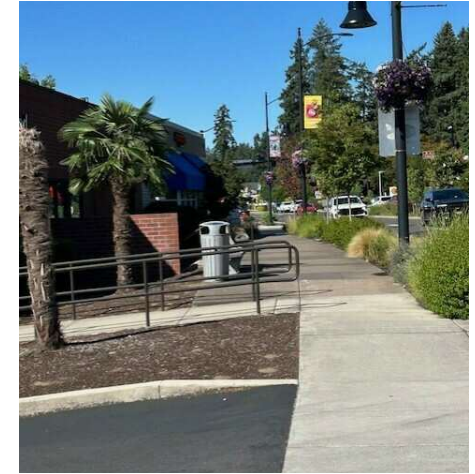
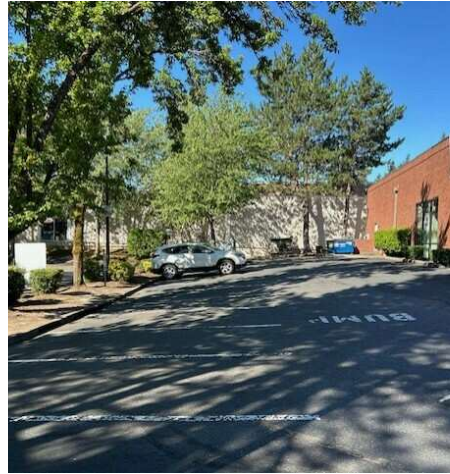
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EXTERIOR & SURROUNDING AREA

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LOCATION INFORMATION

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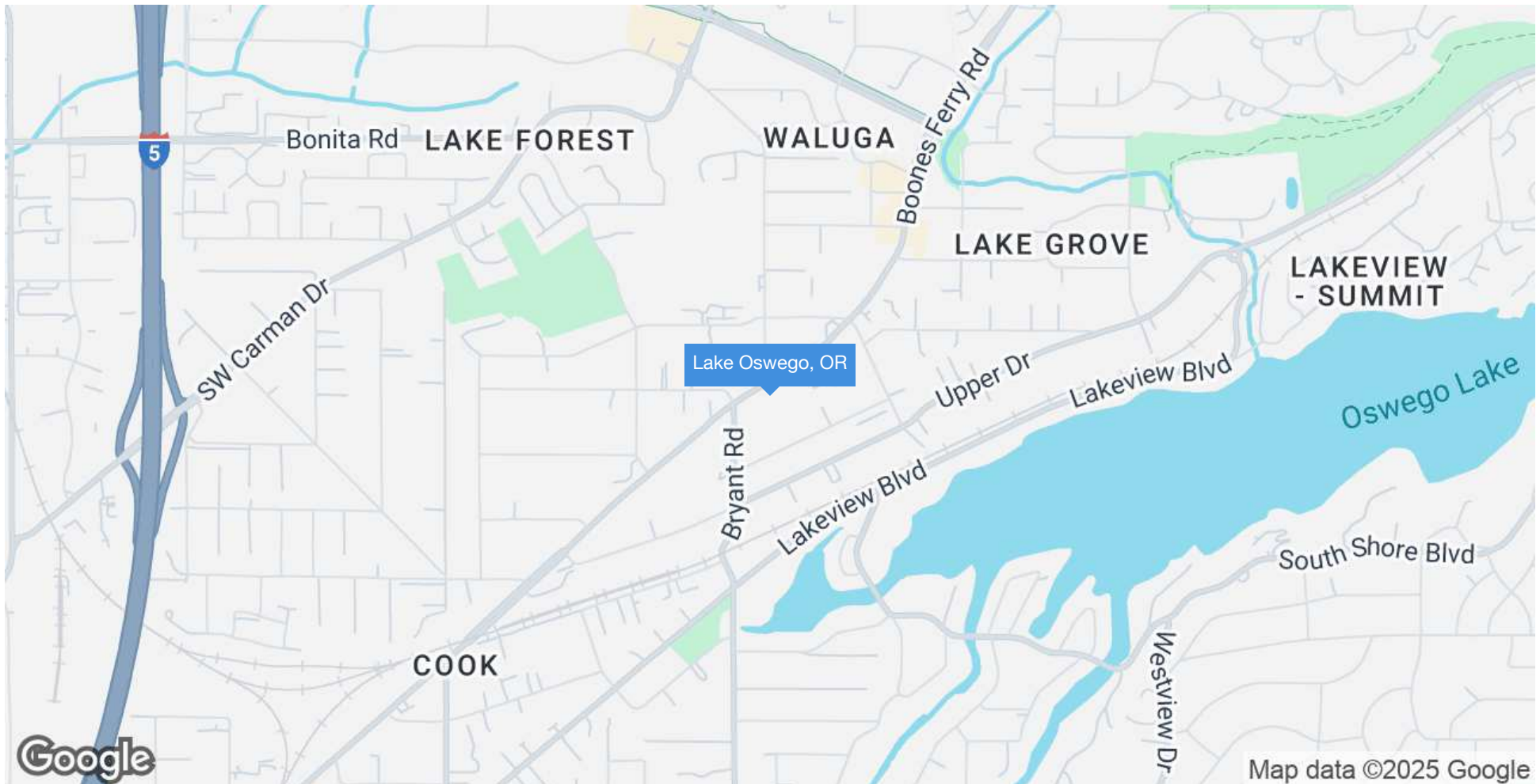


