



**CBRE**

INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

LAKE OSWEGO / OREGON

221 FOOTHILLS ROAD

LAKE OSWEGO / OREGON

# 221 FOOTHILLS ROAD

📍 [CLICK TO CONTACT](#)

## CAPITAL MARKETS EXPERTS

**Graham Taylor**

Lic. 01429996

+1 503 221 4830

[graham.taylor@cbre.com](mailto:graham.taylor@cbre.com)

**Gabe Schnitzer**

Lic. 201219538

+1 503 221 4861

[gabe.schnitzer@cbre.com](mailto:gabe.schnitzer@cbre.com)

**Briana Mathias**

Lic. 201254092

+1 503 317 5171

[briana.mathias@cbre.com](mailto:briana.mathias@cbre.com)

CBRE Broker Lic. 004009987

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. All marks displayed on this document are the property of their respective owners.

An aerial photograph of a river valley. A bridge crosses the river in the upper center. The foreground and middle ground are filled with industrial buildings, parking lots, and some green spaces. A white callout box with a green background is positioned over the industrial area, containing the text '221 FOOTHILLS ROAD'. A white line points from this box to a specific building in the industrial area.

221  
FOOTHILLS ROAD



\* This map was prepared for assessment purposes only. Map not to scale.

## TABLE OF CONTENTS

 [CLICK TO VIEW SECTIONS](#)



# INVESTMENT OVERVIEW



\* This map was prepared for assessment purposes only. Map not to scale.



## INVESTMENT SUMMARY



221 Foothills Rd,  
Lake Oswego, OR 97034

ADDRESS



Best Offer

ASKING PRICE



± 18,300 SF

BUILDING SIZE



± 43,124 SF / ± 0.99 Acres

LAND SIZE



[www.pcplistings.com/listings/221foothills](http://www.pcplistings.com/listings/221foothills)

WEBSITE

## INVESTMENT HIGHLIGHTS

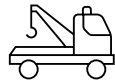
# OWNER-USER OR INVESTMENT OPPORTUNITY IN SOUGHT-AFTER LOCATION



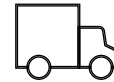
Next to Foothills Park and Willamette River.



Walking distance to Downtown Lake  
Oswego shops and restaurants.



.99 AC lot, with outdoor storage allowed.



Self-storage permitted use.



Below Market price per square foot on building.



Industrial vacancy of .3% in City  
of Lake Oswego.



Owner-User Opportunity: Up to  $\pm 18,300$  SF is available for an owner-user. This investment can provide an attractive lease-saving trade-off. As opposed to leasing space, a purchase offers protection against future rental market uncertainty and rate hikes. It further offers occupancy control, certain tax benefits and after-tax equity accumulation.



Potential Re-Development: The current "Industrial" zoning provides a number of permitted uses, which opens the pathway towards future redevelopment opportunities.





± 17 MIN / 9 MI.  
**DOWNTOWN PORTLAND**



± 29 MIN / 19 MI.  
**PDX INTERNATIONAL AIRPORT**

**MT. RAINIER  
NATIONAL PARK**

**WILLAMETTE  
RIVER**

**221  
FOOTHILLS ROAD**



\* This map was prepared for assessment purposes only. Map not to scale.

DOWNTOWN  
LAKE OSWEGO



LAKEWOOD  
BAY



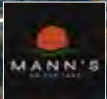
3

1

2

Lakeshore  
INN

Lake  
Theater  
& Cafe



THE FOUNDRY

221  
FOOTHILLS ROAD



WILLAMETTE  
RIVER



\* This map was prepared for  
assessment purposes only. Map not  
to scale.



PDX  
INTERNATIONAL  
AIRPORT

± 29 MIN / 19 MI.



DOWNTOWN  
PORTLAND, OR

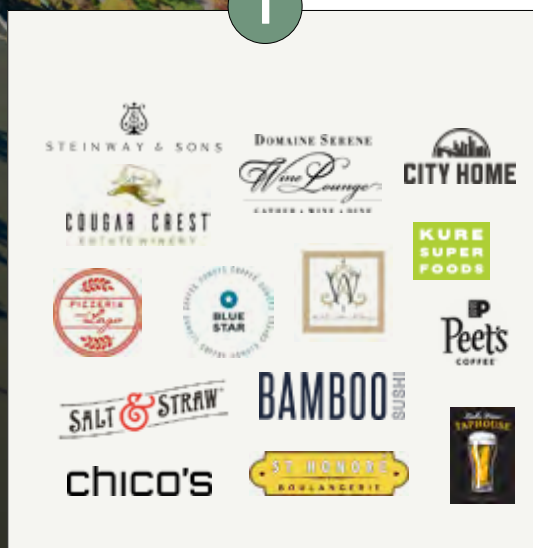
± 17 MIN / 9 MI.

