

# FOR SALE



# JOHN ROSS RETAIL CONDO

3606-3682 SW BOND AVENUE, PORTLAND OR 97239

LEASED INVESTMENT OPPORTUNITY



PRESENTED BY CAPACITY COMMERCIAL GROUP



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# FOR SALE

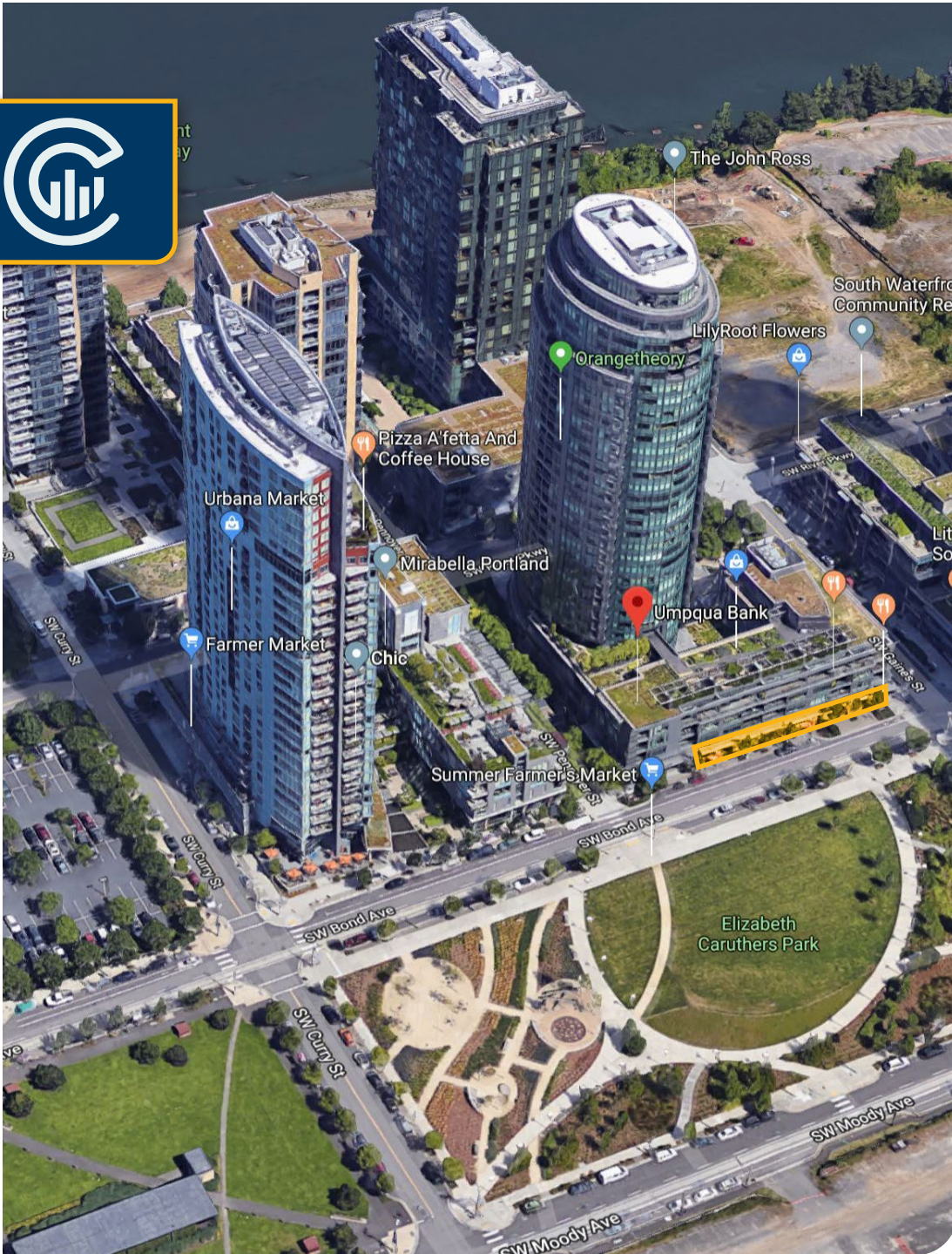


## RETAIL CONDO IN PORTLAND'S SOUTH WATERFRONT

- 100% Leased Investment Opportunity
- John Ross Mixed-Use Condominium Building - LEED Certified - Built 2007
- South Waterfront Neighborhood Along the Willamette River and Steps from the Waterfront Greenway
- Over 2,250 Apartment/Condo Units in the South Waterfront District
- Across from Elizabeth Caruthers Park and Steps to OHSU Campus Extension and Aerial Tram

