

100% LEASED RETAIL BUILDING IN PRIME LAKE OSWEGO LOCATION

4 SW Monroe Parkway | Lake Oswego, OR



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FOR SALE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

OFFERING SUMMARY

MACADAM FORBES COMMERCIAL REAL ESTATE, as exclusive advisor, is pleased to present the opportunity to purchase a fully leased retail property. The subject property is located in Lake Oswego, Oregon, with visibility on SW Boones Ferry Road in the wonderful Mountain Park community.

The 25,181 square foot building is currently leased to a mix of **11 tenants**. This property is located on a high visibility site with ample parking for employees and customers as well as a central atrium. It is located across the street from Lake Oswego Town Square.



LOT SIZE

43,124 SF

BUILDING SIZE

25,181 SF

ZONING

NC, Neighborhood Commercial,
Lake Oswego

2017 TAXES

\$33,559.80

OCCUPANCY

92% occupied* with an average
rent of \$18.81/SF

**Seller to guarantee the sole
vacancy for 1 year*

SALE PRICE: \$4,950,000

CAP RATE: 6.31%

**100% LEASED TO 11 TENANTS****AVERAGE ANNUAL RENT INCREASE OF 3%**

TENANT MIX

The property is currently leased to 11 local tenants. They operate a mix of retail businesses ranging from educational services, a restaurant/bar, to book and clothing boutiques.

4 SW Monroe Parkway is also home to local destinations such as Hanko's Sports Bar & Grill, a cozy and friendly place to gather that has thrived at this location for over 30 years.

Other popular hot spots include L'Amour Nail Salon, a well-established health/beauty salon, and AcerLogic, who provides testing prep and counselling for students across the area.

**HANKO'S
SPORTS BAR
& GRILL**

L'Amour Nail Salon



Tenant	RSF Occupied	Rent PSF**	Annual Rent	Lease Expiration
Green Investments	2,320	\$21.00	\$48,720.00	Seller to guarantee rent for 1 year. Call broker for details.
Lake Oswego Mac Repair*	569	\$22.14	\$12,600.00	1/1/2022
Oregon Retractable Screening Solutions	1,657	\$14.61	\$24,204.00	1/1/2022
Booktique	1,645	\$13.13	\$21,600.00	1/14/2022
Marva Price	1,016	\$13.58	\$13,800.00	1/1/2022
Hanko's Sports Bar & Grill	5,352	\$24.21	\$129,588.00	6/3/2024
Acerlogic Educational Services LLC	2,785	\$16.63	\$46,302.00	9/30/2022
L'Amour Nail Salon	1,753	\$22.85	\$40,056.00	2/28/2024
Jessica Gaisford	1,213	\$15.83	\$19,200.00	2/28/2023
World Privacy Forum	1,024	\$12.31	\$12,603.00	1/1/2021
White Elephant Consignment	557	\$29.39	\$16,368.00	9/22/2022
TOTAL	19,891 RSF		\$385,041.00	



Income:	\$385,041
*Recoverable Expenses:	\$ 2,000
Less Expenses:	- \$ 74,891
Net Operating Income:	\$312,150
Value @ 6.31% Cap:	\$4,950,000

***Tenants have varying Modified Gross lease structures*



DEMOGRAPHICS

	1 Mile	3 Miles
Population	10,629	89,571
Households	4,748	38,071
Median HH Income	\$112,633	\$96,275
Pop. Growth '18-'23	↑6.7%	↑6.5%
HH Growth '18-'23	↑6.4%	↑6.4%

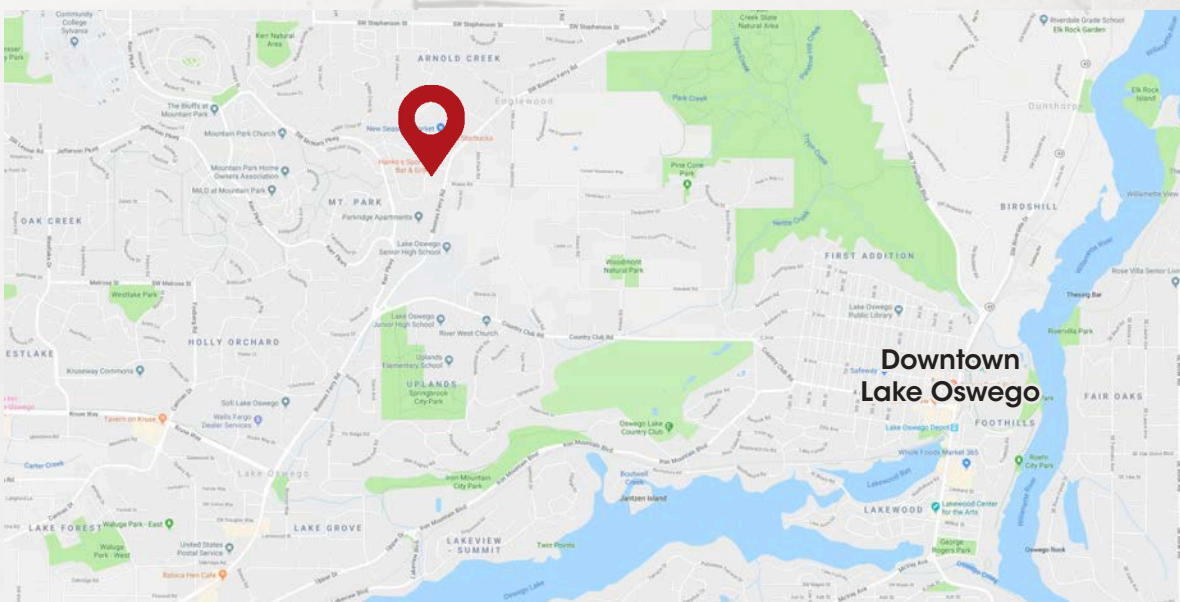
TRAFFIC COUNT
SW BOONES FERRY ROAD: 13,428 ADV

TRAFFIC COUNT
SW MONROE PARKWAY: 3,839 ADV

LAKE OSWEGO ADVANTAGES

The property is located in the Mountain Park neighborhood of Lake Oswego, one of the most affluent cities in the Portland Metro Area, and in the state of Oregon. The city has been experiencing increased office and retail developments in its downtown core and along the Boones Ferry corridor as the area continues to grow.

The Lake Oswego area is filled with beautiful woods, and is home to Oswego Lake, and is also adjacent to the Willamette River. It also provides quick access to major freeways including I-5 and Highway 217.





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