



..... OFFERING MEMORANDUM

30470 SW PARKWAY AVENUE

WILSONVILLE, OR 97070

Marcus & Millichap
THE HEFNER TEAM



30470 SW PARKWAY AVE

EXCLUSIVELY LISTED BY



MARK HEFNER

Senior Director, Office & Industrial Division
Portland

(916) 804-0262

Mark.Hefner@marcusmillichap.com

License: CalDRE #00823945, OR #201211829, WA#24003, NV1000677

ZACK DANNER

Associate

Office: Portland

(503) 200-2036

Zack.Danner@marcusmillichap.com

License: OR #201254181

MNET ACTIVITY ID: ZAF0210293

Marcus & Millichap

THE HEFNER TEAM

30470 SW PARKWAY AVE

TABLE OF CONTENTS

05 Executive Summary

13 Financial Analysis

16 Sales Comparables

23 Market Overview

Marcus & Millichap
THE HEFNER TEAM



SECTION 1



EXECUTIVE SUMMARY

Property Summary

Investment Overview

Regional Map

Retailer Map

Local Map

Site Plan

Marcus & Millichap

THE HEFNER TEAM



30470 SW PARKWAY AVE

PROPERTY SUMMARY

OFFERING SUMMARY

List Price	\$2,200,000
Price/SF	\$193.39
Square Feet	11,376 SF
Lot Size	0.76 Acres
Year Built	1963
Pro Forma Cap Rate	10.86%



30470 SW PARKWAY AVE

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 30470 SW Parkway Ave., an office building located in Wilsonville, Oregon. The 11,376-square-foot asset represents an appealing investment opportunity with strong potential for long-term growth thanks to its strategic location and a growing local workforce. The tree-lined property features ample parking, a 2,011-square-foot interior annex and four 2,300-square-foot suites. Additional amenities include spacious conference rooms, built-in saunas, private courtyards and ADA compliant restrooms. Proximity to Interstate 5 makes the property highly accessible to both residents and visitors from nearby Portland. The building is also just south of the intersection of Interstate 5 and Wilsonville Road, Wilsonville's center of commerce, retail and hospitality.

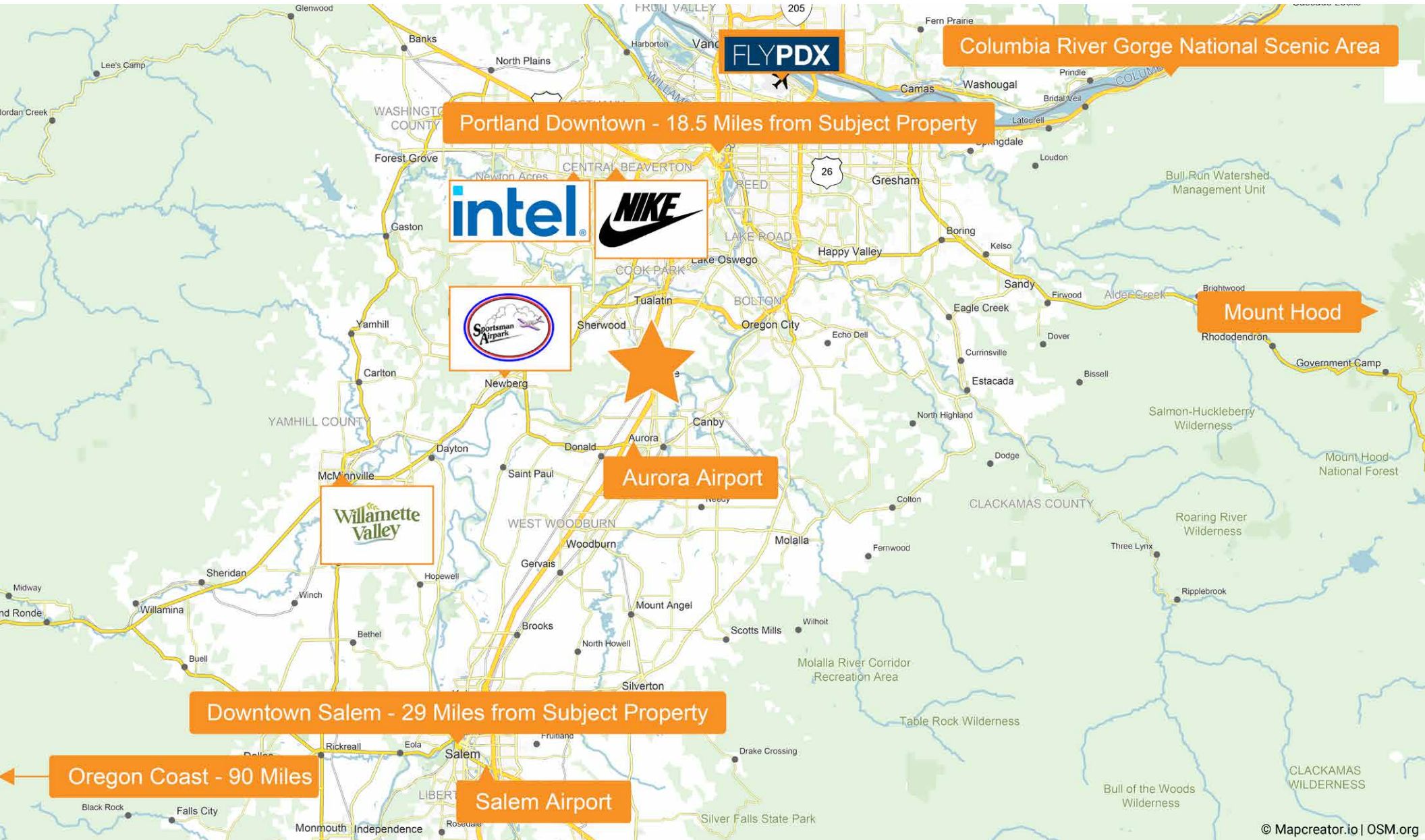
This exceptional owner-user investment opportunity is located at the southern end of Wilsonville, the second fastest growing city in Oregon, second only to Bend. Wilsonville is a popular destination for residents pursuing a blend of modern amenities paired with Oregon's natural beauty, as evidenced by one-third of Portland metro's workforce being comprised of Millennials. The local economy is driven primarily by high-tech manufacturing thanks to the presence of major employers like Siemens, Collins Aerospace, Teledyne and Xerox. Notably, the Oregon Institute of Technology (OIT) Portland-Metro campus is located just two miles from the property. The 2.2-acre satellite campus supports a valuable talent pipeline as most students pursue degrees in software engineering, mechanical engineering and cyber security. Major distributors like Sysco and Swire Coca-Cola value Wilsonville for its business-friendly tax structure and locale just off I5 providing access to all of the West Coast's major economic hubs.

