

HISTORIC DOWNTOWN TROUTDALE RETAIL INVESTMENT

161-167 E Historic Columbia River Hwy, Troutdale, OR 97060



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FOR SALE

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COMMERCIAL REAL ESTATE SERVICES



OFFERING SUMMARY

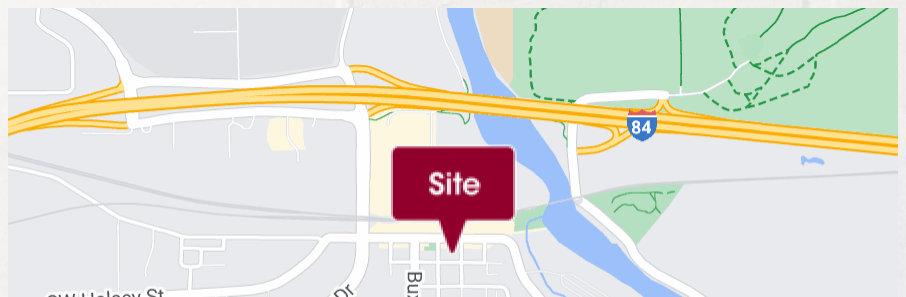
Sale Price:	\$785,000
Cap Rate:	6.02%
NOI:	\$47,234
Building Size:	2,806 SF
Renovated:	2019
Price / SF:	\$279.76

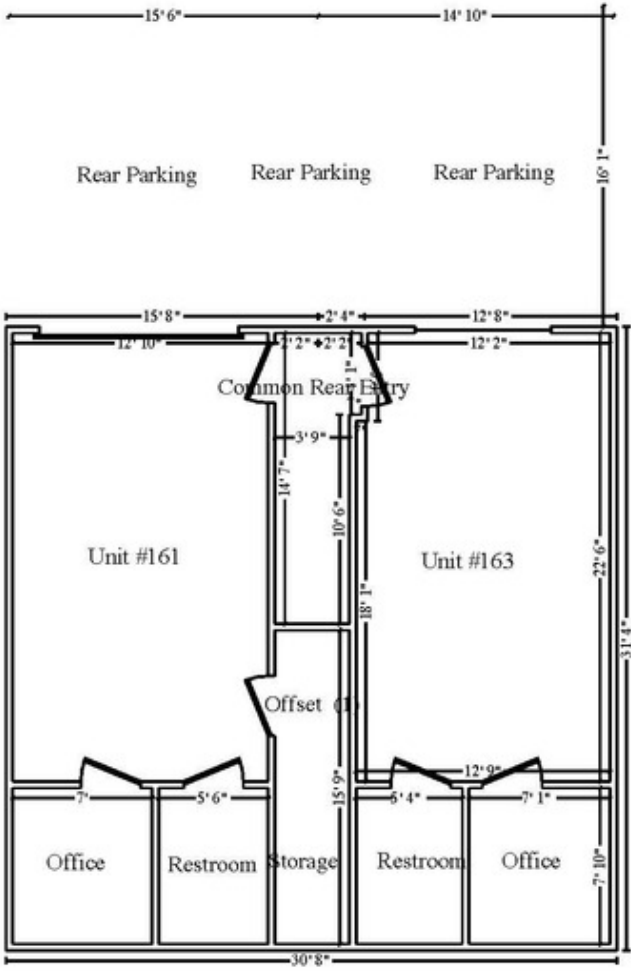
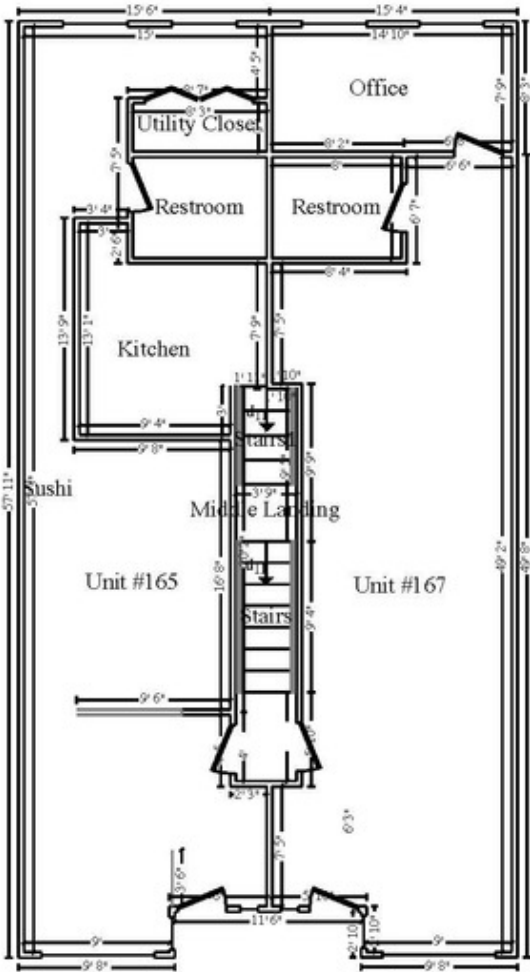
PROPERTY OVERVIEW

100% leased retail opportunity in Troutdale's Historic Downtown. The building is occupied by three tenants on NNN leases. All leases have 5 years remaining on the initial lease term. The building has undergone recent renovations including new a new roof, HVAC, exterior paint, and several interior upgrades.

LOCATION OVERVIEW

The building is located in close proximity to I-84 as well as next to several shops & retailers. Troutdale is experiencing rapid growth due to the emergence of large corporations such as Amazon's recent development of 1 million square feet.





TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	PRICE PER SF/YR
Siam Sushi	165	882	8/1/2024	\$19,642	\$22.27
Lady Locks Salon	167	923	9/1/2024	\$20,491	\$22.20
Ristorante Di Pompello	161-163	980	9/1/2024	\$18,179	\$18.55
Totals/Averages		2,785		\$58,312	\$20.94

Please contact the listing brokers for complete pro-forma and expense information.