21st & Clinton

Portland, OR

Best-in-Class 100% Leased Retail Center in High income Neighborhood

$ Price: $4,750,000

% Cap Rate: 6.65%

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INVESTMENT HIGHLIGHTS

- 2 buildings, fully occupied by service-oriented tenants on NNN leases.
- Class A attractive 2005 construction.
- Attractive Seller financing available for 5 years.
- Tenants representing 73% of the GLA have occupied the Property since at least 2006.
- Xenana Spa & Wellness, 82 Acres, Blink Optometry & American Pacific Mortgage all recently executed extensions, contributing to a 3.9-year WALT.
- Proximity to many amenities, including restaurants, retail, coffee, and community centers with nearby parks with a high walk score of 95 and a bike score of 99.
- Average household incomes exceed $150,000 within a half mile of the Property.
- Over 3,700 multifamily units have been built since 2022 or are currently in the process of being developed (2-mile radius).

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