

FOR SALE OR LEASE
OWNER USER OPPORTUNITY

POWELL CENTER

11050 SE POWELL BOULEVARD | PORTLAND | OREGON



www.svnimbrie.com



SCAN FOR PROPERTY TOUR

CARL GRENDING, CCIM | VICE PRESIDENT
carl.grending@svn.com
O: 503.208.9396 | M: 971.533.3000

ERIC LARPENTEUR | ADVISOR
eric.larpenteur@svn.com
O: 503.482.2812 | M: 503.803.9377

All SVN® Offices Independently Owned and Operated

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Great owner/user opportunity with income from tenants
- Visibility on Powell with 18,000+ CPD passing by the Center
- Close to Interstate 205 [4,100 ft]
- Center is surrounded and supports the housing & businesses in the area
- Other local businesses in the area include Safeway, Dollar Tree, Curtis Trailers, 7-Eleven, Earl Boyles and Ron Russell Schools
- Planned 56-78 apartment complex planned next door
- Upside potential to lease out vacancy for additional income
- Planned longterm upgrades to Powell over the next 10+ years



71

WALK SCORE



47

TRANSIT SCORE



87

BIKE SCORE



PRICE \$2,700,000

NOI \$146,267

PRICE/SF \$184.63/SF

BUILDING SIZE 14,624 SF

LOT SIZE 0.86 AC

TENANCY Multi

ZONING CM1 [MU-N]

PARKING 2.71/1,000 [39 Spaces]

YEAR BUILT 2006

SUB MARKET Mall 205

PROPERTY SUMMARY

SVN-Imbrie Realty is proud to present the Powell Center in Portland, Oregon. This 14,624 SF multi-tenant strip center built in 2006 is a great owner user opportunity that is well situated near Interstate 205, located on the south side of SE Powell between 112th and I-205. Located in the middle of Powellhurst-Gilbert area, the Center is surrounded by a population of about 30,600 people and approximately 10,100 households. Approximately 58% of those households are owner occupied.

With 18,000 cars per day passing by the Center, this Center is perfect for services that support the local businesses and homes. With a planned 56-78 unit apartment complex planned next door and another 126 new units in planning stages around Powellhurst, the Center is strategically located to benefit from the influx of residents into the area. Earl Boyles Elementary School and Ron Russell Middle School are also located closely to the Center.

PDX Smile Design and the Imperial Euro Market anchor the site with local service tenants mixed throughout the Center. Additional service companies are ideal to fill the vacancy in the Center and support the local population. With a pride of ownership, Powell Center is a perfect opportunity for an owner/user to take over the Center for the years to come.



TENANTS & AVAILABILITY



LEASE AVAILABILITY

Suite	Size	Rate/Ft/Yr	Use	Status
Unit G	800 SF	\$14.00	Retail	Available
Unit H	1,000 SF	\$14.00	Retail	Available
Unit I	2,620 SF	\$11.00	Retail	Shell

FINANCIALS

OPERATING STATEMENT

Building Size 14,624

Income	Current	\$ PER SF
Rental Income	\$191,400	\$13.09
Rental Income w/o Owner Contribution	\$0	\$0
NNN Reimbursement	\$28,691	\$1.96
Effective Gross Rent	\$220,091	\$15.05

PROFORMA	\$ PER SF
\$0	\$0
\$188,160	\$12.87
\$47,854	\$3.27
\$236,014	\$16.14

EXPENSES	Current	\$ PER SF
Real Estate Taxes	\$33,221	\$2.27
Maintenance/Insurance/Repairs	\$31,000	\$2.12
Management Fee	\$6,603 3.00%	\$0.45
Reserves	\$3,000 1.36%	\$0.21
Total Expenses	\$73,824	\$5.05

PROFORMA	\$/SF
\$35,214	\$2.41
\$47,000	\$3.21
\$9,441 4.00%	\$0.65
\$5,000 2.12%	\$0.34
\$96,655	\$6.61

Net Operating Income \$146,267 \$10.00

\$139,359 \$9.53



FINANCIALS

PRICING: OWNER/USER

BUILDING INFORMATION	DETAILS
GBA	14,624
Sale Price	\$2,700,000
Owner's Space	3,050
Space Occupied by Tenants	7,074
Vacant Space [Rentable]	1,880
Vacant Space [Cold Shell]	2,620
TI's for Vacant/Owner's Space PSF	\$45.00

ACQUISITION COSTS	PRICE	\$/SF
Sale Price	\$2,700,000	\$184.63
Down Payment	\$675,000	\$46.16
Closing Costs	\$40,500	\$2.77
TI Cost for Vacant Space	\$117,900	\$8.06
Buyer Acquisition Cost	\$833,400	\$56.99

FINANCING	LOAN
Down Payment Percentage	20.00%
Amount Financed	\$2,160,000
Interest Rate	4.00%
Amortization [Years]	25
Term	10

ANNUAL EXPENSES	YEARLY	\$/SF
Annual Mortgage	[\$136,815]	[\$9.36]
TI's Amortized 20yrs	[\$5,895]	[\$0.40]
Down PMT Amortized 20yrs	[\$35,775]	[\$2.45]
Operating Expense [Proforma]	[\$96,655]	[\$6.61]
Tenant Income	\$236,014	\$16.14

Loan information is subject to change. Contact your bank representative for loan details.