### Property Overview: Condo A-3

<b>Address</b>	3606-3682 SW Bond Avenue, Portland OR 97239
<b>Sale Price</b>	\$2,814,350   \$350/SF
<b>Space</b>	8,041 SF
<b>Cap Rate</b>	6.70%
<b>WALT</b>	5.31 Years



### Property Overview

**Address** 3606-3682 SW Bond Avenue, Portland OR 97239

**Asset Type** Retail Condo

**Status** 100% Leased

Condo	Purchase Price	SF	Opportunity
A-3	\$2,814,350 \$350/SF	8,041 SF	100% Leased Investment

*Actual NOI - \$188,841 | 6.70% Cap Rate*

**Capacity Commercial Group** is pleased to exclusively present for sale a fully leased, multi-tenant investment condo on the ground floor of the John Ross Building in Portland's SW Waterfront. With a weighted average lease term of 5.3 years, the property offers consistent cash flow with long term upside through rent increases.

The SW waterfront has seen explosive development with condo's, apartments, retail, and Oregon Health Sciences University's campus expansion. With the Alamo blocks and the Zidell Yards Master Plan, the area is poised for continued growth in the near and long term.

The property is nearby the Portland Street Car Line and Max Light Rail as well as I-5 Freeway, Highway 43 and highway 26 making the location accessible for both pedestrians and vehicle traffic.

### Nearby Highlights

- Al Hawr Restaurant
- Bambuza
- Delish Kitchen 108
- Frank Wine Bar
- Little Big Burger
- OHSU Center for Health
- Orangetheory Fitness
- Oranj Studio Salon
- South Waterfront Greenway
- The Growler Guys Beer Garden
- The Old Spaghetti Factory
- Vesta's Coffee
- The Ardea Apartments
- The Dylan Apartments
- The Gray's Landing Apartments
- The Osprey Apartments