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REGIONAL MAP

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SURROUNDING AREA RETAIL

BOONES FERRY RETAIL

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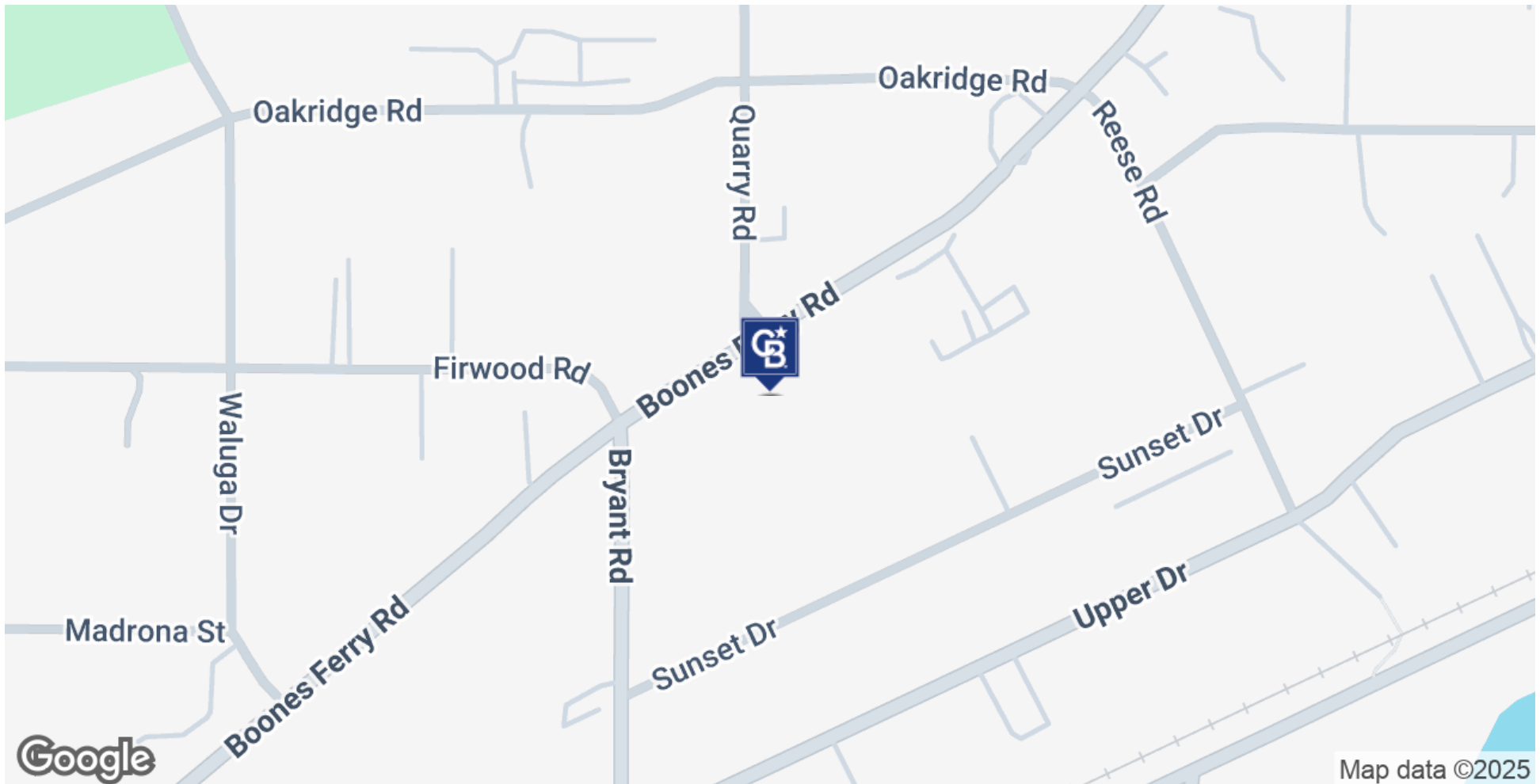


