

Results Driven Retail Solutions SM

Barnard Commercial
Real Estate

Concordia Retail Center FOR SALE



6,393 SF

100% Occupied

NNN Leased Investment Property

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Concordia Retail Center



FOR SALE

100% Leased
@ 5.5% CAP

PRICE:	\$3,142,181
Present NOI:	\$172,819
Current Occupancy:	100%
Rentable SF:	6,393 SF
Lot Size:	14,000 SF (.32 acres)
Average Rent:	\$28.44 SF
Lease:	NNN
Zoning:	CM2

DESCRIPTION

- 6,393 SF fully leased center
- Lighted intersection
- 10 off-street parking spaces
- E-commerce resistant tenants
- Across the street from Walgreens and New Seasons
- .15 miles from McMenamins Kennedy School
- Combined average daily traffic of 24,834 cars per day
- Alleyway egress on the west side of the building
- Front patio seating available

INVESTMENT SUMMARY

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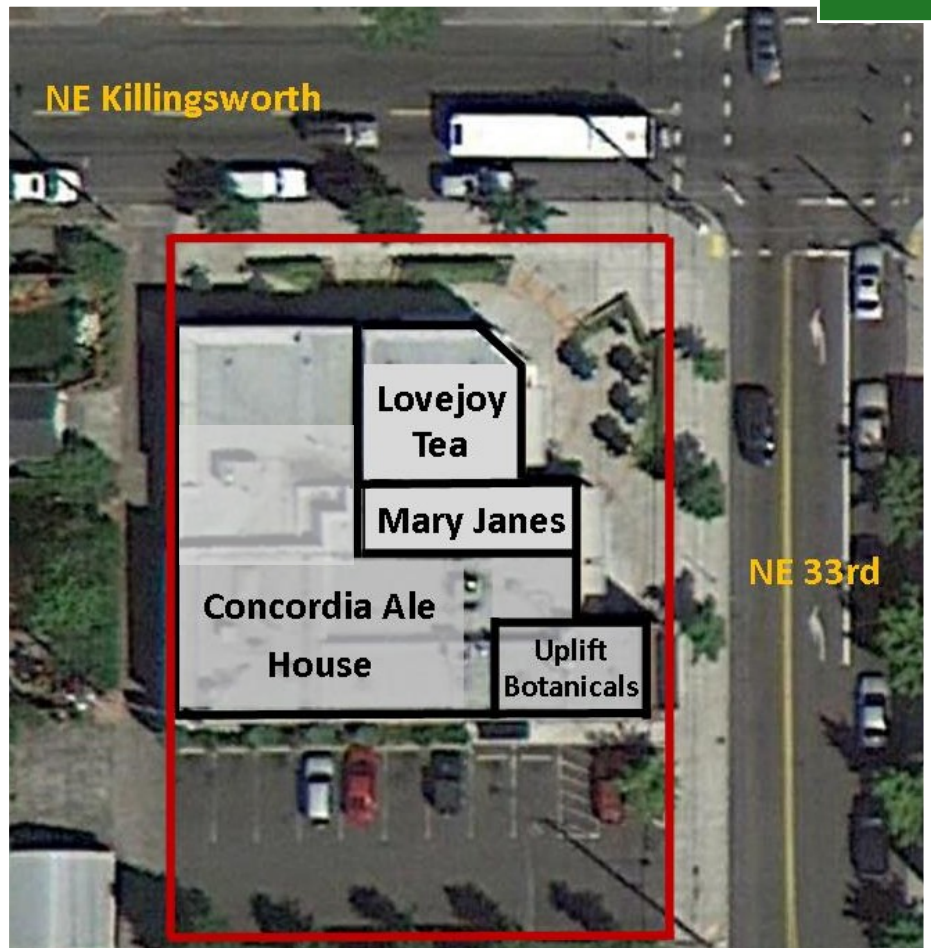
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Concordia Retail Center

TENANT NAME	SUITE	SIZE (SF)
Concordia Ale House	3276	3,627
Lovejoy Tea Room	3286	1,356
Uplift Botanicals	5421	577
Mary Janes	5425	833

NOTEWORTHY

- Concordia Ale House has entrances on NE Killingsworth and NE 33rd
- The property has a wide wrap around patio allowing for outdoor seating options
- Suite 5421 (Uplift Botanicals) and Suite 3276 (Concordia Ale House) have mezzanine office spaces



To the North



To the East



SITE PLAN

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Concordia Retail Center



CITY PORTLAND

Intel
Nike
OHSU
Providence Health
Kaiser Permanente
Legacy Health
Daimler Trucks
Precision Castparts
Columbia Sportswear
Boeing
Adidas

- Known for its top rated restaurants, breweries, distilleries, parks, bike friendly streets and access to outdoor recreation from the Oregon coast to Mt. Hood.
- **Population of 664,605** in city limits and the **25th largest City** in the U.S.*
- Large influx of out of state residents. Portland added over 30,000 residents between 2019 and 2020. *
- **Metro area population of 2,150,000** encompassing Multnomah, Clackamas and Washington County in Oregon and Clark County in Washington.
- Largest employers include Intel, Nike, Oregon Health Science University, Providence Health, Kaiser Permanente, Legacy Health, Daimler Trucks, Precision Castparts, Columbia Sportswear, Boeing and Adidas

*According to Portland State Universities Population study found here: <https://www.pdx.edu/news/psus-population-research-center-releases-preliminary-oregon-population-estimates-0>

METRO AREA

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