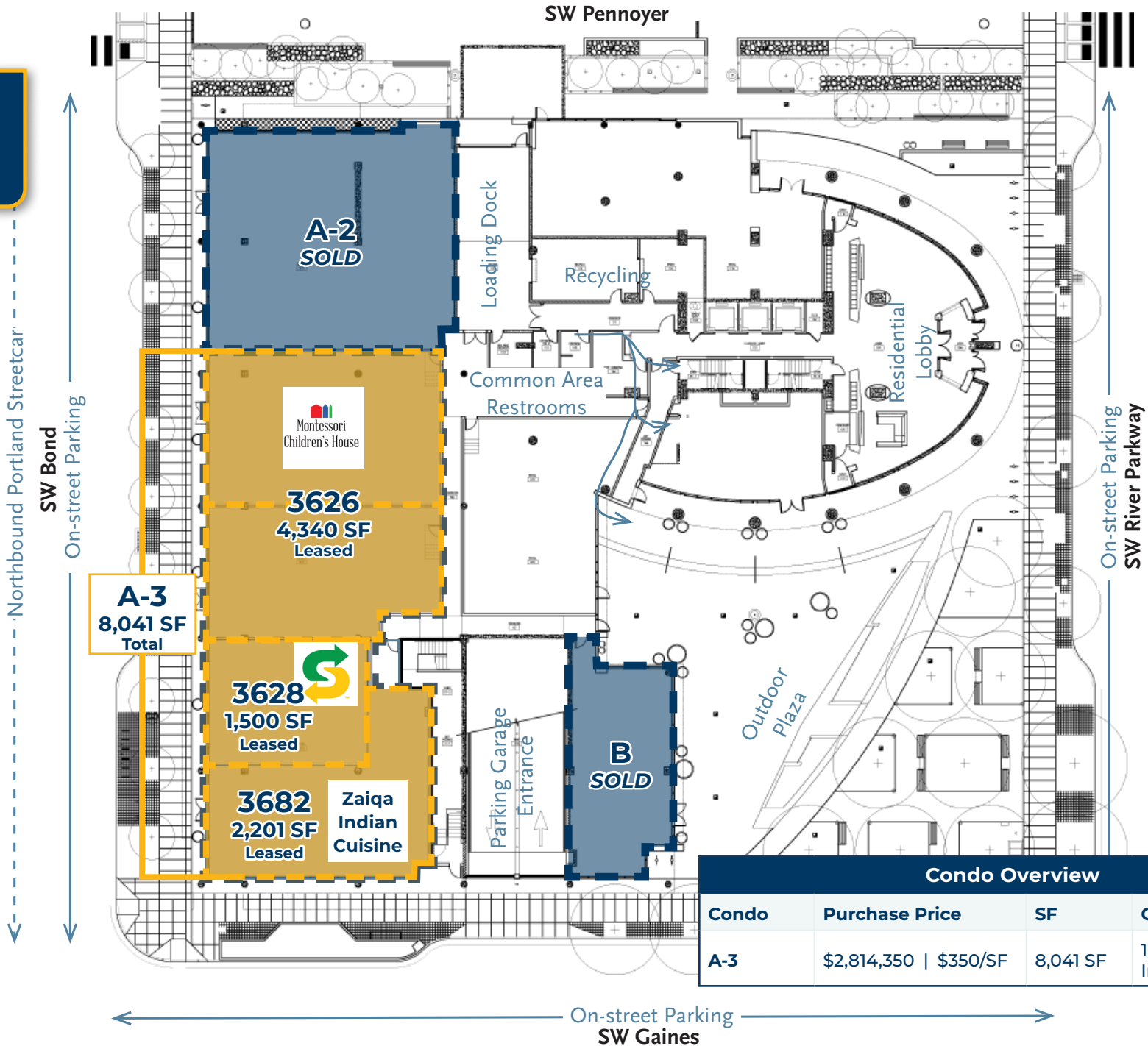
**South Waterfront Tenants:**



\*Tenant to verify & confirm parking availability & costs per their needs.



# FLOOR PLANS



Condo Overview			
Condo	Purchase Price	SF	Opportunity
A-3	\$2,814,350   \$350/SF	8,041 SF	100% Leased Investment

## RENT ROLL

Basic Lease Provisions				Lease Terms		In Place Rent		Rent Schedule		
Suite #	Tenant Name	% of Building	GLA	Commencement	Expiration	Monthly Rent	Rent/SF	Lease Year	Monthly Rent	Rent/SF
3626	Monstessori Childrens	54.0%	4,340	5/1/2010	8/31/2030	\$9,016.77	\$24.93	9/1/2024 - 8/31/2025	\$9,016.77	\$24.93
								9/1/2025 - 11/30/2025	\$0.00	\$0.00
								12/1/3025 - 8/31/2026	\$9,287.27	\$25.68
								9/1/2026 - 8/31/2027	\$9,565.89	\$26.45
								9/1/2027 - 8/31/2028	\$9,852.87	\$27.24
								9/1/2028 - 8/31/2029	\$10,148.45	\$28.06
								9/1/2029 - 8/31/2030	\$10,452.91	\$28.90
1, 5-Year Option to Extend. Rent to increase 3% per annum.										
3628	Subway	18.7%	1,500	10/1/2010	8/31/2026	\$3,345.81	\$26.77	9/1/2024 - 8/31/2025	\$3,345.81	\$26.77
								9/1/2025 - 8/31/2026	\$3,446.19	\$27.57
								1, 5-Year Option to Extend. FMV, no less than 100% of previous months rent		
3682	Zaiqa	27.4%	2,201	6/1/2024	7/31/2031	\$4,768.83	\$26.00	6/1/2024 - 5/30/2025	\$4,768.83	\$26.00
								6/1/2025 - 5/30/2026	\$4,911.90	\$26.78
								6/1/2026 - 5/30/2027	\$5,059.26	\$27.58
								6/1/2027 - 5/30/2028	\$5,211.03	\$28.41
								6/1/2028 - 5/30/2029	\$5,367.36	\$29.26
								6/1/2029 - 5/30/2030	\$5,528.38	\$30.14
								6/1/2030 - 5/30/2031	\$5,694.24	\$31.05
6/1/2031 - 7/31/2032	\$5,865.06	\$31.98								
1, 5-Year Option to Extend. FMV, no less than 103% of previous months rent										
<b>Total/Average</b>		<b>100.0%</b>	<b>8,041</b>			<b>Monthly Rent</b>	<b>\$17,131.41</b>			