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LOCATION MAP

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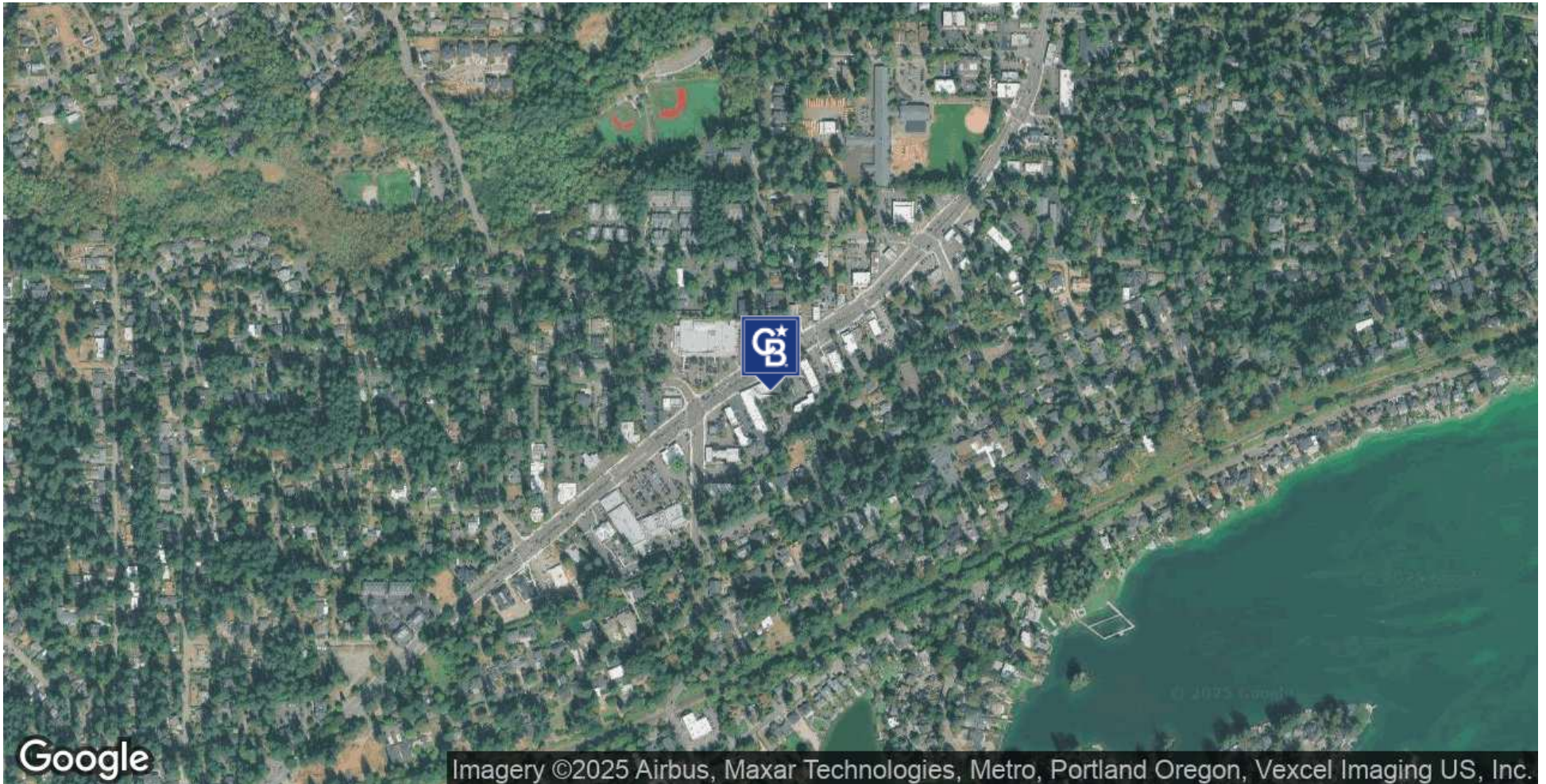


