

FOR SALE - REDEVELOPMENT OPPORTUNITY

10135 SE FOSTER ROAD

PORTLAND | OREGON | 97212



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PROPERTY INFORMATION

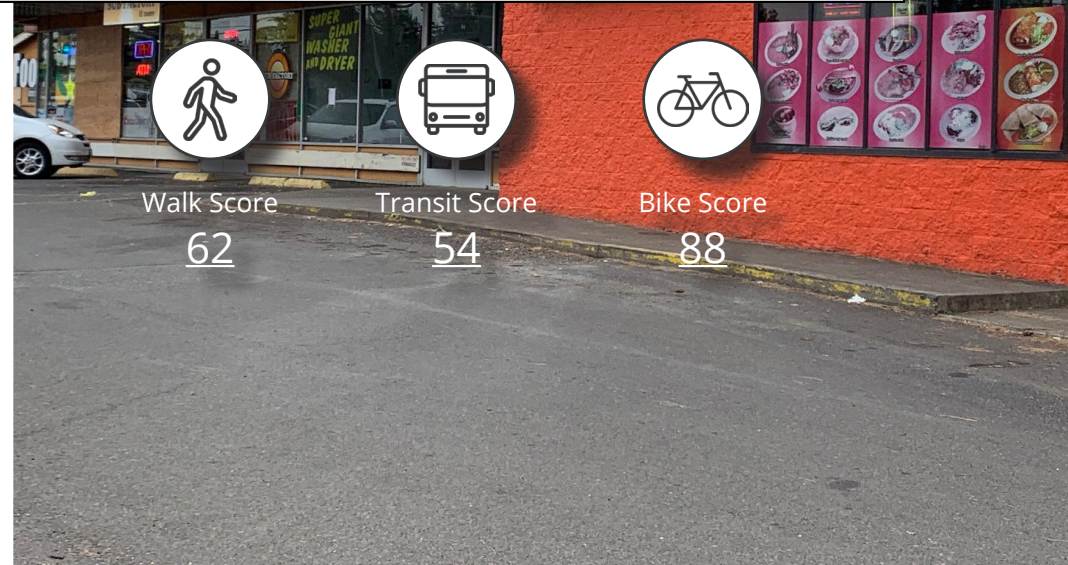
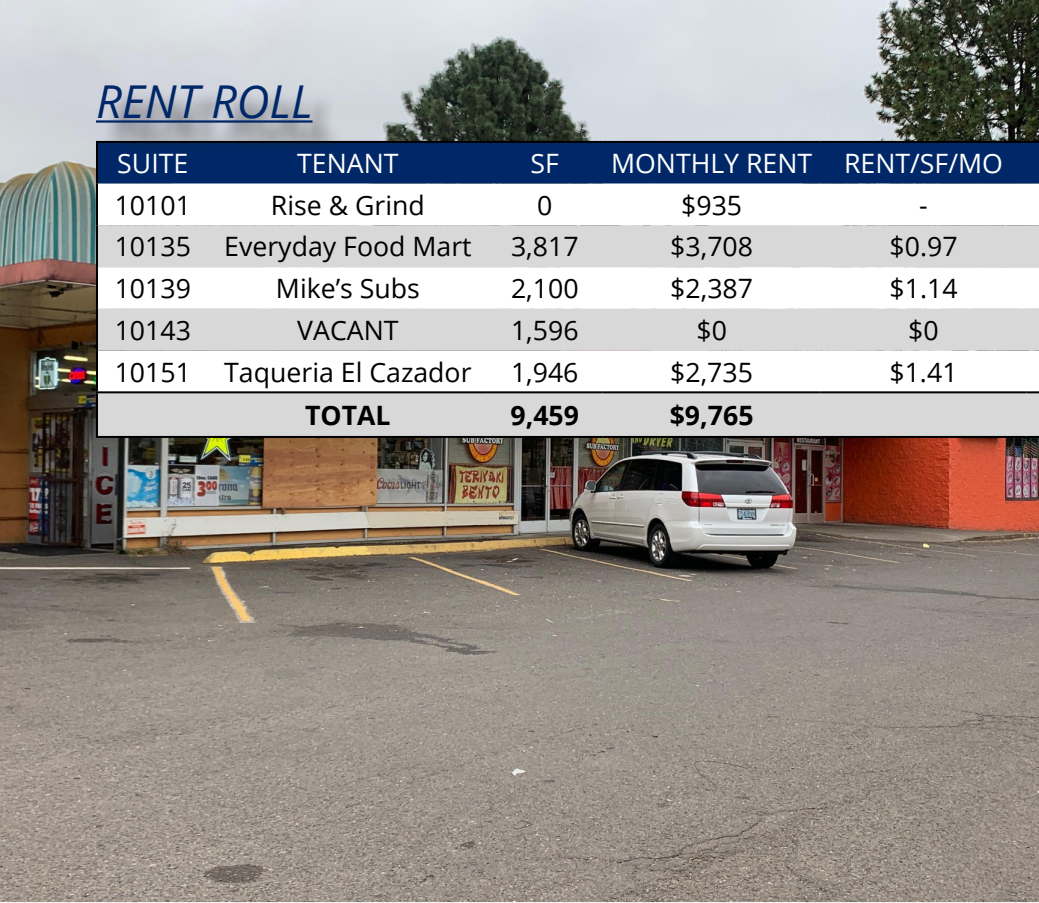
SALE PRICE	\$1,830,000
PRICE/SF	\$193
LOT SIZE	0.90 AC (39,154 SF)
LAND PRICE/SF	\$46.74
TENANCY	Multi
BUILDING SIZE	9,459 SF
YEAR BUILT	1968
ZONING	EG2
PARCEL NUMBER	R215705
MARKET	Portland - Lents