## PROPERTY PROFORMA

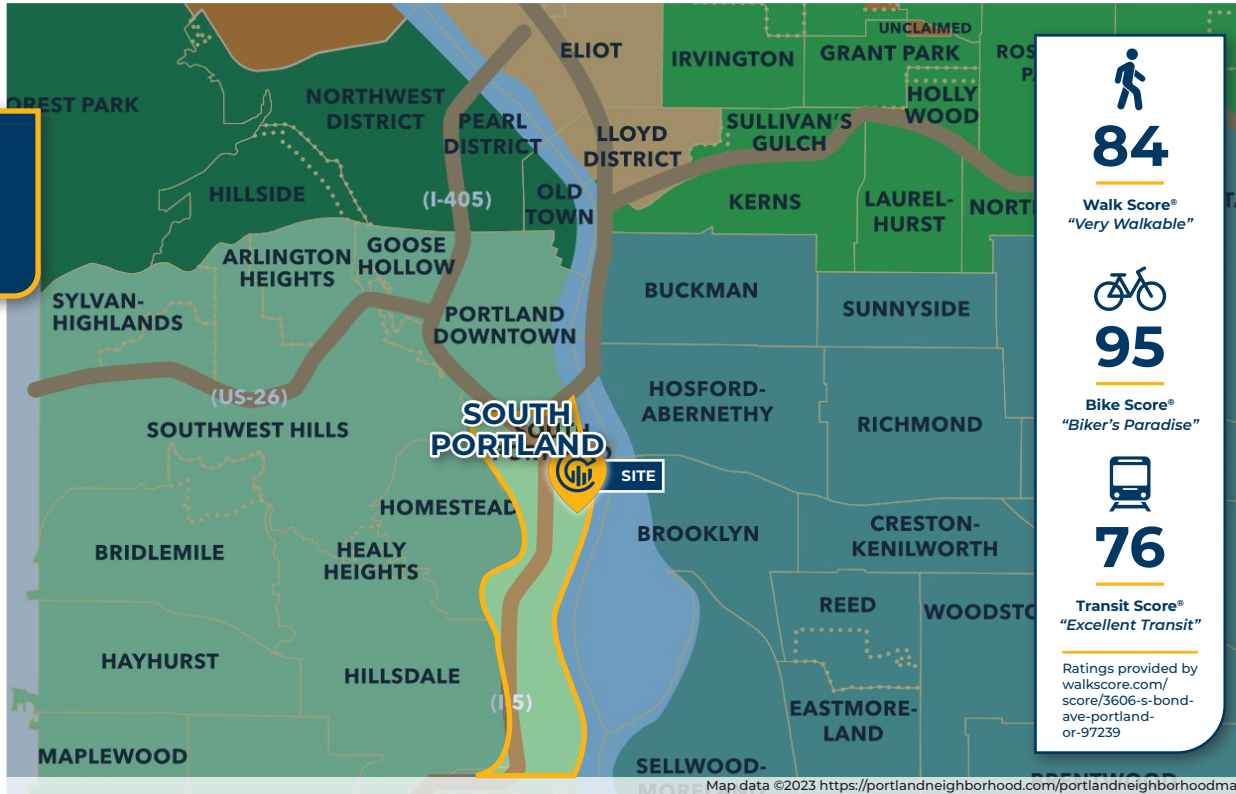
Income		Per SF	Total
Rental Income		\$25.57	\$205,577
OpEx Reimbursement			\$129,134
<b>Scheduled Gross Income</b>			<b>\$334,711</b>
Less: Vacancy		5%	-\$16,736
<b>Effective Gross Income (EGI)</b>		<b>\$39.54</b>	<b>\$1,219,423</b>
<b>Operating Expenses</b>	<b>2024 Budget</b>	<b>Per SF</b>	<b>Total</b>
HOA Dues		\$7.12	\$57,245
Hallway Dues		\$2.52	\$20,235
OpEx Reimbursement		\$1.66	\$13,351
Property Taxes		\$4.76	\$38,303
<b>Total Operating Expenses</b>		<b>\$16.06</b>	<b>\$129,134</b>
<b>Net Operating Income</b>		<b>\$23.48</b>	<b>\$188,841</b>