HIGHLIGHTS

- Unique 11,376-Square-Foot Asset with Breathtaking Nature Views
- Includes a 2,011-Square-Foot Interior Annex and Four 2,300-Square-Foot Suites
- Modern Amenities Include Large Conference Rooms, Private Courtyard and Built-In Sauna
- Adjacent to Local Hub of Retail, Hospitality, and Business Development
- Wilsonville Attracts Both Manufacturers and Talent with Low Taxes and Quick Access to Portland

30470 SW PARKWAY AVE

REGIONAL MAP



© Mapcreator.io | OSM.org

30470 SW PARKWAY AVE

RETAILER MAP



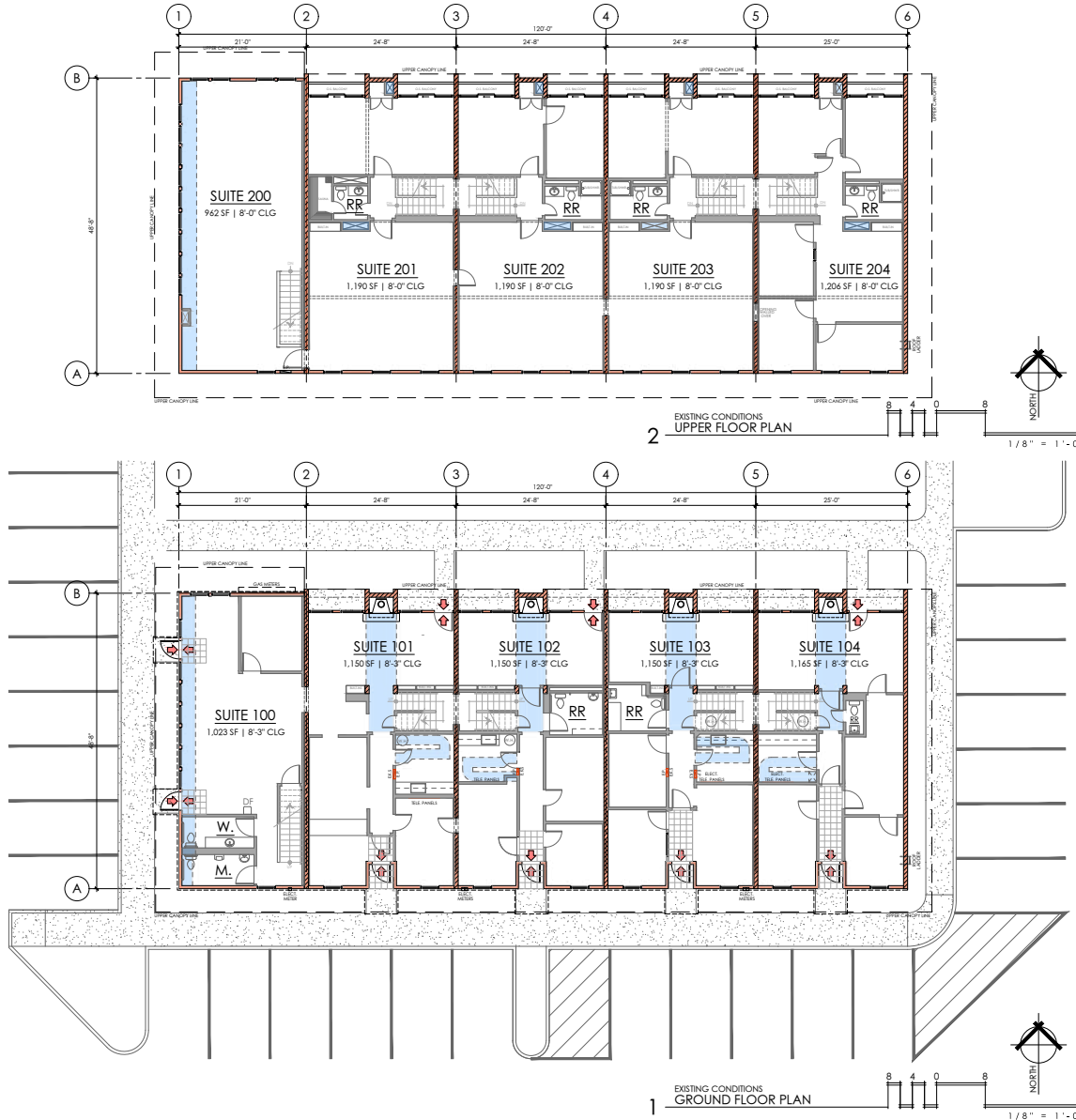
30470 SW PARKWAY AVE

LOCAL MAP

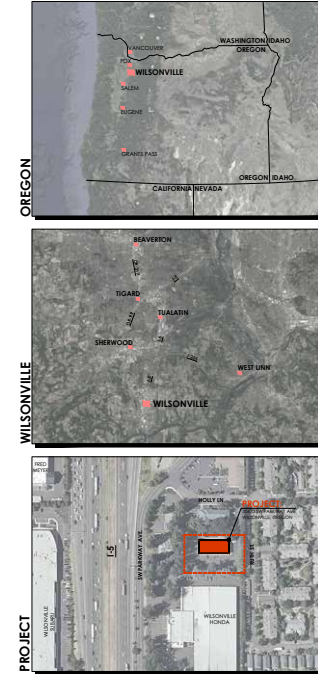


30470 SW PARKWAY AVE

SITE PLAN



VICINITY MAP | SITE PLAN



SGA
SG ARCHITECTURE, LLC

10940 SW Barner Road #344
Portland, Oregon 97225
503-201-0270 | 503-347-4685

**PARKWAY
OFFICE
BUILDING**
FOR
**BIG GUY
PROPERTIES**

LOCATED AT
**30470 SW PARKWAY
WILSONVILLE, OR 97070**

CONTACT:
TRACY SANDERSON
PHONE: 503-240-6048
FAX: 503-992-6267
PO BOX 298
WOODBURN, OR 97071
TRACY@BIGGUYPROPERTIES.COM

LEGEND

- EXTERIOR / INTERIOR 8" CMU WALLS
- EXISTING INTERIOR WALLS (FULL-HGT)
- EXISTING INTERIOR WALLS (HALF-HGT)
- HVAC VENTING (GROUND FLR. ONLY)
- ELECTRICAL PANELS
