

FRESENIUS MEDICAL CARE

*4,696 SF Newer
Construction, Zoned
General Commercial*

37139 HWY 26
SANDY, OR 97055

\$1,750,000

SALE PRICE

9.18%

CAP RATE

KIDDER.COM



km Kidder
Mathews

Photo edited for illustrative purposes and may not represent the property's actual condition.



Constructed in 2013 for Fresenius Medical Care, the building is 4,696 SF and is located on Hwy 26 with daily traffic counts of 32K+.

Fresenius is no longer operating at this location, but is contractually obligated to pay rent and NNNs through February of 2028. The lease is guaranteed by Fresenius Corporate (not a SPE or LLC), a S&P Investment Grade rating company (BBB-). Total rent to be paid Dec 2025-Feb 2028 is \$364K.

SALE PRICE	\$1,750,000
CAP RATE*	9.18%
LEASE EXPIRATION	Feb-2028
LEASE TYPE	NNN
ANNUAL INCREASES	1.7%
CREDIT RATING	BBB- (Investment Grade)
GUARANTOR	Fresenius Medical Care Holdings, Inc (Corporate)

*Cap Rate based on February 2026 NOI.

\$1.75M	\$373/SF	9.18%
SALE PRICE	PRICE PER SF	CAP RATE

Constructed in 2013 and meticulously maintained, the building is 4,696 SF situated on a .53 acre lot zoned C-2, General Commercial.

Located directly off Hwy 26 with traffic counts of ±32,683 VPD and average household incomes of \$127,997, the property neighbors Starbucks, Panda Express, and Mt. Hood Athletic Club. The zoning allows for a wide array of uses including retail, professional businesses, day care, educational facilities, and medical & dental uses.

ADDRESS	37139 Highway 29, Sandy, OR 97055
BUILDING SIZE	4,696 SF
YEAR BUILT	2013
LAND AREA	0.53 acres
ZONING	C-2, General Commercial
PARCEL NUMBER	05012499
PARKING	20 stalls
SALE PRICE	\$1,750,000





INVESTMENT HIGHLIGHTS

SUPPLY-CONSTRAINED SUBMARKET

The vacancy rate for Office and Retail in Sandy currently stands at 0.6% (Costar) with ZERO availability in newer construction (2010-2025).

HIGH TRAFFIC LOCATIONS

Traffic counts of 32,680+ VPD directly on Hwy 26, the primary thoroughfare from Portland to Mt. Hood and Central Oregon.

ATTRACTIVE DEMOGRAPHICS

Average household incomes of \$127,661 within 5 miles of the property along with a trade area population of 34,634.

WIDE RANGE OF POTENTIAL USES

Within the General Commercial Zoning code, nearly all medical, educational, retail & offices uses are permitted.

ADJACENT TO SANDY HIGH SCHOOL

The property is located next to Sandy High School with an enrollment of 1,434 students.

HIGH POPULATION GROWTH PORTLAND SUBURB

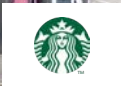
Located in Clackamas County, the city has experienced significant population growth of 243% since 2000.

