

FOR SALE

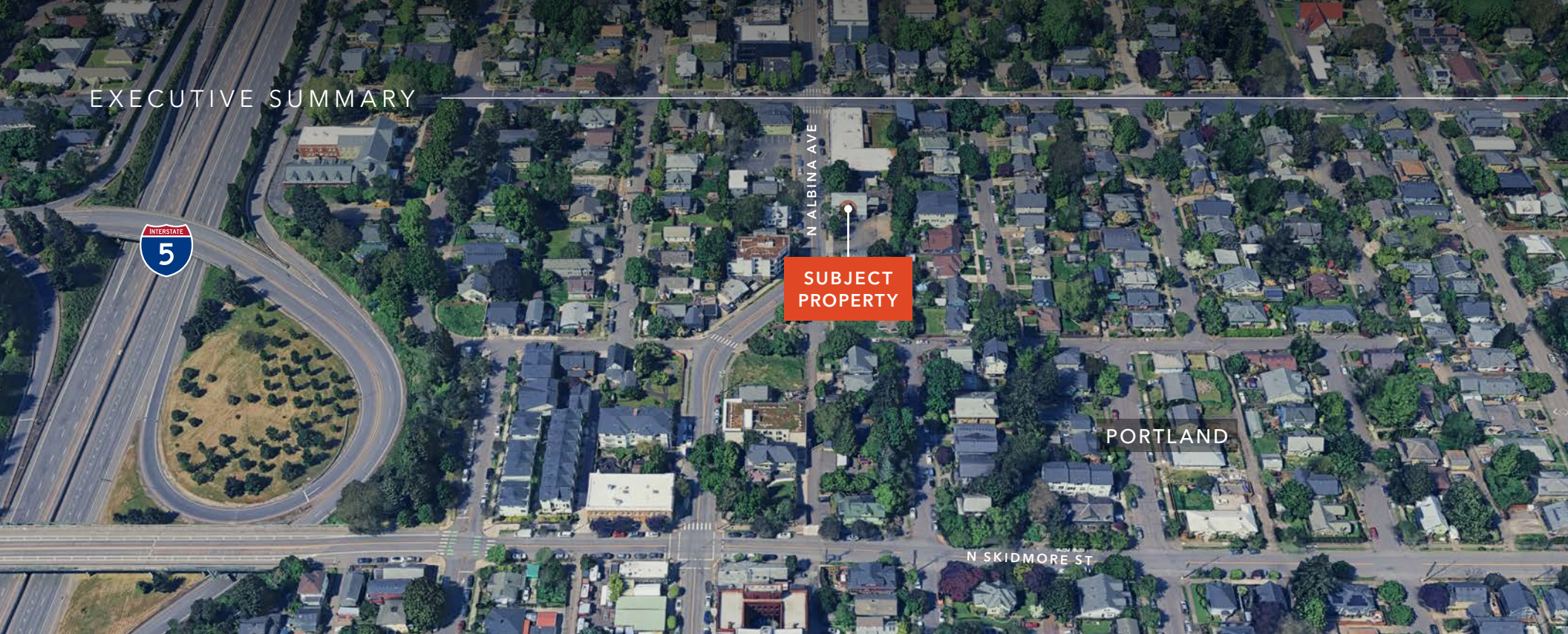


DENTAL OFFICE INVESTMENT

In-Place 6.35% Cap Rate/New 5-Year Lease/Reduced Sale Price

4548 N ALBINA AVE, PORTLAND, OR 97217





ESTABLISHED DENTAL OFFICE
LOCATED THREE BLOCKS
OFF I-5 IN *HIGH-DENSITY*
RESIDENTIAL NEIGHBORHOOD

2,860 SF, 2-story pediatric dental office on a sizable 11,000 SF site with an abundance of parking. Located only 3-4 blocks from the nearest high school.