- E.K.S ELECTRICAL "KILL SWITCH" (CORRIDOR)

ALL ITEMS INDICATED HEREIN SHALL REMAIN SUBJECT TO THE RECIPIENT'S VERIFICATION OF THE ACTUAL CONDITIONS OF THE PREMISES. ALL ITEMS INDICATED HEREIN SHALL REMAIN SUBJECT TO THE RECIPIENT'S VERIFICATION OF THE ACTUAL CONDITIONS OF THE PREMISES. ALL ITEMS INDICATED HEREIN SHALL REMAIN SUBJECT TO THE RECIPIENT'S VERIFICATION OF THE ACTUAL CONDITIONS OF THE PREMISES. ALL ITEMS INDICATED HEREIN SHALL REMAIN SUBJECT TO THE RECIPIENT'S VERIFICATION OF THE ACTUAL CONDITIONS OF THE PREMISES.

PROJECT NUMBER:
23-106
ISSUE DATE:
05 SEPT 2023
DRAWN BY:
KG & SS

Revisions:

THIS DOCUMENT HAS NOT BEEN VERIFIED FOR ACCURACY AND DOES NOT CONSTITUTE A WARRANTY OR ASSURANCE OF THE DIMENSIONS, LAYOUT, SIZE, CAPACITY OR CONDITIONS OF THE PREMISES. ALL ITEMS INDICATED HEREIN SHALL REMAIN SUBJECT TO THE RECIPIENT'S VERIFICATION OF THE ACTUAL CONDITIONS IN THE FIELD. NEITHER LANDLORD OR ARCHITECT SHALL BE LIABLE FOR ANY CHANGES, REVISIONS, ADDITIONAL COSTS, OR EXPENSES INCURRED AS A RESULT OF ANY DIFFERENCES BETWEEN THIS DOCUMENT AND ACTUAL FIELD CONDITIONS OF THE PREMISES, BUILDING, OR SITE - UNLESS OTHERWISE AGREED TO IN WRITING BY LANDLORD AND RECIPIENT PURSUANT TO A LEASE OR LEASE MODIFICATION.