## INVESTMENT HIGHLIGHTS

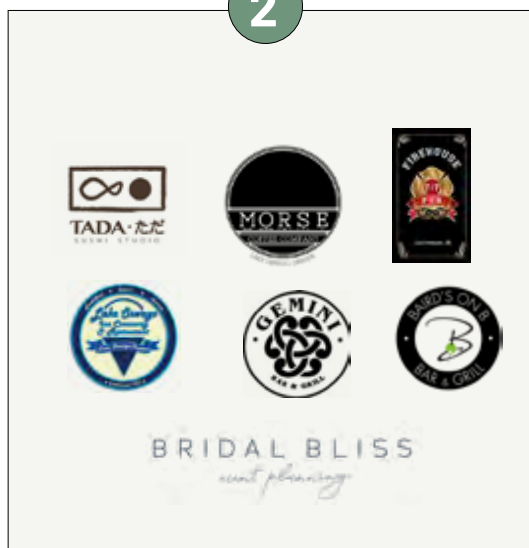
# LAKESIDE LOCATION WITH SUPERIOR AMENITIES AND DEMOGRAPHICS

- The property sits just northeast of Lake Oswego, beside Foothills Park along the Willamette River, providing a beautiful and vibrant setting for which the community is known. Conveniently located within walking distance to Downtown Lake Oswego, there are numerous shops, restaurants, marketplaces and parks.
- Located just one block from Oregon Route-43, the property has easy access to the cities of Oregon City and Portland as well as connectivity to the I-5 and I-205 Freeways.
- Lake Oswego is primarily residential with excellent demographics and this property is among the rare commercial development sites within the community providing light industrial use, self-storage and outside storage on nearly 1 full acre.
- Greater Portland's appeal, relative to other West Coast markets, is its lower costs of living and doing business. This is reflected in its industrial vacancy which, at 5.4% in 3Q24, is among the tightest on the West Coast.

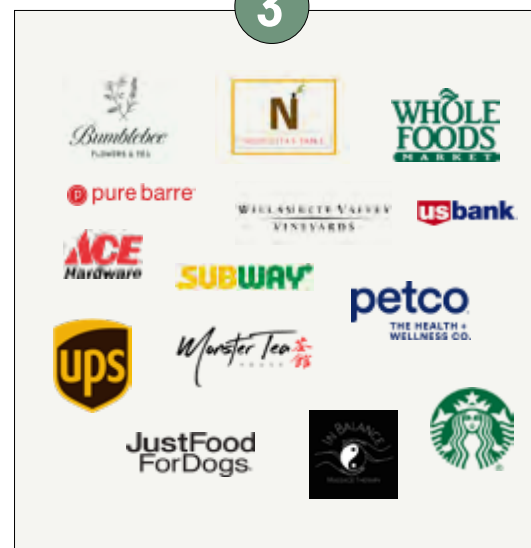
1



2



3



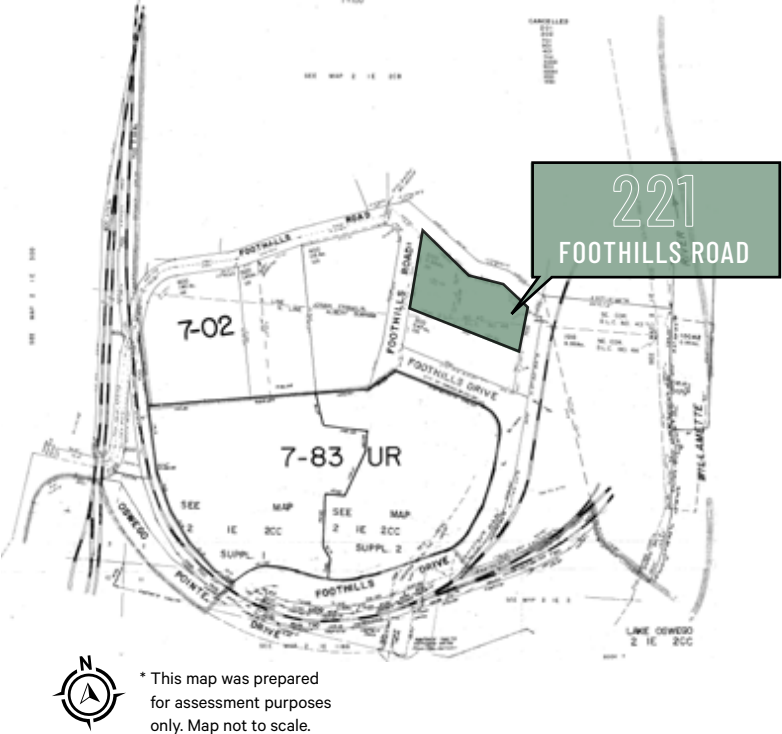
An aerial photograph of a city skyline, likely Lake Oswego, Oregon. The foreground features a marina with numerous sailboats docked at wooden piers. To the left, there are residential buildings with light-colored roofs. The middle ground is dominated by a dense cluster of modern high-rise office buildings, some with glass facades reflecting the sky. In the background, a bridge spans a body of water, and distant hills are visible under a hazy sky. The text 'PROPERTY OVERVIEW' is overlaid in the center of the image.