SVN imbrie Realty is proud to present the Mt Scott Retail Center. The 9,459 multi tenant retail center is situated on 0.90 Acres along Foster Road. There are currently 4 tenants on-site with 1 vacancy.

The center is ideally located in the Lents neighborhood of Portland near Interstate 205 and on Foster Road 5. The center provides excellent visibility from Foster Road, as well as monument signs for its tenants. Current Foster Road west of Interstate 205 is going through a major road construction project. The Foster Transportation and Streetscape project will deliver a street that is safer and more attractive for people to walk, bike and take public transportation.

RENT ROLL

SUITE	TENANT	SF	MONTHLY RENT	RENT/SF/MO	CAM	CAM/SF/MO	LEASE TYPE	START DATE	EXPIRATION DATE
10101	Rise & Grind	0	\$935	-	\$0	\$0	MG	Month-to-Month	
10135	Everyday Food Mart	3,817	\$3,708	\$0.97	-	\$0	MG	5/1/2018	4/30/2021
10139	Mike's Subs	2,100	\$2,387	\$1.14	\$0	\$0	MG	2/1/2008	10/1/2020
10143	VACANT	1,596	\$0	\$0	\$0	\$0	-	-	-
10151	Taqueria El Cazador	1,946	\$2,735	\$1.41	\$300	\$0.15	MG	6/27/2005	10/1/2020
TOTAL		9,459	\$9,765		\$300				



10135 SE Foster Rd Portland, Oregon 97212	
Price:	\$1,830,000
Tenant Spaces:	5
Actual CAP Rate:	4.79%
Pro-Forma CAP Rate:	7.90%
Price/SF:	\$193
Land/SF:	\$46.74
Year Built:	1968
Acreage:	0.90

