

Fully Leased Medical Office Building

16679 BOONES FERRY ROAD | LAKE OSWEGO, OR 97035



FOR SALE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

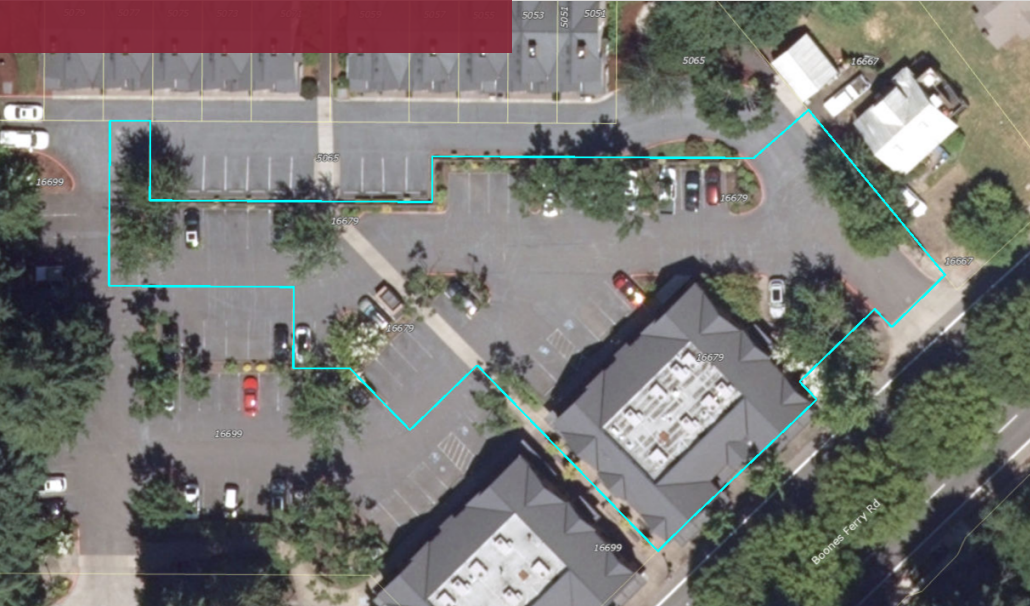
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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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PROPERTY DESCRIPTION

Sunset Crossing II is a unique fully leased investment opportunity in Portland's best suburban market. Significant recent street and neighborhood investments have been completed by the city and new construction continues to progress within the neighboring commercial corridor.

OFFERING SUMMARY

Sale Price:	\$4,375,000
Number of Units:	4
Building Size:	8,747 SF
NOI:	\$243,000.00
Cap Rate:	5.55%



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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
215	Criscione Family Dentistry	2,939 SF	33.60%	\$27.54	\$80,934	10/31/2026
205/210	Synchronous, LLC	1,584 SF	18.11%	\$31.88	\$50,494	12/31/2032
115	Helmet House, LLC	1,278 SF	14.61%	\$31.81	\$40,658	10/31/2024
105	Dr. Michael Milanovich	2,946 SF	33.68%	\$24.07	\$70,914	12/31/2025
TOTALS		8,747 SF	100%	AVG: \$28.83	\$243,000	



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DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total population	11,284	41,569	84,377
Median age	41.8	42.6	42.4
Total households	4,512	17,503	36,461
Average HH income	\$152,366	\$142,787	\$125,988
Average house value	\$619,281	\$588,103	\$537,506

LOCATION OVERVIEW

Sunset Crossing II is located in the prestigious Lake Grove neighborhood. The property is on the main arterial traversing Lake Oswego, Portland's nicest suburb, and connects the historic downtown area with Interstate 5.

TRAFFIC VOLUME

18,510

COLLECTION STREET

Boones Ferry Rd

CROSS STREET

W Sunset Dr SW



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