



WALMART NEIGHBORHOOD MARKET

2730 GATEWAY ST, SPRINGFIELD, OR



OFFERING MEMORANDUM

CAPITAL MARKETS | NATIONAL RETAIL PARTNERS - PACIFIC NW

CBRE

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PRICE	CAP RATE	CURRENT RENT	LEASE EXPIRATION	LEASE TYPE	LEASE GUARANTEE	RENT ESCALATIONS
\$5,420,000	5.75%	\$8.24/SF	MARCH 2028 (Four Renewal Options)	ABSOLUTE NET	CORPORATE	+7.75% Every 5 Years <small>**+7.50% if tenant does not perform store renovation</small>

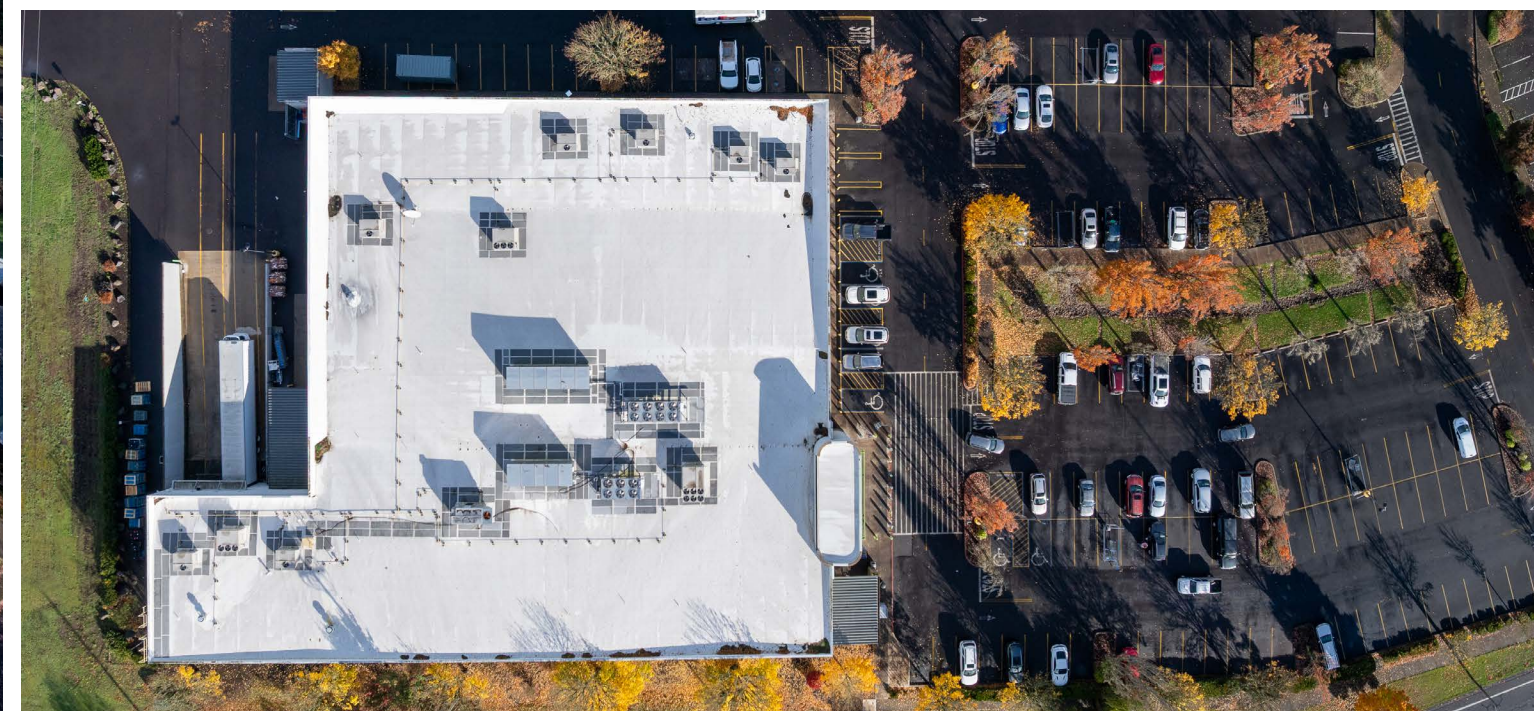


PROPERTY OVERVIEW

Address	2730 Gateway St
City/State/Zip	Springfield, OR 97477
Building Size	37,857 SF
Year Built	1990
Parking Stalls	190
Parking Ratio	5.02
Site Size	194,278 SF (4.46AC)
Zoning	CC - Community Commercial

BUILDING SYSTEMS AGE

Roof	2015 (PVC roof w/20-yr warranty)
HVAC	2013
Parking Lot	2023



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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).

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

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