# PROPERTY OVERVIEW



# PROPERTY DESCRIPTION

Address	221 Foothills Rd, Lake Oswego, OR 97034
APN	001-821-62
Building Size	± 18,300 SF
Land Size	± 43,124 SF / ± 0.99 Acres
Land Use	Misc. Commercial
No. of Buildings	One (1)
Year Built	1969
Stories	One(1)
Zoning	I - Industrial
Parking	Open paved yard for vehicle or boat storage.
Foundation	Poured concrete slab on grade.
Structure	Steel metal frame, metal building.
Roofing System	Sloped metal roof.



The property is accessible via two (2) egress/ingress points off Foothills Rd.

## SITE ACCESS

Metal walls with metal roll up doors and fenced area on east side of the building.

## EXTERIOR IMPROVEMENTS

Standard improvements for warehouse/industrial uses.

## INTERIOR IMPROVEMENTS

PROPERTY DESCRIPTION

Roll Up Doors	Four (4)
Electrical/Power System	Standard industrial power.
HVAC System	N/A
Life Safety/Fire Protection	Standard, up-to-code life safety and protection.
Utilities Providers	<div>Gas</div> <div>Northwest Natural</div> <div>Electric</div> <div>Portland General Electric</div> <div>Water</div> <div>Lake Oswego City Municipal Water</div> <div>Waste Services</div> <div>Republic Services</div> <div>Telecommunications</div> <div>Xfinity, Quantum Fiber + various providers</div>



SITE PLAN



\* This map was prepared for assessment purposes only. Map not to scale.