THIS PROFORMA IS BASED ON ASSUMPTIONS AND OWNERS AND CAPACITY COMMERCIAL GROUP DO NOT GUARANTEE THESE NUMBERS AN BUYER TO DO THEIR OWN DUE DILIGENCE





# SOUTH PORTLAND NEIGHBORHOOD



## ELIZABETH CARUTHERS PARK

- 2.12 Acres
- Plaza
- Public Art
- Walkways
- Splash Pad
- Bocce Court
- Wheelchair Accessible

This is one of many greenspaces within Portland that are sacred and important sites to our Native communities.



South Portland is a dynamic neighborhood that blends tradition with a contemporary lifestyle. With a population of around 10,000 residents, South Portland is known for its diverse architectural landscape, featuring a mix of historic homes and modern developments. The neighborhood attracts a diverse demographic, creating a unique and inclusive community atmosphere. South Portland is characterized by

its tree-lined streets and a mix of residential and commercial spaces. Residents enjoy easy access to parks, cultural venues, and a variety of dining options, creating a well-rounded living experience. The neighborhood's commitment to preserving its historical charm, combined with a welcoming and community-oriented spirit, makes South Portland a desirable place to call home in the heart of Portland.

**A-**

**PUBLIC SCHOOLS**

**B-**

**CRIME & SAFETY**

**A+**

**HEALTH & FITNESS**

**B-**

**HOUSING**

**A+**

**NIGHT LIFE**

**A+**

**OUTDOOR ACTIVITIES**

**A**

**GOOD FOR FAMILIES**

**B**

**DIVERSITY**

**A**

**COMMUTE**

Powered by  
**NICHE**



# WHY PORTLAND



## Geography

Nestled at the confluence of the Willamette and Columbia Rivers in the Pacific Northwest, Portland, Oregon, is a city of diverse nicknames—*Bridgetown*, *the City of Roses*, *Stumptown*—all indicative of its unique character, rich history, and stunning geographic beauty.

Portland stands out as the largest economic and population center on the West Coast between San Francisco and Seattle. Ranked as the nation's 26th largest Metropolitan Statistical Area (MSA), Portland's vibrant downtown and waterfront serve as the core of a metropolitan region hosting more than 2.5 million people.

## Economy

The city has attracted an impressive in-migration of technology-centric firms such as **Microsoft**, **Google**, **Mozilla**, and **Squarespace**, alongside organic growth from local giants like **Nike**, **Adidas**, **Intel**, and **Mentor Graphics**. This influx has fueled economic growth and contributed to record-low unemployment rates.

Known for encouraging entrepreneurship, fostering diversity, and promoting sustainability, Portland's eclectic culture draws in talented people who often become long-term residents.

Esteemed educational institutions, including **Oregon Health & Science University (OSHU)**, **Portland State University** and **Reed College**, contribute to the city's intellectual capital and education hub identity.

## Transit

The city's compact footprint and commitment to urban design provide convenient proximity to downtown, easy access to **Portland International Airport (PDX)**, and a plethora of outstanding amenities.

An extensive streetcar network and bike lanes, in addition to TriMet buses and MAX light rail, contribute to the overall accessibility of the city. These alternative commute options, a preference among young professionals, ultimately save time and money for both employers and employees in the region.

## Life & Culture

Livability and affordability are hallmarks of the Portland area, making it an ideal destination for those seeking a high quality of life. The region boasts abundant natural beauty, a mild climate, and a wide variety of housing options. The city's commitment to sustainability, seen in its extensive public transportation system and eco-friendly urban planning, further enhances its overall appeal.