FRESENIUS MEDICAL CARE

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AVAILABLE FOR SALE

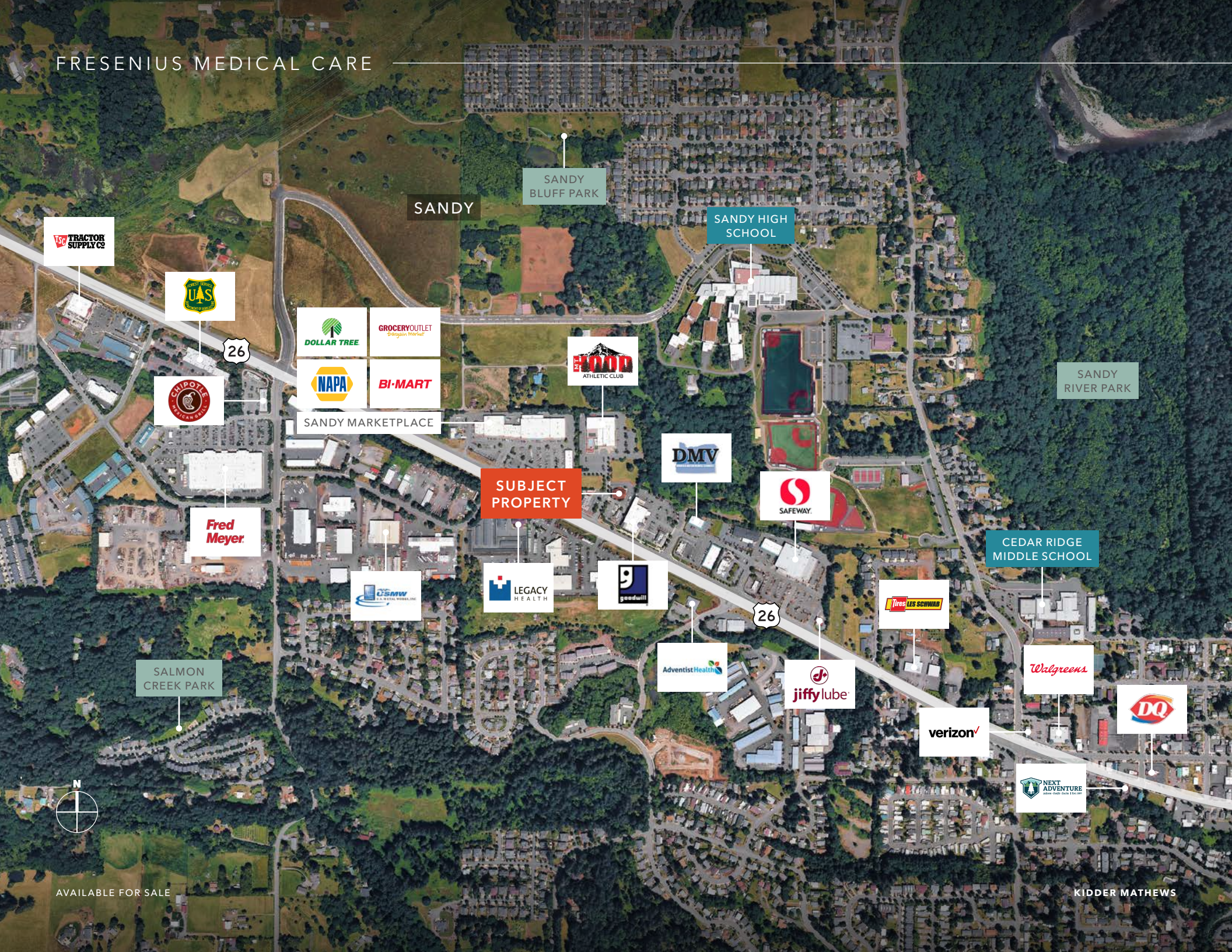


SUBJECT
PROPERTY

20 DEDICATED
PARKING STALLS

KIDDER MATHEWS

FRESENIUS MEDICAL CARE



SANDY

SANDY BLUFF PARK

SANDY HIGH SCHOOL

SANDY RIVER PARK

CEDAR RIDGE MIDDLE SCHOOL

SALMON CREEK PARK

SUBJECT PROPERTY



AVAILABLE FOR SALE

KIDDER MATHEWS





DEMOGRAPHICS

POPULATION

	3 Miles	5 Miles	10 Miles
2010 CENSUS	18,439	23,094	100,436
2020 CENSUS	15,300	26,688	112,134
2025 ESTIMATED	19,080	27,299	109,013
2030 PROJECTED	19,314	27,341	107,242

MEDIAN AGE & GENDER

	3 Miles	5 Miles	10 Miles
MEDIAN AGE	38.9	41.2	41.1
% FEMALE	50.2%	49.9%	49.7%
% MALE	49.8%	50.1%	50.3%

HOUSEHOLD INCOME

	3 Miles	5 Miles	10 Miles
2025 MEDIAN	\$114,453	\$110,932	\$102,630
2030 MEDIAN PROJECTED	\$113,951	\$110,635	\$102,192
2025 AVERAGE	\$127,997	\$127,661	\$122,488
2030 AVERAGE PROJECTED	\$126,796	\$126,474	\$121,198

Data Source: ©2025, Sites USA





FRESENIUS MEDICAL CARE

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