221  
FOOTHILLS ROAD

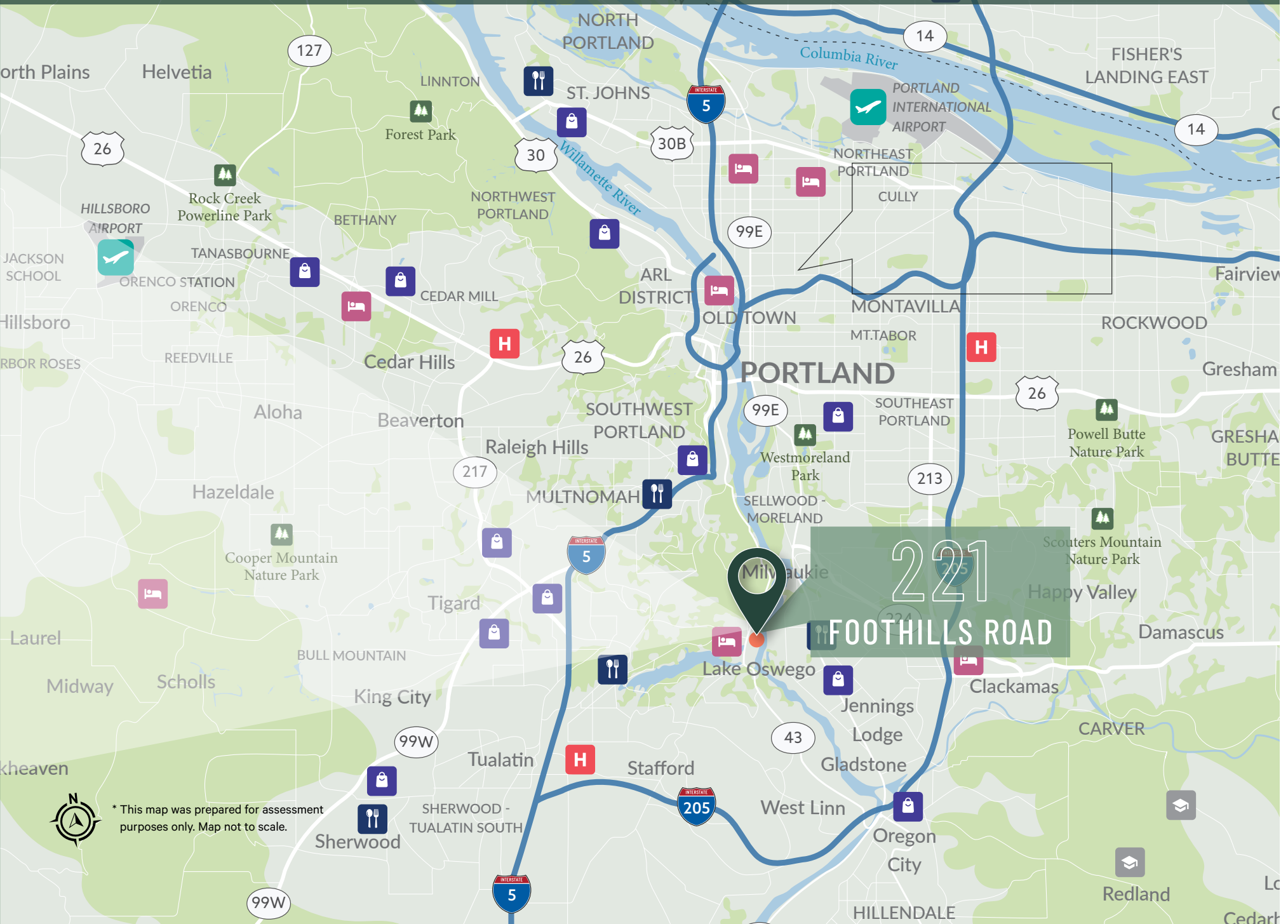
# AREA OVERVIEW



\* This map was prepared for assessment purposes only. Map not to scale.



# REGIONAL MAP



\* This map was prepared for assessment purposes only. Map not to scale.

★  
**LAKE OSWEGO**

**OREGON**

**LAKE OSWEGO, OR**

Lake Oswego is a city in the Clackamas, Multnomah, and Washington counties of Oregon. It surrounds the 405-acre Oswego Lake on the banks of the Willamette River. Lake Oswego is seven miles south of Portland and about 45 minutes north of Salem. Albert Alonzo Durham, a miller, founded the town in 1847 and incorporated in 1910, naming it after Oswego, New York.

The city’s earliest vision was to become an industrial center like Pittsburgh. Its early boom years were due to the lumber and iron smelting facilities. However, the demise of the iron industry led the city to focus on land development. For instance, Oregon Iron & Steel built a power plant in Oswego from 1905 to 1909 to provide electricity to the community. Land developers flocked to the town and undertook residential development, with architects designing fine homes resembling English cottages.



**41,518**  
POPULATION

**\$2.9B**  
ANNUAL HOUSEHOLD  
SPENDING BUDGET

**\$1,016,626**  
AVERAGE PROPERTY  
VALUE

**22,332**  
NUMBER OF  
EMPLOYEES

**47.2**  
MEDIAN AGE

**28,121**  
COLLEGE-EDUCATED  
POPULATION

**\$198,925**  
AVERAGE  
HOUSEHOLD  
INCOME

**2,468**  
NUMBER OF  
EMPLOYERS

**5.1%**  
UNEMPLOYMENT  
RATE (NOVEMBER 2024)

Currently, Lake Oswego is primarily residential, although some commercial developments and light manufacturing exist. The city's largest employers include schools, healthcare facilities, and engineering firms.

Lake Oswego is accessible through the Portland International Airport for air travel, Amtrak for trains, and Tri-Met for buses, light rail, and commuter rail. It has a 10.5-mile scenic trolley called the Willamette Shore Trolley, which features spectacular views and unique railroad attractions. Biking and walking trails are also prominent throughout the town. The city boasts 600 parks and open spaces, including George Rogers Park, Lake Oswego Golf Course, and Millenium Park Plaza.

Although Lake Oswego is smaller than other communities, it is one of the finest residential areas in Oregon. Overall, Lake Oswego is a delicate residential area nestled among many attractions and ideally close to major metropolitan areas in the state.

## EMPLOYERS



## MAJOR ATTRACTIONS



## FREEWAYS





# WHY PORTLAND

# PORTLAND METRO IS HOME

Our culture is built around innovation. Some of the best and most well respected brands globally, across a wide variety of industries, have a Greater Portland origin story.



intel

PCC  
Precision Castparts Corp.

StanCorp  
Financial Group



zoominfo

PGE

Columbia

NW Natural

Tillamook

MICROCHIP

KEEN

TELEDYNE  
FLIR

LAIKA

Wieden  
Kennedy+

## By the Numbers

Portland's setting at the confluence of the Willamette and Columbia Rivers – surrounded by picturesque mountains, forests and sea – have made it a destination for those in search of high quality of life and access to outdoor recreation.



#8

Best Big Cities  
in the U.S.  
(Conde Nast Traveler)



#4

50 Best Cities for  
Millennials to Live  
(Forbes)



2.5M

Population in  
Portland Metro



3.6%

Unemployment Rate  
(BLS, State of Oregon  
Employment Department -  
November 2022)



#1

Most Bike Friendly  
city in America  
([www.embracesomeplace.com](http://www.embracesomeplace.com))



#1

Best Foodie Cities  
(WalletHub)

# DEMOGRAPHIC PROFILE

Portland’s diversity is also one of it’s greatest strengths. It allows the city to celebrate its many cultures and traditions, and provides a vibrant and exciting atmosphere for residents and visitors alike. The city’s diversity is also reflected in its food, art, music, and other cultural offerings. Portland is also a young city with the median age being 37 years old, making Portland a great place for young people to start their careers and families.

