

# LEASED INVESTMENT OPPORTUNITY



FOR SALE

*Well-Located 28,297 SF Leased Investment Opportunity in  
Gresham, OR, Ideal for Auto Sales & Rental Car Operations*

1912-1940 E POWELL BLVD, GRESHAM, OR 97080

28,297 SF  
BUILDING AREA

4.4 AC  
LAND AREA



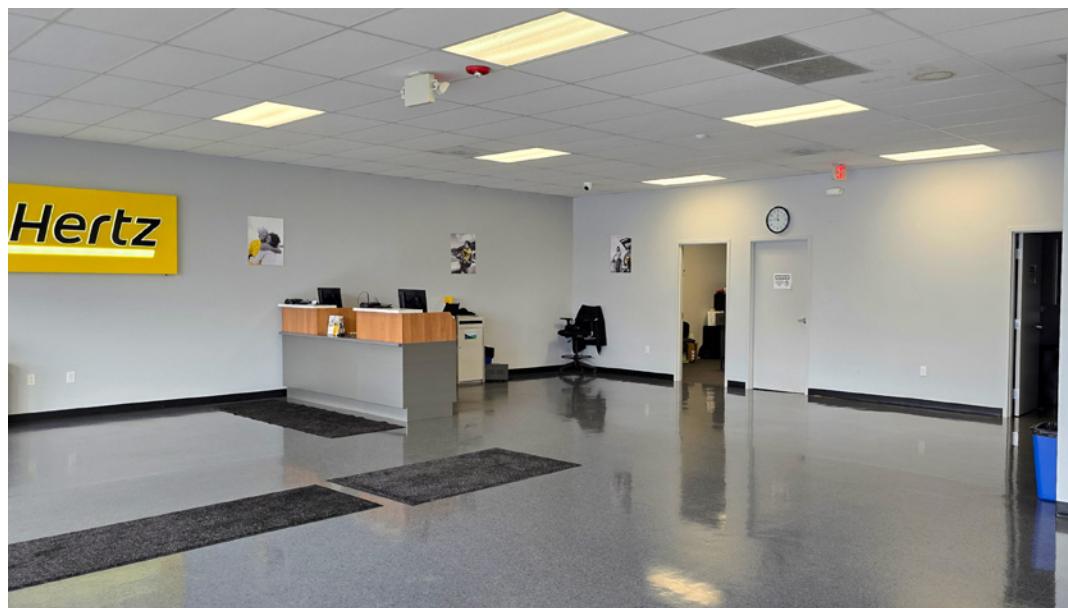
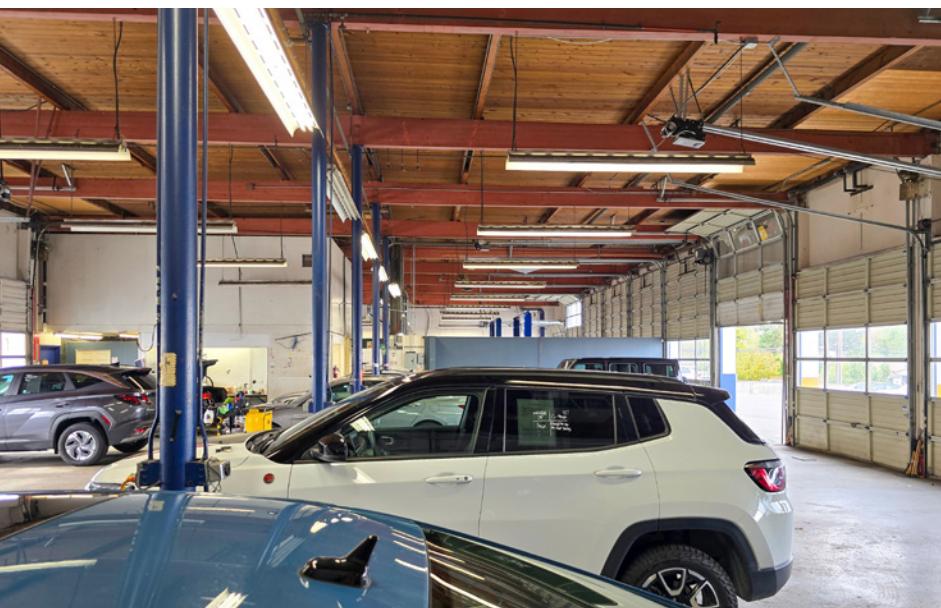
*Established Hertz auto sales location operating since 2018, featuring below-market rents with steady 2.5% annual rent escalations.*