EXISTING
CONDITIONS
GROUND | UPPER
FLOOR PLANS

EXC-1

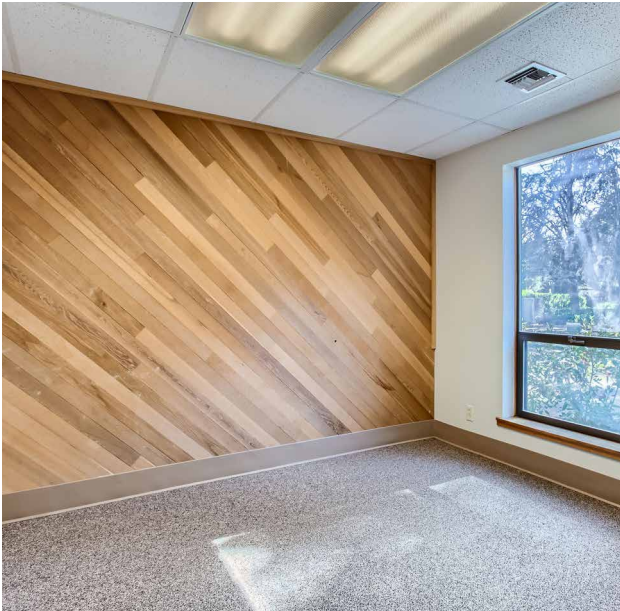
30470 SW PARKWAY AVE

EXTERIOR PHOTOS



30470 SW PARKWAY AVE

INTERIOR PHOTOS





SECTION 2



**FINANCIAL
ANALYSIS**

Marcus & Millichap
THE HEFNER TEAM



30470 SW PARKWAY AVE

PRO FORMA OWNER-USER ANALYSIS

As of January, 2025

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Pro Forma Rent per Sq. Ft.	Pro Forma Rent Per Year	Lease Type
			Comm.	Exp.			
Owner-User	11,376	100.0%	1/1/25	12/31/29	\$21.00	\$238,896	NNN
Total	11,376				\$0.00	\$238,896	
Occupied Tenants: 0			Unoccupied Tenants: 1		Occupied Rentable SF: 0.00%		
			Total Current Rents: \$0		Occupied Current Rents: \$0		

SUMMARY

Price	\$2,200,000
Down Payment	\$330,000
Down Payment %	15%
Number of Suites	1
Price Per SqFt	\$193.39
Rentable Built Area (RBA)	11,376 SF
Lot Size	0.76 Acres
Year Built/Renovated	1963
Occupancy	0.00%

RETURNS

	Pro Forma
CAP Rate	10.86%
Cash-on-Cash	24.07%
Debt Coverage Ratio	1.50

	1st Loan
Financing	
Loan Amount	\$1,870,000
Loan Type	New
Interest Rate	5.90%
Amortization	20 Years
Year Due	2029

Loan information provided by First Citizens Bank is subject to change.

OPERATING DATA

INCOME		Pro Forma
Scheduled Base Rental Income		\$238,896
Total Reimbursement Income	0.0%	\$0
Other Income		\$0
Potential Gross Revenue		\$238,896
General Vacancy	0.0%	\$0
Effective Gross Revenue		\$238,896
Less: Operating Expenses	0.0%	\$0
Net Operating Income		\$238,896
Cash Flow		\$238,896
Debt Service		(\$159,475)
Net Cash Flow After Debt Service	24.07%	\$79,421
Principal Reduction		\$53,557
Total Return	40.30%	\$132,978

30470 SW PARKWAY AVE

PRO FORMA INVESTMENT ANALYSIS

As of January, 2025

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Pro Forma Rent per Sq. Ft.	Pro Forma Rent Per Year	Lease Type
			Comm.	Exp.			
Tenant 1	2,173	19.1%			\$21.00	\$45,633	NNN
Tenant 2	2,152	18.9%			\$21.00	\$45,192	NNN
Tenant 3	2,340	20.6%			\$21.00	\$49,140	NNN
Tenant 4	2,340	20.6%			\$21.00	\$49,140	NNN
Tenant 5	2,371	20.8%			\$21.00	\$49,791	NNN
Total	11,376				\$0.00	\$238,896	
Occupied Tenants: 0			Unoccupied Tenants: 5		Occupied Rentable SF: 0.00%		
			Total Current Rents: \$0		Occupied Current Rents: \$0		

SUMMARY	
Price	\$2,200,000
Down Payment	\$791,450
Down Payment %	36%
Number of Suites	5
Price Per SqFt	\$193.39
Rentable Built Area (RBA)	11,376 SF
Lot Size	0.76 Acres
Year Built/Renovated	1963
Occupancy	0.00%

RETURNS	Pro Forma
CAP Rate	10.86%
Cash-on-Cash	14.86%
Debt Coverage Ratio	1.97

Financing	1st Loan
Loan Amount	\$1,430,000
Loan Type	New
Interest Rate	7.00%
Amortization	25 Years
Year Due	2029

Loan information provided by First Citizens Bank is subject to change.

OPERATING DATA		
INCOME		Pro Forma
Scheduled Base Rental Income		\$238,896
Total Reimbursement Income	0.0%	\$0
Other Income		\$0
Potential Gross Revenue		\$238,896
General Vacancy	0.0%	\$0
Effective Gross Revenue		\$238,896
Less: Operating Expenses	0.0%	\$0
Net Operating Income		\$238,896
Cash Flow		\$238,896
Debt Service		(\$121,283)
Net Cash Flow After Debt Service	14.86%	\$117,613
Principal Reduction		\$23,458
Total Return	17.82%	\$141,070