Affluent Population	Median Household Income	
	2023	2028
Portland	\$87,932	\$102,976
Salt Lake	\$83,696	\$97,910
Austin	\$89,695	\$100,805
Nashville	\$76,579	\$86,933

Source: CBRE Research

Population Growth	Estimated	
	2023	2028
Portland	2,583,167	2,644,125
Salt Lake	1,307,983	1,354,092
Austin	2,499,236	2,739,628
Nashville	2,116,378	2,255,179

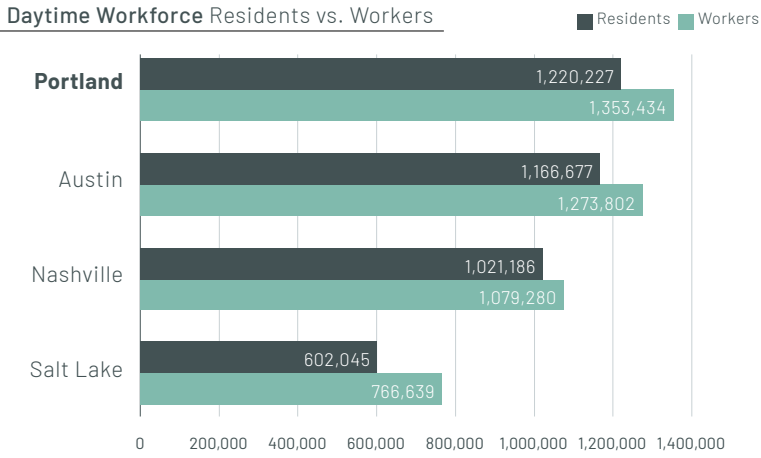
Source: CBRE Research

Associate Degree or higher	
Portland	53.2%
Salt Lake	48.3%
Austin	57.6%
Nashville	49.3%

Source: CBRE Research

Experienced Workforce Average Age	
	2023
Portland	39.00
Salt Lake	33.20
Austin	35.20
Nashville	38.20

Source: CBRE Research



# OUR PEOPLE

## Deep Talent Pool

Greater Portland's largest colleges and universities:

Institution	Full-Time Enrollment
Portland Community College*	51,033
Oregon State University	34,292
University of Oregon	23,163
Portland State University	21,609
Clackamas Community College*	18,842
Mt. Hood Community College*	18,000
Clark College*	10,032
George Fox University	4,028
University of Portland	3,793
Lewis & Clark University	3,595
Oregon Health & Science University	3,035

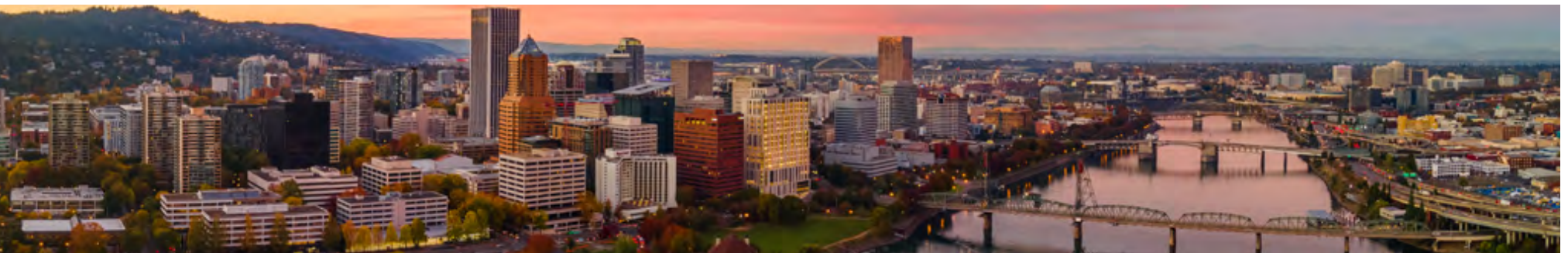
\*Total Student Headcount including part-time enrollment Source: National Center for Education Statistics, and direct from institutions

## A Magnet For New Talent


Net new residents age 25+ with a bachelor's degree or higher:

Greater Portland	6,800
Seattle	6,154
Charlotte	5,986
San Diego	3,284
Salt Lake City	1,543
San Jose	-12,902
San Francisco	-13,535
Los Angeles	-27,328

Source: U.S. Census Bureau, ACS 5-Year Estimates, 2017-2021.




# GLOBALLY Connected



#1


Best airport in the U.S.