~~\$1.43~~ \$1.35M

NEW REDUCED SALE PRICE

6.35%

CAP RATE

2,860 SF

BUILDING AREA

INVESTMENT HIGHLIGHTS



*NoPo Kids
Dentistry*

Nearing its 10th year at this location

Pediatric dental clinic

Newly signed 5-Year Lease in place

\$30.00/SF NNN

3.00% annual rent increases

Two (2) five (5) year FMV renewal options

A NNN lease structure



NoPo Kids Dentistry is owned & operated by Bluetree Dental out of Reno, Nevada, an owner/operator of several dental clinics across Oregon, Washington, California, and Nevada.



VIBRANT NEIGHBORHOOD WITH BARS, RESTAURANTS, & COFFEE SHOPS

TRAFFIC COUNTS (AVG DAILY)

7,222

N ALBINA AVE &
N BLANDENA ST

5,681

N ALBINA AVE &
N MISSISSIPPI AVE

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLDS	12,195	90,670	167,946
2024 AVG HOUSEHOLD INCOME	\$117,164	\$110,313	\$112,860
2024 MED HOUSEHOLD INCOME	\$90,805	\$82,244	\$86,065



PROPERTY INFORMATION

ADDRESS	4548 N Albina Ave, Portland, OR 97217
TOTAL BUILDING AREA	2,860 SF
YEAR BUILT	1900 with subsequent remodels
STORIES	2
OCCUPANCY	100%
LAND AREA	11,000 SF
PARKING	13 off-street parking stalls
PARCEL NUMBERS	R135714 and R135611
COUNTY	Multnomah
ZONING	CM2 - Commercial Mixed Use 2