SECTION 3

03

SALES COMPARABLES

Sale Comps Map
Sale Comps Summary
Price/SF Chart
Sales Comps

Marcus & Millichap
THE HEFNER TEAM

30470 SW PARKWAY AVE

SALE COMPS MAP



30470 SW Parkway Ave

1

8600 SW Salish Ln, Wilsonville, OR 97070

2

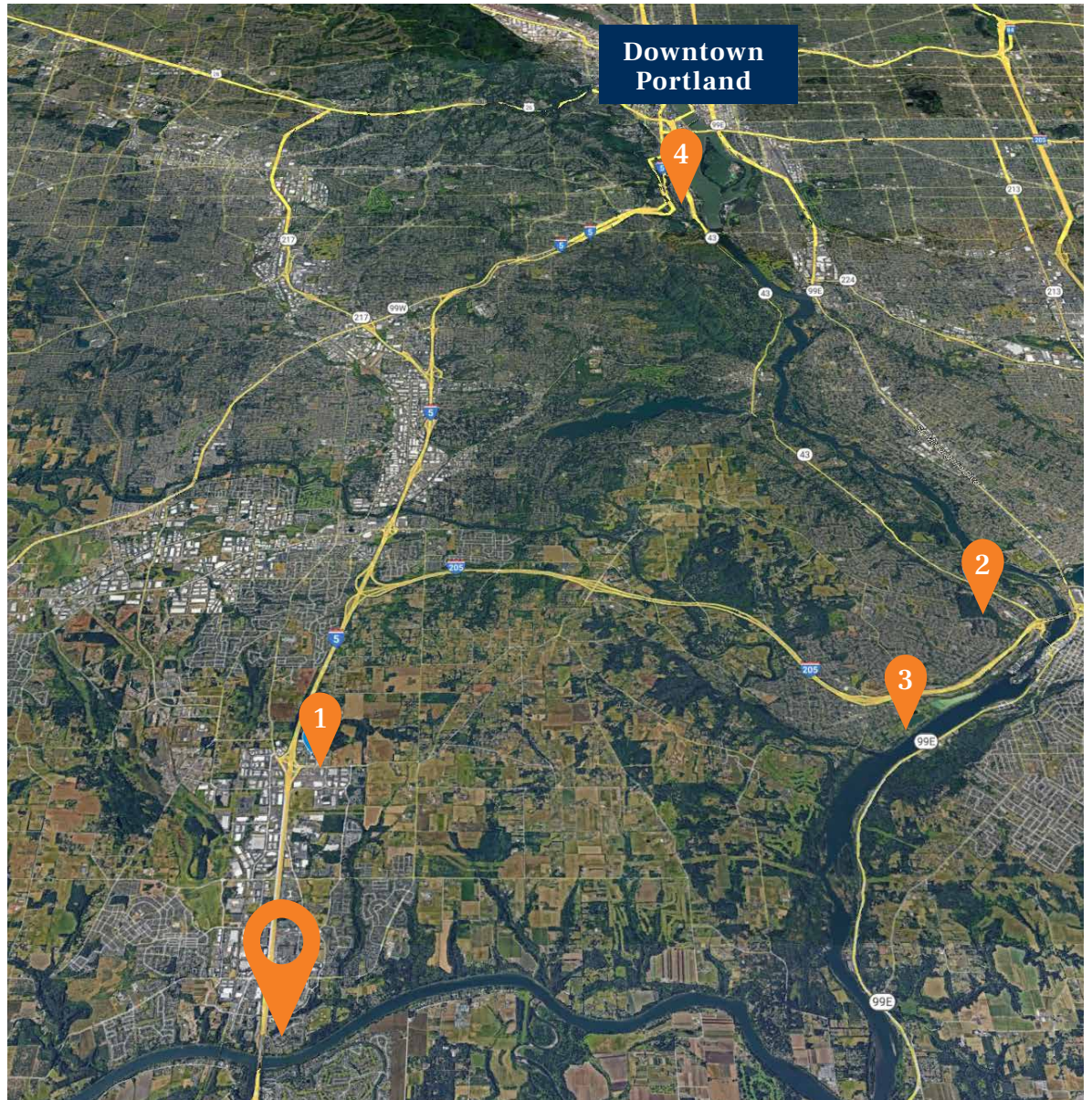
6105 W A St, West Linn, OR 97068

3

2500 Willamette Falls Dr West Linn, OR 97068

4





4724 S Macadam Ave, Portland, OR 97239



30470 SW PARKWAY AVE

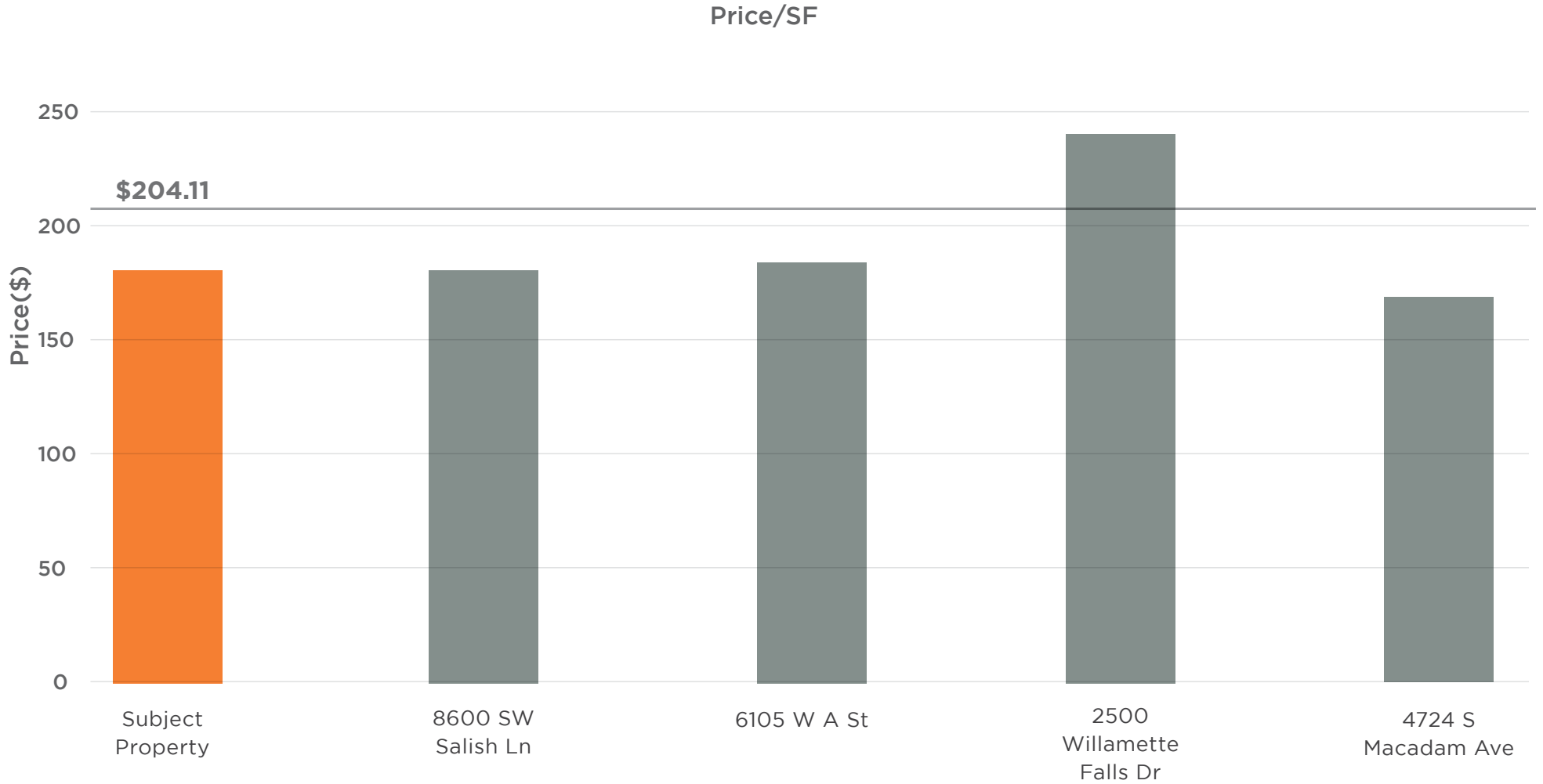
SALE COMPS SUMMARY

SUBJECT PROPERTY	PRICE	SQUARE FEET	ACRES	CLOSE	PRICE/SF	YEAR BUILT
 30470 SW Parkway Avenue Wilsonville, OR 97070	\$2,200,000	11,376	0.76	N/A	\$193.39	1963

SALE COMPARABLES	PRICE	SQUARE FEET	ACRES	CLOSE	PRICE/SF	YEAR BUILT
 1 8600 SW Salish Ln Wilsonville, OR 97070	\$2,350,000	12,000	1.02	8/9/2024	\$195.83	1980
 2 6105 W A St West Linn, OR 97068	\$1,250,000	6,340	0.17	1/18/2024	\$197.16	1995
 3 2500 Willamette Falls Dr West Linn, OR 97068	\$1,450,000	6,000	0.71	12/13/2023	\$241.67	1990
 4 4724 S Macadam Ave Portland, OR 97239	\$1,775,000	9,220	0.48	1/3/2024	\$192.52	1979
AVERAGES	\$1,805,000	8,987 SF	0.62		\$204.11	

30470 SW PARKWAY AVE

PRICE/SF CHART



30470 SW PARKWAY AVE

SALE COMPS



 **30470 SW Parkway Ave.**
Wilsonville, OR 97070

Listing Price	\$2,200,000
Square Feet	11,376 SF
Acres	0.76
Close	N/A
Price/SF	\$193.39
Year Built	1963



 **8600 SW Salish Ln**
Wilsonville, OR 97070

Sale Price	\$2,350,000
Square Feet	12,000
Acres	1.02
Close	8/9/2024
Price/SF	\$195.83
Year Built	1980

30470 SW PARKWAY AVE

SALE COMPS