*(Travel + Leisure.com, 2021)*



73 Non-stop

Destinations



18 Airlines


Serve Portland Intl. Airport

## Go International Non-Stop

11 international non-stop destinations reachable from Portland:

- |                         |                            |
|-------------------------|----------------------------|
| Guadalajara, Mexico     | Keflavík, Iceland          |
| Puerto Vallarta, Mexico | London, England            |
| Los Cabos, Mexico       | Amsterdam, the Netherlands |
| Frankfurt, Germany      | Tokyo, Japan               |
| Calgary, Canada         | Seoul, South Korea         |
| Vancouver, Canada       |                            |






The airport is on nearly **3,290 acres** of Port-owned land.



**16.5M** passengers used the Portland International Airport in 2023

[portofportland.com](http://portofportland.com)



PDX's infield—runways, taxiways, roadways, and buildings—takes up 1,800 acres, about the size just of nearly 1,400 football fields.



PDX sees **1.4M** passengers per month on average

[portlandoregoninternationalairport.com](http://portlandoregoninternationalairport.com)



All the wood for the 9-acre roof was sourced from within 300 miles of the airport.

[fastcompany.com](http://fastcompany.com)



America's only airport Cinema, "The Hollywood", opened in 2017

[kgw.com](http://kgw.com)

# OUR POWER

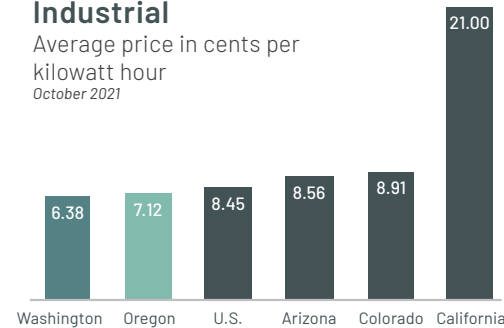
Your money goes further

U.S. News & World Report ranked Greater Portland as the most affordable metro on the West Coast in 2021.

## Affordable Electricity

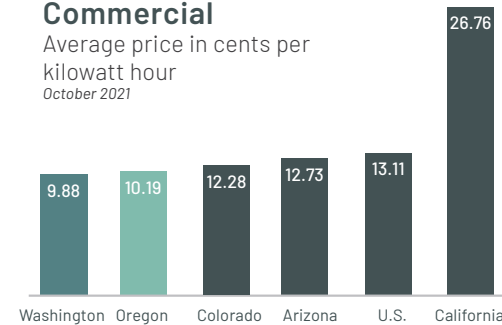
### Industrial

Average price in cents per kilowatt hour  
October 2021



### Commercial

Average price in cents per kilowatt hour  
October 2021



## Competitive Commercial Real Estate Costs



www.eia.



## Lowest energy costs

Washington and Oregon are ranked No. 1 and No. 3, respectively, for lowest energy costs in the U.S.

Wallet Hub, 2021



## Better business tax climates

Oregon and Washington rank in the top 25 business tax climates in the nation. California is 48th.

Tax Foundation, 2022

# MARKET OVERVIEW



## MARKET OVERVIEW

# NEGATIVE ABSORPTION MODERATES AS PORTLAND'S INDUSTRIAL MARKET STABILIZES

▲ **5.4%**

Overall Vacancy

▲ **(124K)**

SF Net Absorption

▲ **3.3M**

SF Under Construction

▲ **1.6M**

SF Delivered YTD

Note: Arrows indicate year-over-year change.

The Portland industrial market observed negative 124K SF of net absorption in Q3, driving YTD net absorption to negative 1.6 SF. However, that absorption figure is an improvement over the first two quarters of 2024 as seen in figure 1 and may signal a shift towards positive absorption in future quarters. Vacancy rose 20 basis points (bps) quarter-over-quarter (QOQ), landing at 5.4% market wide.

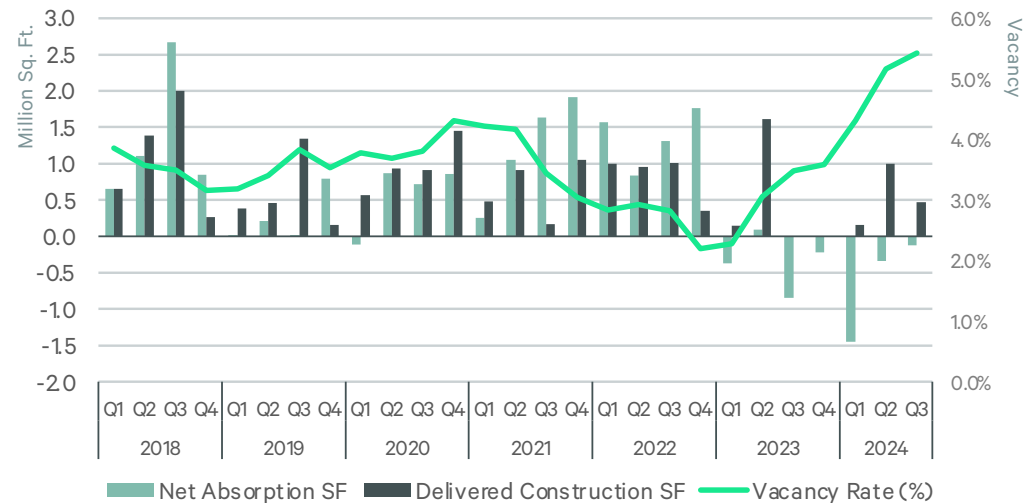
The area's largest industrial lease in the recent history was signed in Q3 at Burnt Creek Industrial Center, a 682K SF building delivered by Panattoni in 2023. An undisclosed food group leased the entire building, a move that may instill confidence in other developers hoping to find tenants for first generation Clark County spaces.