2,860 SF
TOTAL BUILDING AREA

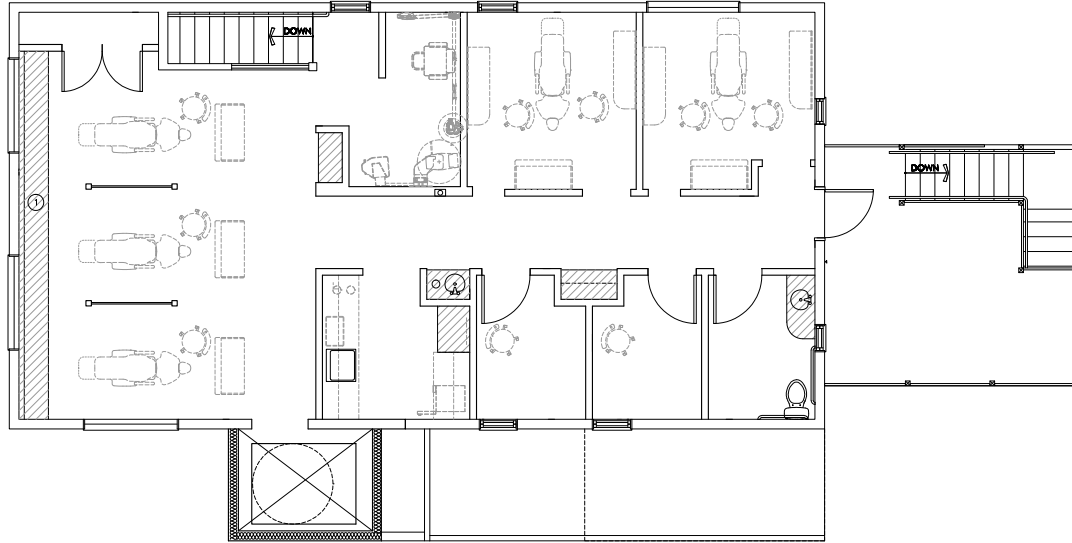
100%
OCCUPANCY

11,000 SF
LAND AREA

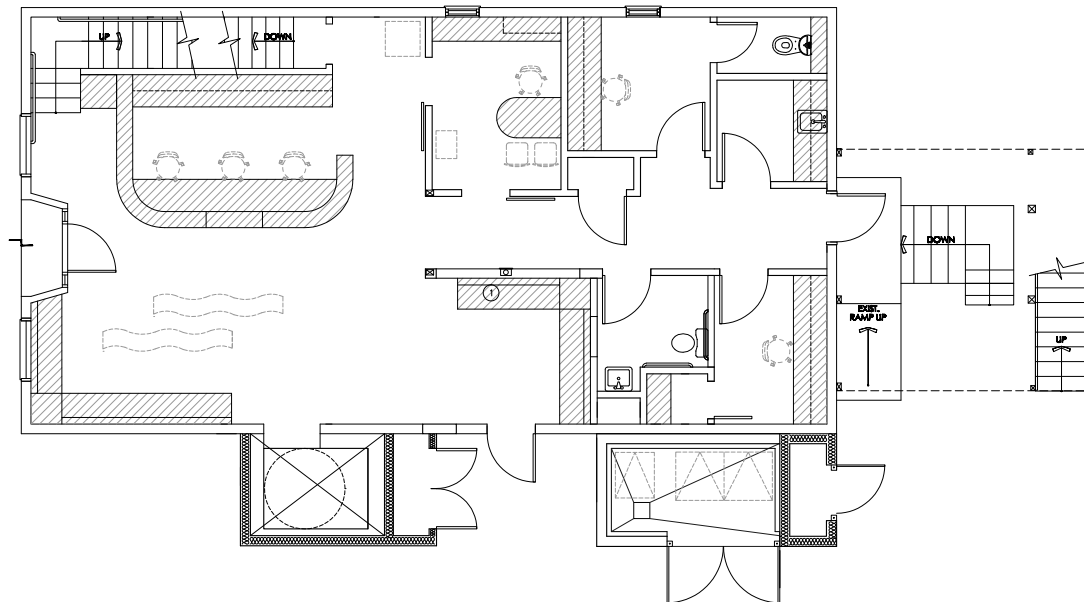
CM2
ZONING



SECOND FLOOR



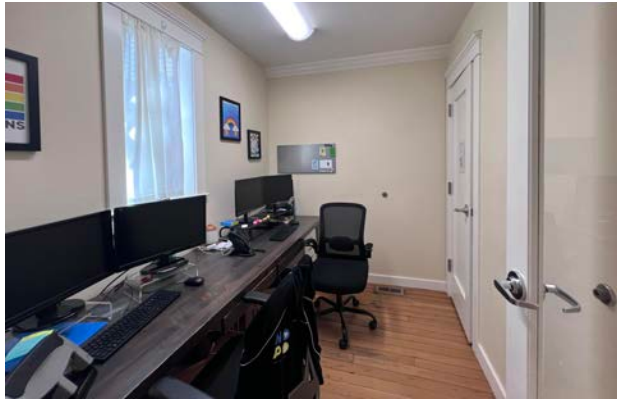
GROUND FLOOR



PROPERTY OVERVIEW



PROPERTY OVERVIEW



CASH FLOW SUMMARY

SCHEDULED INCOME	Per SF	Annual
Rental Income	\$30.02	\$85,860.00
Expense Recovery Income	\$14.52	\$41,536.60
Gross Income	\$44.54	\$127,396.60
OPERATING EXPENSES	Per SF	Annual
Taxes	\$3.06	8,763.13
Insurance	\$0.66	1,875.00
Maintenance/Repairs	\$5.01	14,318.26
Utilities	\$3.10	8,856.42
Janitorial Expense	\$1.89	5,403.00
Security Expense	\$0.81	2,320.79
Total Operating Expenses	14.52	\$41,536.60
Net Operating Income	\$30.02	\$85,860.00