2 6105 W A St
West Linn, OR 97068

Sale Price	\$1,250,000
Square Feet	6,340
Acres	0.17
Close	1/18/2024
Price/SF	\$197.16
Year Built	1995



3 2500 Willamette Falls Dr
West Linn, OR 97068

Sale Price	\$1,450,000
Square Feet	6,000
Acres	0.71
Close	12/13/2023
Price/SF	\$241.67
Year Built	1990

30470 SW PARKWAY AVE

SALE COMPS



4 4724 S Macadam Ave
Portland, OR 97239

Sale Price	\$1,775,000
Square Feet	9,220
Acres	0.48
Close	1/3/2024
Price/SF	\$192.52
Year Built	1979



SECTION 4

04

MARKET OVERVIEW

Portland, OR
Demographics

Marcus & Millichap
THE HEFNER TEAM



30470 SW PARKWAY AVE

MARKET OVERVIEW

PORTLAND-VANCOUVER

The Portland-Vancouver metro is located near the confluence of the Columbia and Willamette rivers, and it stretches across the Oregon border into Washington. The region is composed of Multnomah, Clackamas, Columbia, Washington and Yamhill counties in Oregon, as well as Clark and Skamania counties in Washington state. Mount Hood and the Cascade Range are situated nearby to the east, and the Oregon Coast Range lies to the west. The metro contains approximately 2.5 million residents, with over 650,000 people residing in Portland — the area's most populous city and the seat of Multnomah County. A multitude of world-renowned footwear and apparel companies, software providers, and advanced manufacturing companies support a steady growing employment base.

METRO HIGHLIGHTS



STEADY HOUSEHOLD GROWTH

The Portland-Vancouver metro has recorded positive household growth in all of the last 23 years, aside from 2020.



