

FOR SALE

FULLY LEASED ASSET – 2 BUILDING PORTFOLIO

30250 SW Parkway Ave & 30300 SW Parkway Ave | Wilsonville, OR



900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- 2 building portfolio
- Fully leased asset
- Buildings can be purchased together or separately
- Strong historical occupancy rates with short term leases in place making this asset ideal for investors or owner-users alike
- Well maintained assets with a recently replaced roof and fresh paint on both buildings in 2025
- Portfolio:
 - \$2,595,000.00 (6.59% Cap)
 - 6,688 RSF (\$388/SF)

FOR MORE INFORMATION:

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Combined Portfolio Square Footage: 6,688

Combined Annual Gross Rental: \$ 226,668.00

**Combined Adjusted Gross Revenue w/5%
vacancy & reserves:** \$ 215,334.60

Less Combined Operating Expenses

Property Taxes: \$ (17,443.42)

Insurance: \$ (2,758.00)

Common Area Maintenance

Landscaping: \$ (3,600.00)

Maintenance & Repairs: \$ (2,225.79)

Janitorial: \$ (3,169.59)

Utilities

Electricity: \$ (5,940.56)

Garbage: \$ (1,871.26)

Natural Gas: \$ (1,020.52)

Water / Sewer: \$ (5,757.47)

Security: \$ (645.55)

Adjusted Portfolio NOI: \$ 170,902.44

Offering Price: \$ 2,595,000.00

Offering Price PSF: \$388.00

Offering Price Cap Rate: 6.59%



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PEGASUS BUILDING

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Annual Gross Rental

\$ 163,068.00

Adjusted Gross w/5% vacancy & reserves

\$ 154,914.60

Less Operating Expenses

\$ (11,241.71) Property Taxes

\$ (1,508.00) Insurance

Common Area Maintenance

\$ (2,400.00) Landscaping

\$ (3,169.59) Janitorial

\$ (1,629.40) Maintenance and Repairs

Utilities

\$ (4,741.41) Electricity

\$ (1,456.30) Garbage

\$ (2,564.72) Water/Sewer

\$ (77.90) Security (alarm)

\$ 126,125.57 Adjusted NOI Pegasus Building



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PHOENIX BUILDING

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Annual Gross Rental

\$ 63,600.00

Adjusted Gross w/5% vacancy & reserves

\$ 60,420.00

Less Operating Expenses

\$ (6,201.71) Property Taxes

\$ (1,250.00) Insurance

Common Area Maintenance

\$ (1,200.00) Landscaping

\$ (596.39) Maintenance and Repairs

Utilities

\$ (1,199.15) Electricity

\$ (414.96) Garbage

\$ (1,020.52) Natural Gas

\$ (3,192.75) Water/Sewer

\$ (567.65) Security (alarm)

\$ 44,776.87 Adjusted NOI Phoenix Building



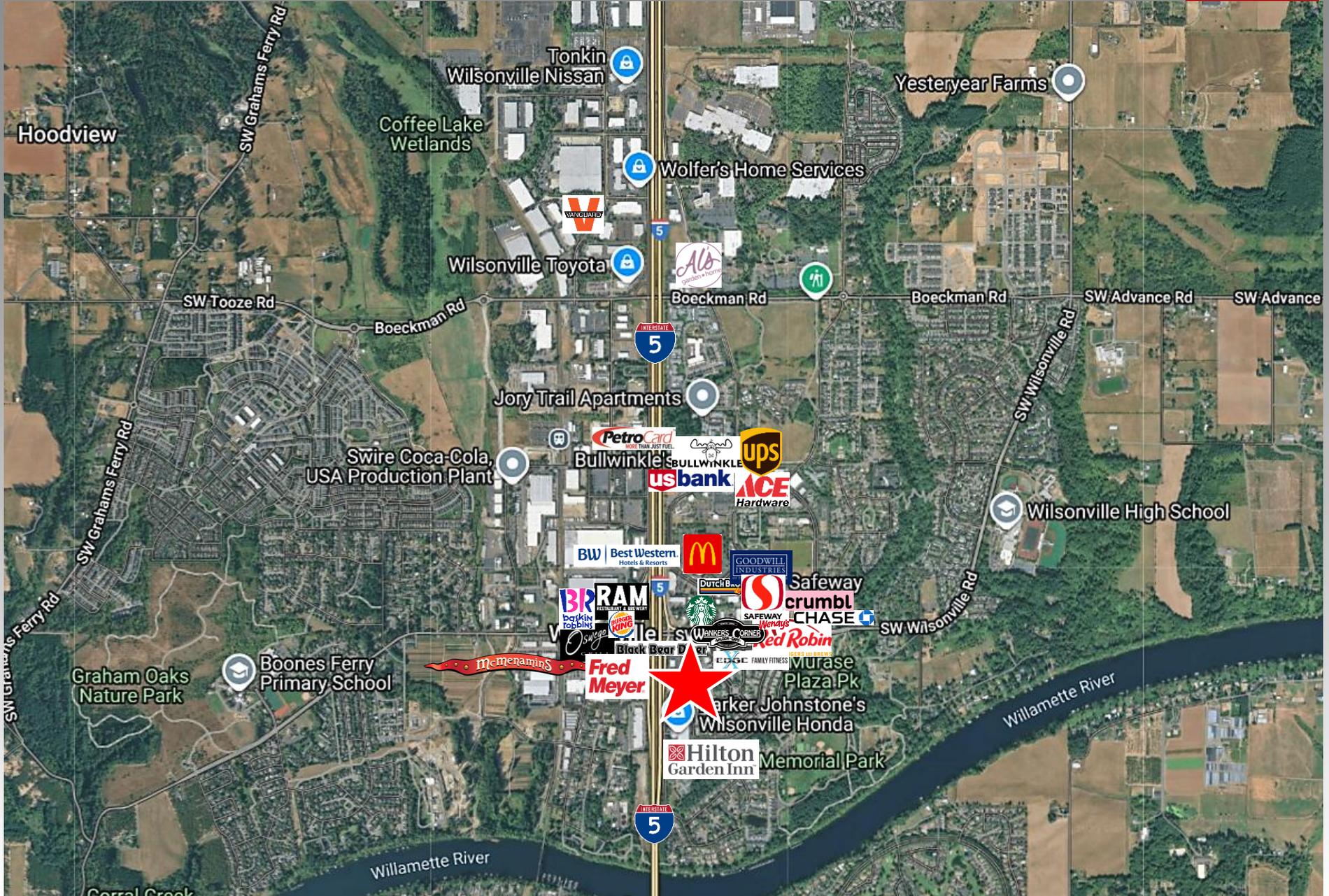
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Average Daily Traffic

SW Town Center Loop W @ Main St S – 6,211

Wilsonville Rd @ SW Pkwy Ave W – 28,056

SW Wilsonville Rd @ Wilsonville Rd E – 27,823

I-5 South @ I-5 W – 30,512



2024 DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Est. Population	11,221	28,953	63,550
2029 Projected Population	11,493	29,614	64,492
Est. Average Household Income	\$100,156	\$112,148	\$121,351
Est. Total Businesses	814	1,610	2,962
Est. Total Employees	6,200	19,960	30,427