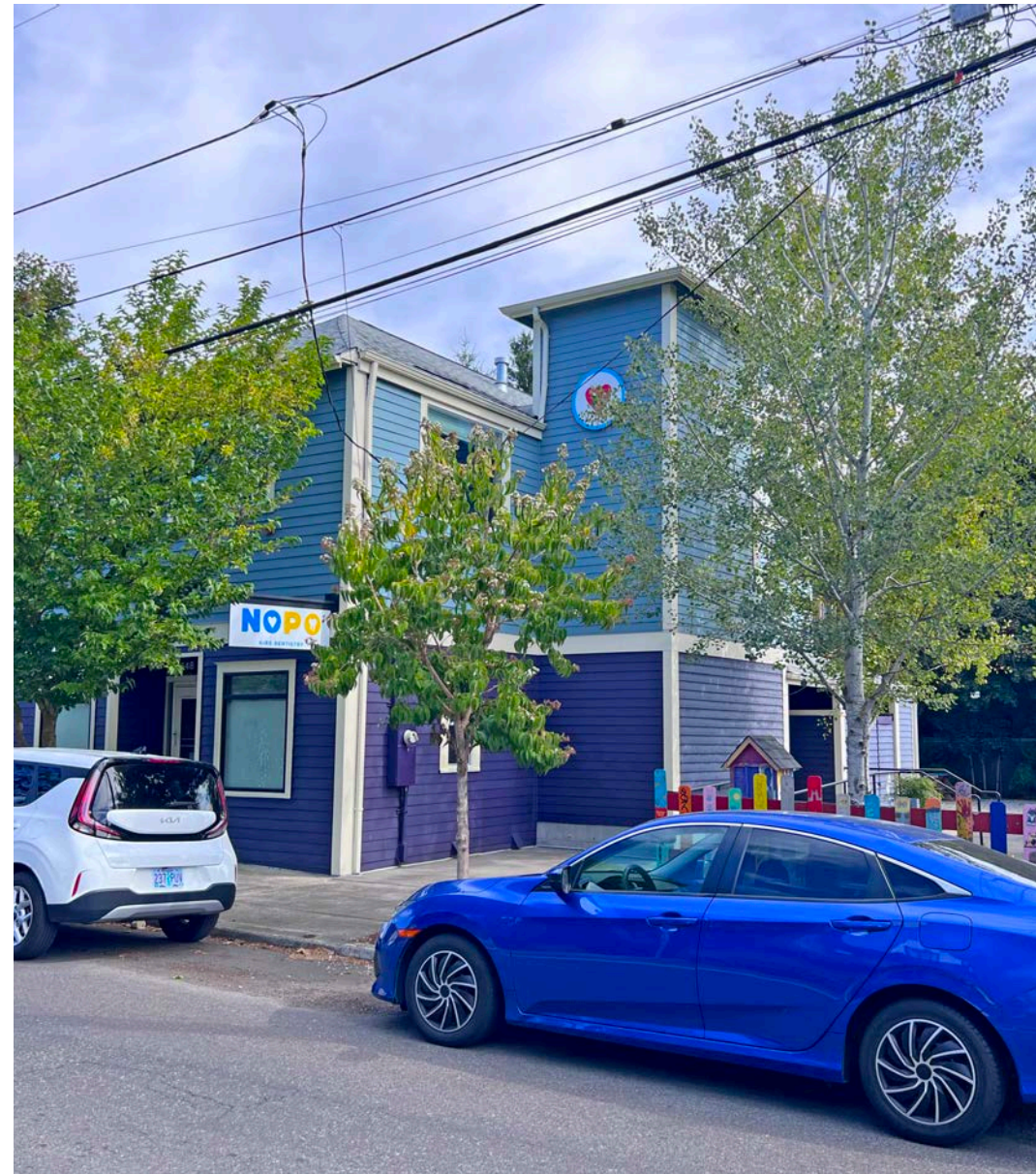
\$1.35M

SALE PRICE

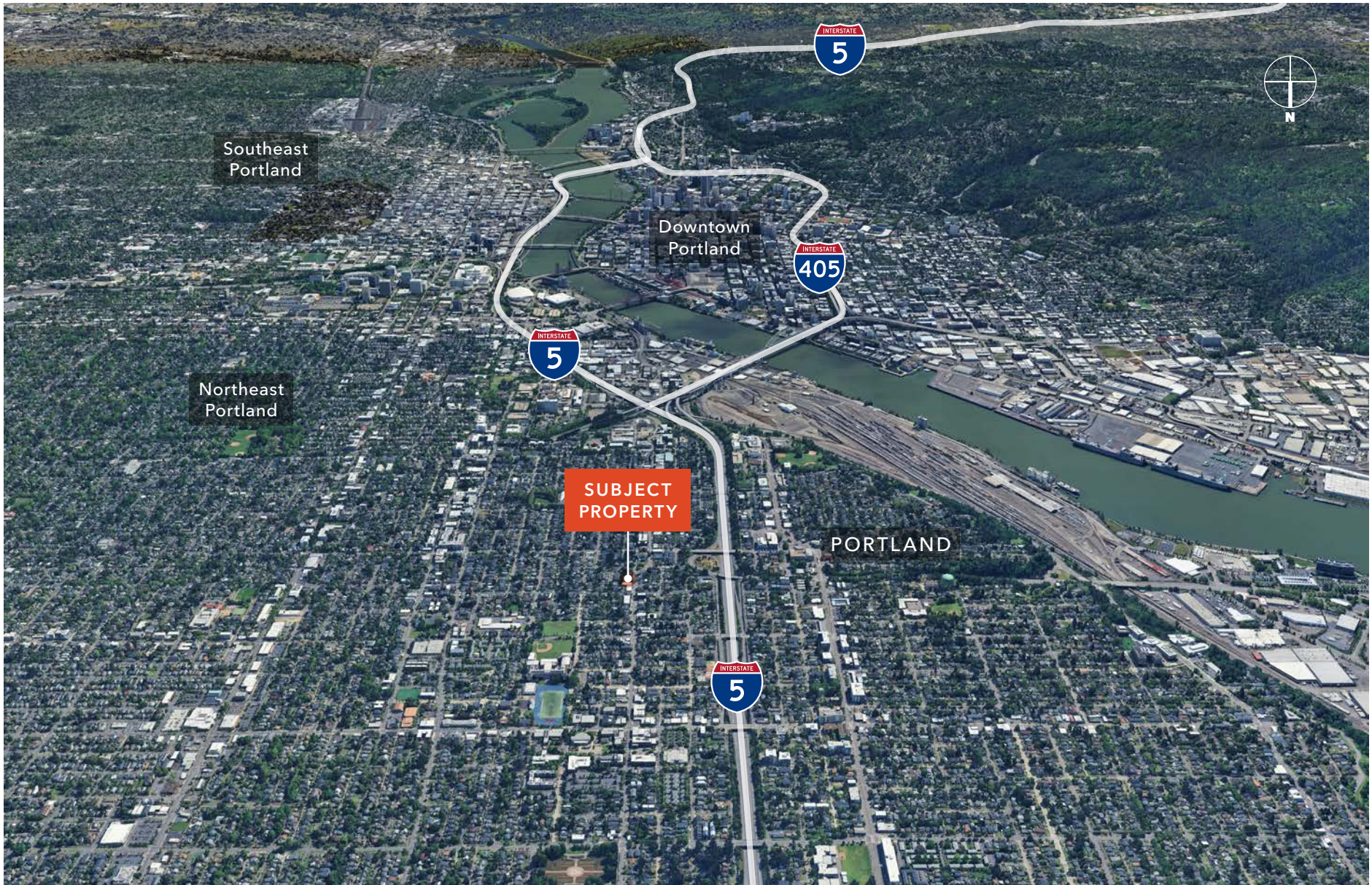
6.35%

CAP RATE

*Expenses reflected are for full year 2023.



LOCATION OVERVIEW





4548 N ALBINA AVE

*For more information on
this property, please contact*

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