GROSS BUILDING AREA	28,297 SF (25,117 SF & 3,180 SF)
LAND AREA	4.4 AC (2 tax lots)
ZONING	MC, City of Gresham
TENANT	Hertz Corporation
LEASE TERM	2 years plus 5-year option to renew
RENTAL RATE	\$15.00/SF/year/NNN
RENT ESCALATIONS	2.5% annually
ANNUAL CONTRACT RATE	\$424,004
SALE PRICE	\$6,363,876
CAP RATE	6.6%

**\$6,363,876**  
SALE PRICE

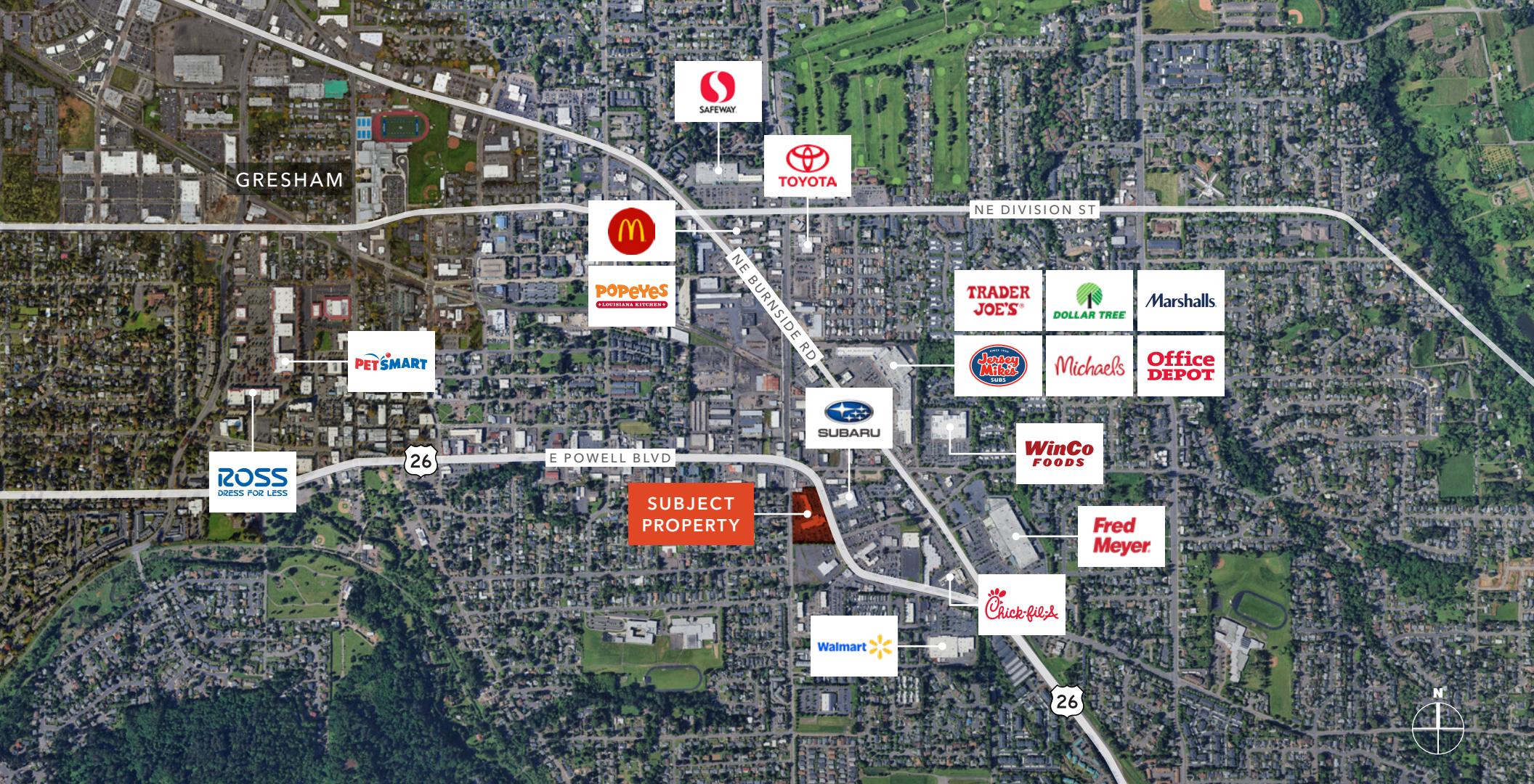
**6.6%**  
CAP RATE

1912-1940 E POWELL BLVD



AVAILABLE FOR SALE

KIDDER MATHEWS



## 1912-1940 E POWELL BLVD

*For more information on  
this property, please contact*

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