TENANTS		APPROX. SQ. FT.		IN-PLACE ANNUAL INCOME		Pro-Forma 5% Vacancy
10101	Rise & Grind	0	0.0%		\$11,220	\$12,000
10135	Everyday Food Mart	3,817	40.4%	\$11.66	\$44,496	\$57,255
10139	Mike’s Subs	2,100	22.2%	\$13.64	\$28,644	\$31,500
10151	Taqueria El Cazador	1,946	20.6%	\$16.86	\$32,817	\$29,190
10143	Vacant	1,596	16.9%	\$0.00	\$0	\$23,940
Total Building SF		9,459			\$117,177	\$153,885
INCOME					Current	Pro-Forma
Scheduled Gross Annual Income					\$117,177	\$153,885
Recapture / CAM					\$3,600	\$33,074
Less: Economic Vacancy					Valued on in-place income / 5% Vacancy \$0	(\$9,348)
Other Income:					\$0	\$0
Effective Annual Income					\$120,777	\$177,611
EXPENSES - 2019 OpEx Budget			% Effective Annual Income	\$/SF/Year	Current	Pro-Forma
Taxes			49.95%	\$1.75	\$16,521	\$16,521
Insurance / CAM			50.05%	\$1.75	\$16,553	\$16,553
Total Estimated Annual Expenses			30.62%	\$3.50	\$33,074	\$33,074
Total Estimate Net Operating Income					\$87,703	\$144,537



SE 97TH AVENUE

SE FOSTER ROAD

SE 100TH AVENUE

SE KNIGHT STREET

SE 101ST AVENUE

SE 102ND AVENUE



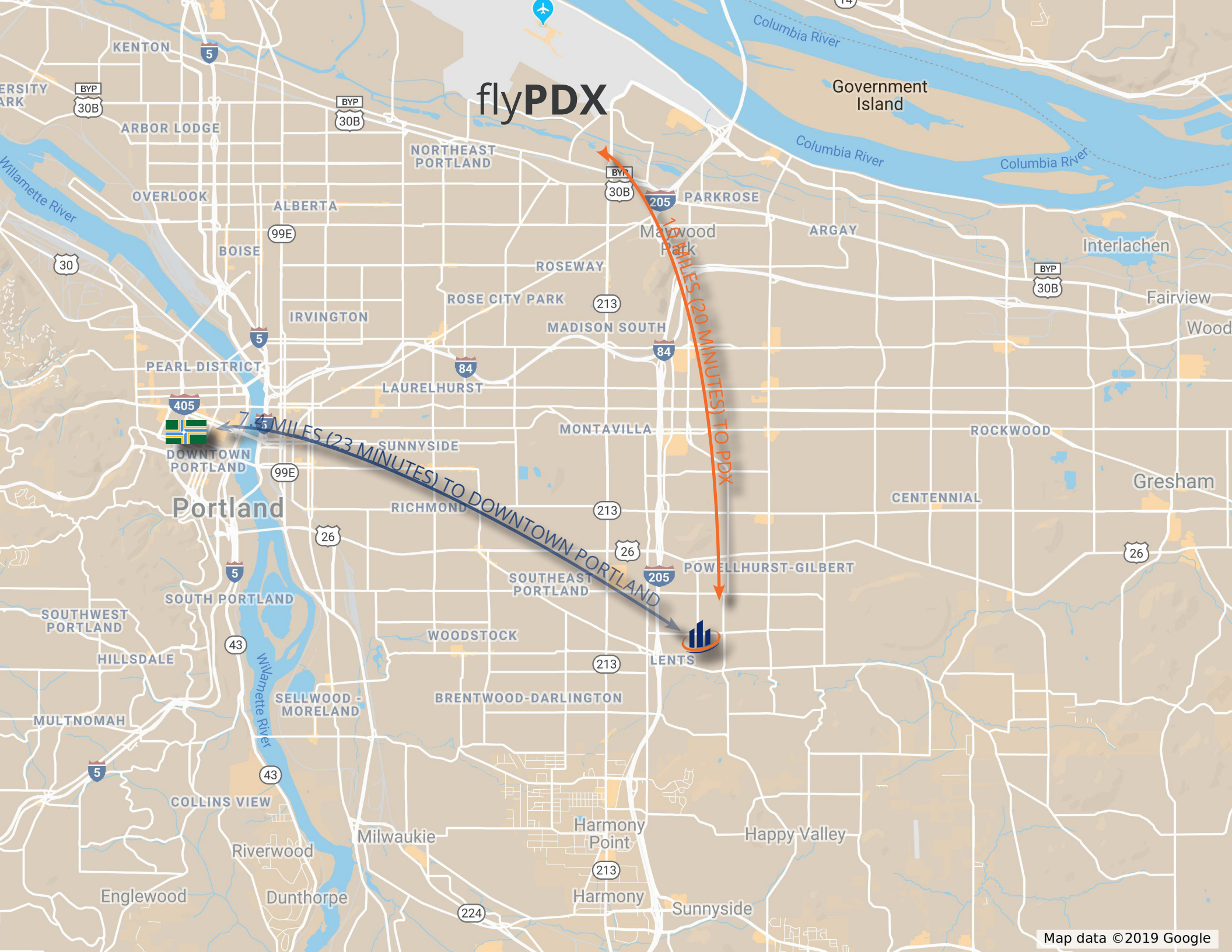
Employment and Industrial Zone Primary Uses