Landlord sentiment was mixed in Q3: while some landlords have continued to pursue a rent-growth strategy, others have pivoted to focus more on occupancy at the expense of high rental rates.

As a result, occupiers in select submarkets and size ranges were able to negotiate leases at slightly lower-than-asking rental rates or with additional concessions that were not common in 2022 or 2023. Still, developers are anticipating strong rent growth in the mid-term future, particularly in newly constructed Class A product.

While the Portland market has seen vacancy rise in recent quarters, the market is anticipated to see a total of only 1.8M SF of new construction deliver in 2024 after several construction projects pushed their projected completion dates into 2025. This figure makes up less than one percent of the current Portland industrial inventory. As such, investors and leasing professionals are both confident that Portland's industrial supply and demand dynamics are healthy, and there is still room in the market to go forward with speculative construction projects.

FIGURE 1: Net Absorption, Construction, and Vacancy



MARKET OVERVIEW

MARKET STATISTICS BY SUBMARKET AND SIZE RANGE

Submarket	Market Rentable Area (SF)	Vacancy Rate (%)	Availability Rate (%)	Available Sublease (SF)	Q3 2024 Net Absorption (SF)	YTD Net Absorption (SF)	Under Construction (SF)	YTD Deliveries (SF)
Base Figures								
Northeast	50,534,766	6.9%	8.7%	1,412,837	103,436	(872,092)	789,835	216,669
Northwest	39,816,010	9.2%	10.1%	719,020	(593,960)	(1,084,545)	0	0
Southeast	31,333,727	1.5%	2.3%	105,715	84,777	85,035	0	0
Southwest	40,042,259	4.0%	4.9%	656,644	(132,725)	(167,113)	849,298	445,007
Sunset Corridor	32,437,552	2.0%	2.8%	113,805	51,831	36,289	590,708	155,500
Clark County	28,242,691	7.7%	7.4%	114,694	362,934	383,243	1,104,460	809,568
Total	222,407,005	5.4%	6.3%	3,122,715	(123,707)	(1,619,183)	3,334,301	1,626,744
Figures by Size Range								
0-49,000 SF	63,441,190	3.8%	5.1%	568,899	48,857	(440,406)	-	0
50,000-99,999 SF	45,195,487	4.4%	5.3%	722,808	(180,600)	(249,800)	-	71,600
100,000-249,999 SF	56,195,080	7.0%	8.8%	869,818	158,086	(258,961)	1,165,048	1,271,522
250,000-600,000 SF	37,199,585	6.7%	8.0%	946,190	(150,050)	(637,889)	1,521,491	283,622
600,000+ SF	20,375,663	6.1%	2.7%	15,000	-	(32,127)	647,762	0
Total	222,407,005	5.4%	6.3%	3,122,715	(123,707)	(1,619,183)	3,334,301	1,626,744