Portland shines as a cultural and artistic hub. A thriving artisan culture celebrated through craft breweries, distilleries, and coffee roasters emphasizes local and handmade products. The city hosts numerous theaters, galleries, and music venues, with the **Portland Art Museum** standing as a testament to its commitment to the arts.

## Culinary Scene

Culinary excellence and a thriving food scene, aptly earning Portland the nickname "*Beervana*," further contribute to its vibrant cultural identity. And let's not forget the food cart culture—Portland's food carts offer a diverse array of culinary delights, representing flavors from around the world scattered across the city in food cart pods. Strong community engagement is a hallmark, evident in various events, farmers' markets, and festivals that foster a close-knit atmosphere.

Portland, with its geographic beauty, economic vibrancy, commitment to sustainability, and rich cultural scene, emerges as a superb place to work and live. Its diverse neighborhoods, collaborative spirit, and accessibility make it a destination that captures the hearts of both residents and newcomers alike.



## MAJOR EMPLOYERS IN THE REGION



# PORTLAND REGION


The greater Portland-Vancouver-Hillsboro metro area is a West Coast cultural and economic hub. It occupies center stage in Oregon and southwest Washington's economic performance.

Historically reliant on timber, fishing and agriculture, the area is now known as a hotbed for technology, healthcare, finance, and apparel industries.

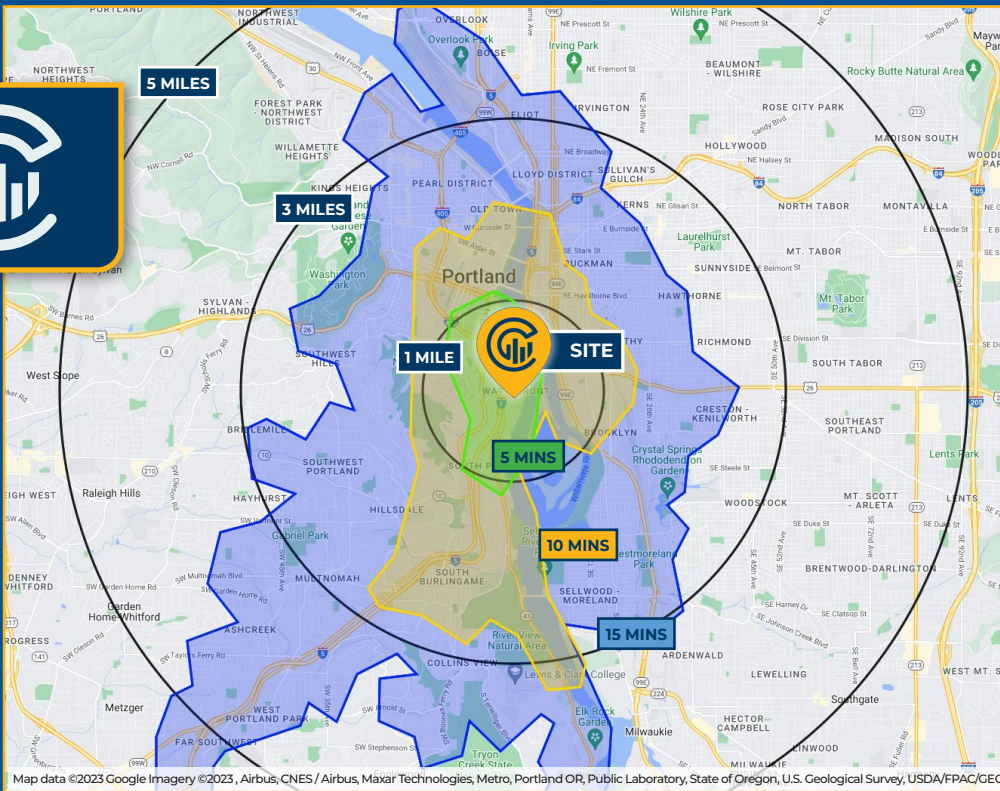
Often called the "Silicon Forest", the area enjoys the presence of major information and technology companies such as Intel, Hewlett-Packard, Tektronix, Siemens, Salesforce, and Boeing.