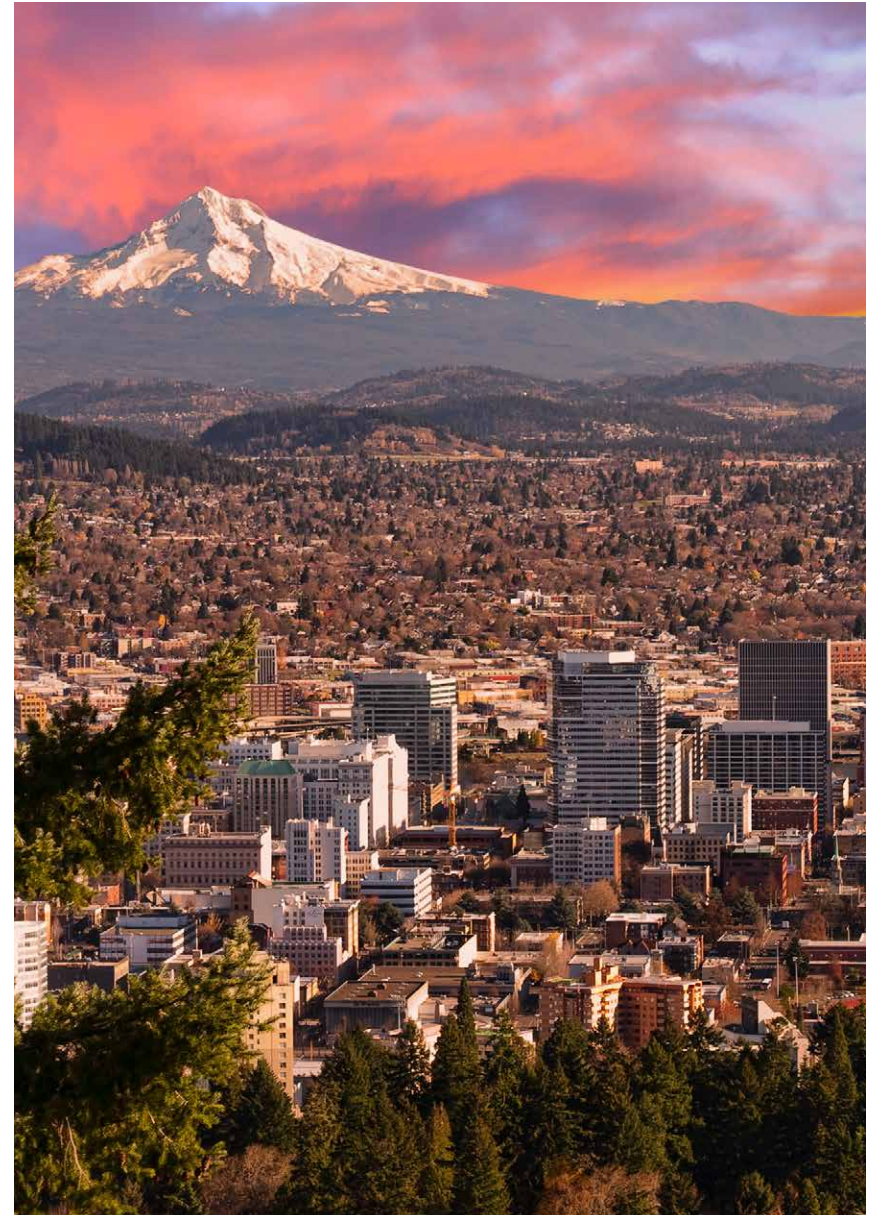
ADVANCED MANUFACTURING INDUSTRIES

The market's educated workforce and the presence of Intel, Microchip Technology and Lam Research are attracting more advanced semiconductor and electronics manufacturers to the region.



LOWER BUSINESS COSTS

The cost of doing business is among the lowest on the West Coast, supported by no state income tax in Washington and no sales tax in Oregon.