Use Categories	EG1	EG2	EX	IG1	IG2	IH
Residential Categories						
Household Living	N	N	Y	CU [1]	CU [1]	CU [1]
Group Living	N	N	L/CU [2]	N	N	N
Commercial Categories						
Retail Sales And Service	L/CU [3]	L/CU [3]	Y	L/CU [4]	L/CU [5]	L/CU [6]
Office	Y	Y	Y	L/CU [4]	L/CU [5]	L/CU [6]
Quick Vehicle Servicing	Y	Y	N	Y	Y	Y
Vehicle Repair	Y	Y	Y	Y	Y	Y
Commercial Parking	CU [15]	CU [15]	CU [15]	CU [15]	CU [15]	CU [15]
Self-Service Storage	Y	Y	L [7]	Y	Y	Y
Commercial Outdoor Recreation	Y	Y	Y	CU	CU	CU
Major Event Entertainment	CU	CU	CU	CU	CU	CU
Industrial Categories						
Manufacturing And Production	Y	Y	Y	Y	Y	Y
Warehouse And Freight Movement	Y	Y	Y	Y	Y	Y
Wholesale Sales	Y	Y	Y	Y	Y	Y
Industrial Service	Y	Y	Y	Y	Y	Y
Bulk Fossil Fuel Terminal	L [17]	L [17]	N	L [17]	L [17]	L [17]
Railroad Yards	N	N	N	Y	Y	Y
Waste-Related	N	N	N	L/CU [8]	L/CU [8]	L/CU [8]
Use Categories	EG1	EG2	EX	IG1	IG2	IH
Institutional Categories						
Basic Utilities	Y/CU [12]	Y/CU [12]	Y/CU [12]	Y/CU [13]	Y/CU [13]	Y/CU [13]
Community Service	L/CU [9]	L/CU [9]	L/CU [10]	L/CU [11]	L/CU [11]	L/CU [11]
Parks And Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	N	N	N
Colleges	Y	Y	Y	N	N	N
Medical Centers	Y	Y	Y	N	N	N
Religious Institutions	Y	Y	Y	N	N	N
Daycare	Y	Y	Y	L/CU [11]	L/CU [11]	L/CU [11]
Other Categories						
Agriculture	L [16]	L [16]	L [16]	L [16]	L [16]	L [16]
Aviation And Surface Passenger Terminals	CU	CU	CU	CU	CU	CU
Detention Facilities	CU	CU	CU	CU	CU	CU
Mining	N	N	N	CU	CU	CU
Radio Frequency Transmission Facilities	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]
Rail Lines And Utility Corridors	Y	Y	Y	Y	Y	Y