Source: CBRE Research Q3 2024

## MARKET OVERVIEW

## WEST COAST INDUSTRIAL Q3 2024

Market	Total Size	Vacancy Rate	Availability Rate	Current Quarter (Q3 2024) Taking Rate (NNN)	Prior Quarter (Q2 2024) Taking Rate (NNN)	Prior Year (Q3 2023) Taking Rate (NNN)	Rent Escalations	Under Construction	Net Absorption (past 4 quarters)	Gross Activity (past 4 quarters)
San Fernando Valley	161.9 M	2.0%	3.3%	\$1.84	\$1.64	\$1.29	3.60%	1.1M	-688.4K	2.0M
Ventura County	69.3 M	2.7%	4.3%	\$1.16	\$1.16	\$1.11	3.40%	849.6K	-375.6K	771.9K
Orange County	256.0 M	2.9%	5.7%	\$1.58	\$1.64	\$1.69	3.70%	1.5M	-2.7M	5.6M
DTLA	98.1 M	3.0%	4.7%	\$1.61	\$1.72	\$1.50	3.30%	253.3K	-782.6K	915.9K
Silicon Valley	108.2 M	3.2%	4.3%	\$1.48	\$1.42	\$1.67	3.50%	1.9M	-811.9K	1.8M
Los Angeles County	882.3 M	3.9%	5.9%	\$1.54	\$1.65	\$1.67	3.60%	5.4M	-11.6M	18.7M
San Gabriel Valley	158.7 M	4.2%	6.1%	\$1.31	\$1.54	\$1.64	3.70%	764.5K	-93.7K	5.2M
South Bay	197.7 M	4.2%	6.5%	\$1.51	\$1.72	\$1.83	3.60%	2.5M	-3.1M	5.0M
IE West	349.7 M	5.1%	9.0%	\$1.26	\$1.32	\$1.60	3.80%	6.2M	11.3M	21.2M
Sacramento	194.0 M	5.1%	6.7%	\$0.75	\$0.73	\$0.71	3.50%	1.4M	306.8K	2.7M
Mid-Counties	103.0 M	5.2%	7.4%	\$1.53	\$1.67	\$1.77	3.70%	408.7K	-3.3M	2.5M
Portland	222.4 M	5.4%	6.3%	\$0.59	\$0.59	\$0.73	3.50%	3.3M	-2.1M	1.9M
San Diego	185.7 M	5.5%	8.1%	\$1.61	\$1.66	\$1.49	3.60%	2.5M	-2.3M	2.7M
SF Peninsula	35.4 M	5.5%	7.1%	\$1.91	\$1.77	\$1.75	3.50%	0	-852.9K	404.1K
Oakland	126.5 M	5.7%	7.7%	\$1.26	\$1.29	\$1.26	3.60%	642.4K	-2.2M	3.1M
Commerce/Vernon	82.3 M	6.0%	8.4%	\$1.40	\$1.56	\$1.66	3.70%	151.6K	-2.8M	1.3M
Salt Lake City	169.8 M	6.0%	7.2%	\$0.80	\$0.79	\$0.81	3.40%	1.7M	4.0M	6.2M
Inland Empire	660.8 M	6.8%	10.0%	\$1.21	\$1.27	\$1.42	3.80%	11.6M	7.4M	31.7M
Boise	51.0 M	7.5%	8.1%	\$0.85	\$0.79	\$0.75	3.30%	220.4K	2.4M	1.4M
Central Valley	140.8 M	7.8%	9.6%	\$0.69	\$0.68	\$0.71	3.50%	2.4M	4.1M	5.1M
Denver	269.8 M	8.0%	9.1%	\$0.71	\$0.72	\$0.73	3.40%	3.9M	4.5M	6.4M
Las Vegas	174.9 M	8.1%	10.7%	\$1.01	\$1.01	\$0.92	3.90%	8.1M	5.2M	5.5M
Seattle	301.7 M	8.2%	10.1%	\$1.10	\$1.12	\$1.10	3.80%	5.0M	1.1M	6.2M
IE East	311.0 M	8.7%	11.1%	\$1.17	\$1.25	\$1.25	3.80%	5.5M	-3.9M	8.0M
Reno	114.7 M	10.5%	11.6%	\$0.83	\$0.81	\$0.73	4.00%	1.7M	-3.5M	3.2M
Phoenix	435.5 M	11.2%	12.8%	\$0.89	\$0.89	\$0.85	3.70%	18.5M	13.1M	14.4M

Note: Rent escalations includes new lease and renewal transactions signed past twelve months with a term of 24 months or higher.

Gross activity includes new leases with a minimum 12 month term.

Availability rate is space in a building that is ready for occupancy and can be occupied or vacant.



# DISCLAIMER

## AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

LAKE OSWEGO / OREGON

# 221 FOOTHILLS ROAD

**CBRE**

INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

**Orange County**

Anthony DeLorenzo  
Bryan Johnson  
Jackson Marlow  
Nick Williams  
Halie Bergeron  
Paul Stache  
Harry Su

**Los Angeles /  
Ventura County**

Mark Shaffer  
Gerard Poutier  
Grant Goldman  
Dylan Rutigliano

**San Diego**

Matt Pourcho  
Matt Harris  
Casey Sterk

**Las Vegas**

Tyler Ecklund  
Michael Hsu  
Marc Magliarditi

**Portland**

Graham Taylor  
Gabe Schnitzer  
Briana Mathias

**Boise**

Tim Reid  
Kurt Gregg

**Buyer Advisory**

Gary Stache  
Chris Martin  
Bill Maher  
Daniel Meager  
Brandon Lalli

**Inland Empire**

Sammy Cemo  
Austin Reuland

**Sacramento**

Matt Post

**Phoenix**

Geoffrey Turbow

**Midwest U.S.**

Kevin Foley  
Austin Wolitarsky

**Northern Colorado**

Jon Rue