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AERIAL MAP

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DEMOGRAPHICS

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DEMOGRAPHIC MAP & REPORT

BOONES FERRY RETAIL

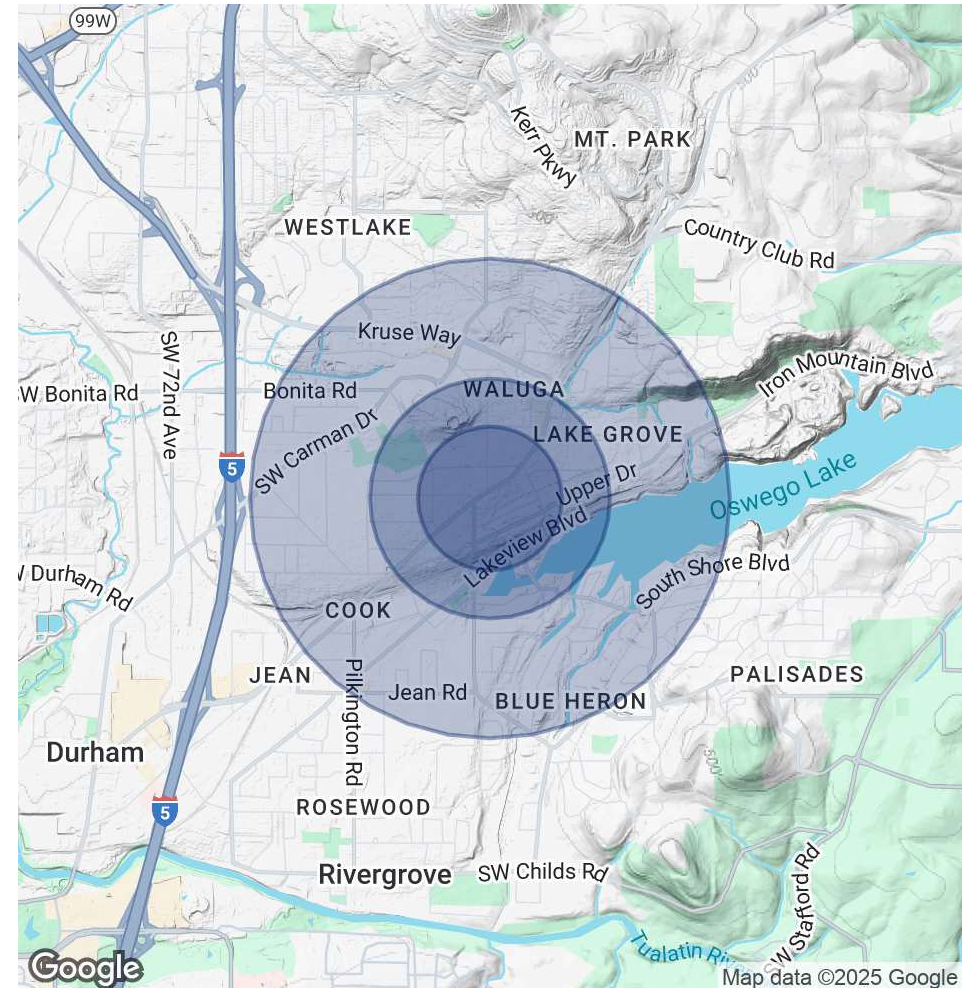
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	594	2,730	12,294
Average Age	47	46	44
Average Age (Male)	46	44	42
Average Age (Female)	49	47	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	289	1,222	5,011
# of Persons per HH	2.1	2.2	2.5
Average HH Income	\$145,988	\$171,469	\$188,973
Average House Value	\$1,081,726	\$1,078,723	\$1,028,077

ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	4.5%	4.7%	6.1%

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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PROFESSIONAL BACKGROUND

Becky's professional real estate career spans over 25 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.

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BACK PAGE

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