

FOR SALE

RETAIL & CREATIVE OFFICE INVESTMENT



Contact

Graham Cole Peterson

Direct: 503.319.4267

GrahamColePeterson@gmail.com

Office: 503.249.1709

\$4,995,000 7.75% CAP



Portland Office
Oregon City Office

2105 NE Cesar E Chavez Blvd. Suite 220 Portland, Oregon 97212
502 7th Street Suite 208, Oregon City, OR 97045

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DETAILS-

- 19,849 SF BUILDING
- REDEVELOPED IN 2021
- GREAT MIX OF RETAIL, RESTUARANT, AND CREATIVE OFFICE SPACES

RECENT IMPROVEMENTS

- NEW STRUCTURAL STEEL
- NEW MEMBRANE ROOF
- NEW HVAC
- NEW ADA LIFT
- NEW ELECTRICAL
- FULL FIRE SPRINKLER SYSTEM
- NEW PLUMBING

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The “Gresham Creative” building is a great stable asset in the Popular Downtown Gresham Market. Great mix of Retail Storefronts, Restaurants, and Creative office space. Current ownership has fully redeveloped, upgraded and maintained the building in top condition. NNN leases offer predictable cash flow and low capital expenses for a new owner. Leases are on staggered terms to limit vacancy risk.

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THE NUMBERS

GROSS INCOME	\$473,581.56
EXPENSES	\$86,457.00
NOI	\$387,124.56
PURCHASE PRICE	\$4,839,000
CAP RATE	8%

BUILDING SIZE	19,849
PRICE PER SQFT	\$244

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