



**SHERWIN
WILLIAMS®**

PRIME RETAIL LOCATION FOR SALE

348 SOUTHEAST 10TH AVENUE, HILLSBORO, OR 97123



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The property is located in the vibrant core of Hillsboro, Oregon on the corner of SE 10th and Oak Street.

This prime retail location is visible and accessible from one of the primary vehicle routes from the South Hillsboro expansion area; with an expected 8,000 new homes and 20,000 new residents.

Sherwin-Williams is a long term tenant and recently committed to a long term lease extension through July of 2037.

THE HIGHLIGHTS

- Leased through July 31, 2037.
- Extension Options through July 31, 2047
- Strong rent increases.
- Below Market Rent
- Successful Sherwin-Williams location for decades.
 - Sherwin-Williams: in business since 1866
 - Market Cap approx. \$83 Billion
 - Ticker symbol SHW

OFFERING SUMMARY

Sale Price:	\$1,800,000
Building Size:	6,900 SF
Lot Size:	0.39 Acres
Zoning:	SCC-DT, City of Hillsboro



348 SE 10TH AVE

HILLSBORO, OR 97123

LEASE SUMMARY

Initial Term	12 Years
Total Contracted Rent	\$1,214,676
Termination Date	July 31, 2037
Lease Type	NNN
Rent Increases	33% after Year 2 — 12% after Year 7
Renewal Options	Two (2) Five (5) Year Options

ANNUAL RENT

Years 1-2	\$14.78/SF/YR*	\$101,982 through 7/31/27 (5.67% CAP RATE)
Years 3-7	\$14.78/SF/YR	\$101,982 through 7/31/32 (5.67% CAP RATE)
Years 8-12	\$16.55/SF/YR	\$114,216 through 7/31/37 (6.35% CAP RATE)
Option 1	\$18.21/SF/YR	8/1/37 – 7/31/42: \$125,640 (6.98% CAP RATE)
Option 2	\$20.03/SF/YR	8/1/42 – 7/31/47: \$138,204 (7.68 % CAP RATE)

*Landlord credit at closing



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