Healthcare is a major employment driver in the region. Numerous hospitals and medical research centers including OHSU, Kaiser Permanente, Providence, Legacy Health and PeaceHealth are integral to the physical and economic health of the region.

Globally-recognized sports and outdoor performance apparel companies such as Nike and Columbia Sportswear are headquartered in the area.

Portland's proximity to Silicon Valley and Seattle has made it an attractive destination for many California and Washington-headquartered technology companies to maintain operations in the area with its business-friendly environment and growing inventory of class-A office-focused real estate.

<https://www.greaterportlandinc.com/research-center/major-employers>



### AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2023 Estimated Population	14,585	194,787	444,511
2028 Projected Population	14,510	189,737	426,592
2020 Census Population	13,668	194,174	450,135
2010 Census Population	10,439	162,891	396,511
Projected Annual Growth 2023 to 2028	-0.1%	-0.5%	-0.8%
Historical Annual Growth 2010 to 2023	3.1%	1.5%	0.9%
<b>Households &amp; Income</b>			
2023 Estimated Households	8,880	107,189	214,963
2023 Est. Average HH Income	\$133,463	\$132,016	\$147,267
2023 Est. Median HH Income	\$102,980	\$99,197	\$104,731
2023 Est. Per Capita Income	\$81,534	\$73,141	\$71,549
<b>Businesses</b>			
2023 Est. Total Businesses	2,073	21,960	37,751
2023 Est. Total Employees	16,936	197,149	301,391

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - R51

### Offering Terms

Offers should be presented in the form of a non-binding letter of intent, spelling out the significant terms and conditions, including, but not limited to:

1. Asset pricing,
2. Due diligence and closing time frame,
3. Earnest money deposit,
4. A description of the debt/equity structure, and
5. Qualifications to close

Offers should be delivered to the attention of **Capacity Commercial Group**

DO NOT DISTURB TENANT(S) OR INDIVIDUALS ON PREMISES REGARDING THIS LISTING - PLEASE DIRECT ALL INQUIRIES SOLELY TO THE ATTENTION OF CAPACITY COMMERCIAL GROUP

### EXCLUSIVELY LISTED BY

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#### JOHN ROSS RETAIL CONDO

# OREGON INITIAL AGENCY DISCLOSURE PAMPHLET



## OREGON REAL ESTATE DISCLOSURE

*Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.*

**This pamphlet is informational only.** Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

### Real Estate Agency Relationships

An “agency” relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the “agent”) agrees to act on behalf of a buyer or a seller (the “client”) in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

- **Seller’s Agent** – Represents the seller only.
- **Buyer’s Agent** – Represents the buyer only.
- **Disclosed Limited Agent** – Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

### Definition of “Confidential Information”

Generally, licensees must maintain confidential information about their clients.

“Confidential information” is information communicated to a real estate licensee or the licensee’s agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. “Confidential information” does not mean information that:

1. The buyer instructs the licensee or the licensee’s agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee’s agent to disclose about the seller to the buyer; and
2. The licensee or the licensee’s agent knows or should know failure to disclose would constitute fraudulent representation.

### Duties and Responsibilities of a Seller’s Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties’ agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller’s agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;

2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller’s interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent’s expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller’s agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller’s agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent’s expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller’s past conformance with law.

### Duties and Responsibilities of a Buyer’s Agent

An agent, other than the seller’s agent, may agree to act as the buyer’s agent only. The buyer’s agent is not representing the seller, even if the buyer’s agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller’s agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties’ agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer’s agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer’s interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent’s expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a

buyer’s agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer’s agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent’s expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller’s past conformance with law.

### Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written “Disclosed Limited Agency Agreement” signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller’s agent;
2. To the buyer, the duties listed above for a buyer’s agent; and
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
  - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
  - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
  - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent’s expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party’s interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

*You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller’s Agent, Buyer’s Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee’s knowledge and consent, and an agent cannot make you a client without your knowledge and consent.*