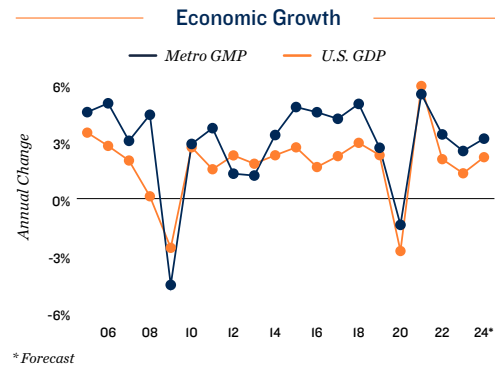


30470 SW PARKWAY AVE

MARKET OVERVIEW

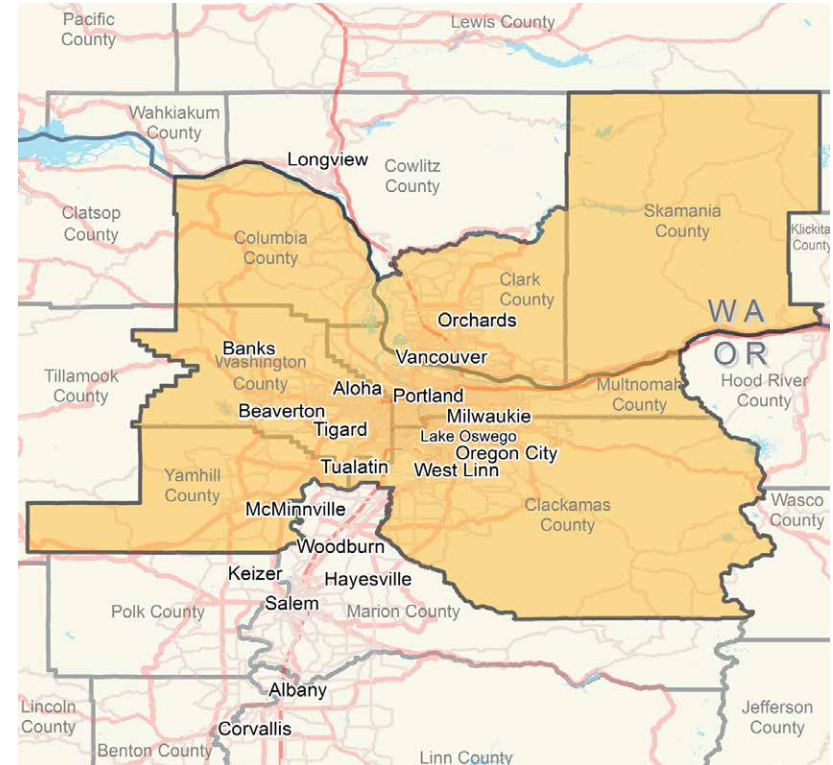
ECONOMY

- The metro's economy has shifted from primarily exporting timber and raw materials to a high focus on outdoor apparel, clean tech, electronics manufacturing and software.
- A diverse group of companies headquartered in the market include Nike, Daimler, and Columbia Sportswear. Intel and IBM also occupy large manufacturing and research sites on the western side of the Portland metro.



MAJOR AREA EMPLOYERS

- Providence Health
- Intel
- Oregon Health & Science University
- Nike
- Legacy Health
- Kaiser Permanente
- Fred Meyer Stores
- Portland State University
- PeaceHealth
- Lam Research



SHARE OF 2023 TOTAL EMPLOYMENT



10%
MANUFACTURING



16%
PROFESSIONAL AND
BUSINESS SERVICES



12%
GOVERNMENT



9%
LEISURE AND HOSPI-
TALITY



6%
FINANCIAL ACTIVITIES



19%
TRADE, TRANSPORTATION,
AND UTILITIES



6%
CONSTRUCTION



15%
EDUCATION AND
HEALTH SERVICES



2%
INFORMATION



3%
OTHER SERVICES

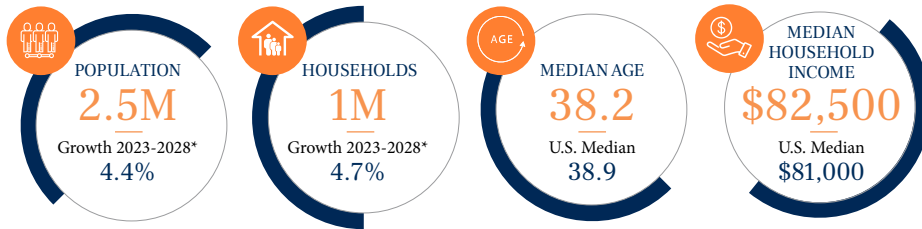
Note: Figures are rounded to nearest whole percentage point

30470 SW PARKWAY AVE

MARKET OVERVIEW

DEMOGRAPHICS

- The metro is expected to add nearly 110,000 people over the next five years, contributing to the formation of over 40,000 households.
- The local household count will grow more than 4.0 percent by the end of 2028, generating the need for additional housing options.
- Of residents aged 25 and older, roughly 39 percent hold at least a bachelor's degree, and of those, nearly 15 percent have also obtained a graduate or professional degree.



2023 POPULATION BY AGE



QUALITY OF LIFE

The metro contains more than 37,000 acres of parks and provides numerous outdoor opportunities within walking distance to residential areas, including Hoyt Arboretum and the city's two international gardens. Portland has professional basketball, soccer and hockey teams, but the local culinary, fashion and arts scenes tend to draw the most engagement. Cultural activities can be found at various local venues, including the Portland Art Museum, World Forestry Center Discovery Museum and the Portland Children's Museum. Plays are staged at the Portland's Centers for the Arts. Major colleges and universities include Lewis & Clark College, Pacific University, the University of Portland and Portland State University. The University of Oregon and Oregon State University are also nearby.

SPORTS

- Basketball | **NBA** | PORTLAND TRAIL BLAZERS
- Soccer | **MLS** | PORTLAND TIMBERS
- Hockey | **WHL** | PORTLAND WINTERHAWKS
- Soccer | **NWSL** | PORTLAND THORNS FC
- Ultimate Frisbee | **UFA** | PORTLAND NITRO

EDUCATION

- UNIVERSITY OF PORTLAND
- PORTLAND STATE UNIVERSITY
- LEWIS & CLARK COLLEGE
- REED COLLEGE
- MT. HOOD COMMUNITY COLLEGE
- CLACKAMAS COMMUNITY COLLEGE

ARTS & ENTERTAINMENT

- PORTLAND JAPANESE GARDEN
- OREGON ZOO
- PORTLAND ART MUSEUM
- OREGON HISTORICAL SOCIETY

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



.....

30470 SW PARKWAY AVE

.....

Exclusivley Listed By

MARK HEFNER

Senior Director, Office & Industrial Division

Office: Portland

Direct: 916.804.0262

Mark.Hefner@marcusmillichap.com

License: CA #00823945, OR #201211829, WA#24003, NV1000677

ZACK DANNER

Associate

Office: Portland

Direct: 503.200.2036

Zack.Danner@marcusmillichap.com

License: OR #201254181

Marcus & Millichap
THE HEFNER TEAM