Y = Yes, Allowed
CU = Conditional Use Review Required

L = Allowed, But Special Limitations
N = No, Prohibited

flyPDX



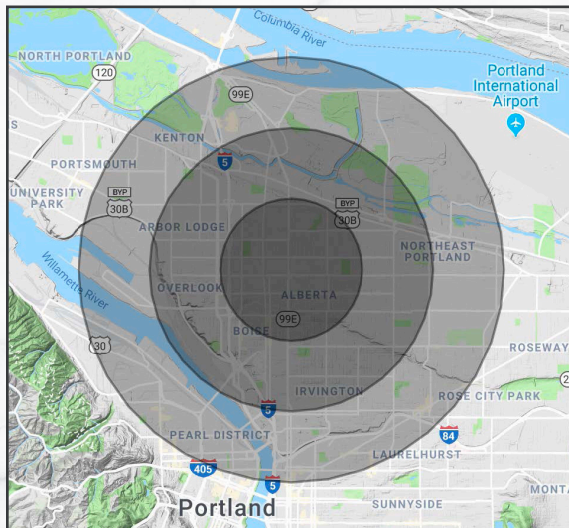
LENTS

NEIGHBORHOOD INFO

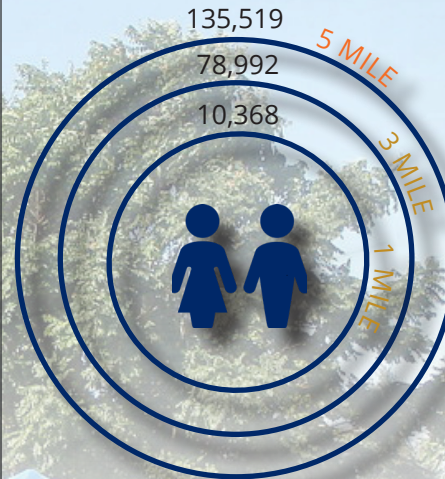
One of the oldest neighborhoods in the city, Lents is also one of the largest. Encompassing almost 4 square miles in Southeast, Lents is economically/socially diverse and has been growing steadily. In 2017, the Lents neighborhood was ranked #2 in Portland Metro for number of homes sold.

Lents also provide its residents with easy access to public transit. There are numerous TriMet bus lines that service the neighborhood. The MAX light rail system has been expanded southward from the Gateway hub, along I-205 to the Clackamas Town Center.

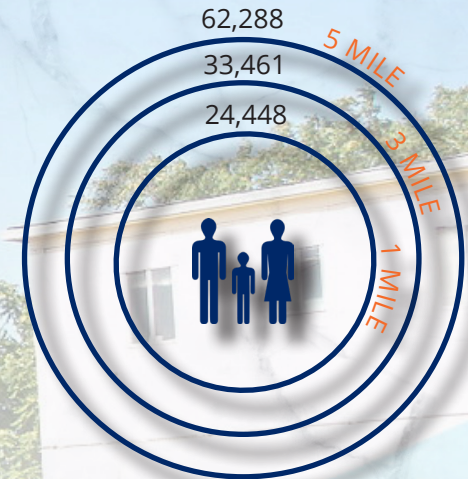
In recent years, Portland has seen the potential value of the Lents neighborhood and established it as an Urban Renewal Area, which allows the city to bond on future increases in property tax revenues to fund capital projects throughout the Lents Town Center Urban Renewal Area. Many new homes and businesses have been established and more are planned.



2018 DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVERAGE HH INCOME



AVERAGE HOUSE VALUE

PORTLAND METRO

MAJOR EMPLOYERS



BY THE NUMBERS

2.4 M METRO POPULATION

145.09 SQUARE MILES

3.8% METRO UNEMPLOYMENT RATE

LOCAL SPORTS TEAMS



#1
BEST FOODIE CITY
(WALLET HUB)

#8
BEST CITY TO LIVE
(US NEWS)

HIGHER EDUCATION



#12
MOVING DESTINATION
(UPDATER)

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EXCLUSIVELY PRESENTED BY

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