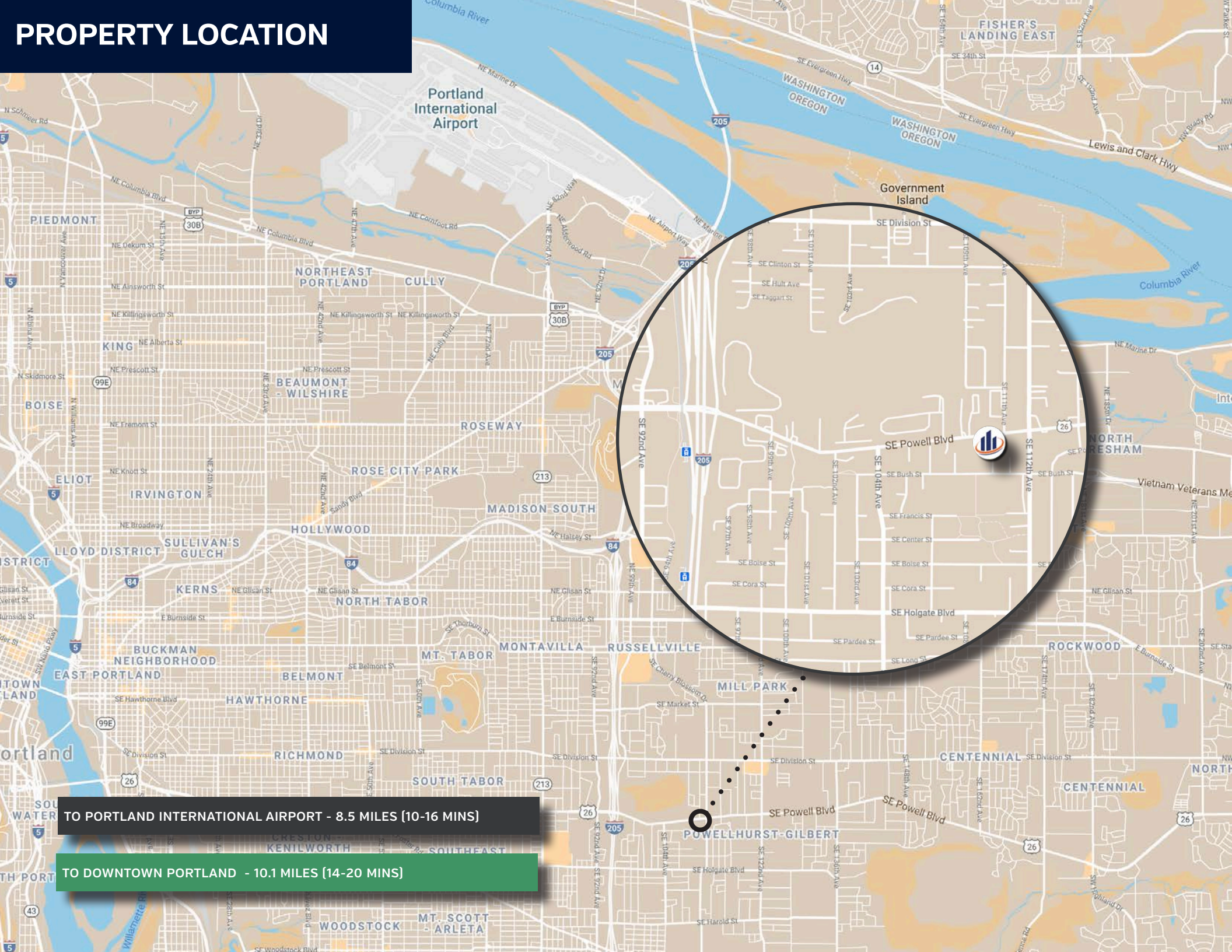
Owner Annual Expenses	[\$39,126]	[\$2.68]
Owner's Space Cost Per Foot	[\$12.83]	



ADDITIONAL PHOTOS



PROPERTY LOCATION



TO PORTLAND INTERNATIONAL AIRPORT - 8.5 MILES (10-16 MINS)

TO DOWNTOWN PORTLAND - 10.1 MILES (14-20 MINS)

NEARBY BUSINESSES



Public Storage

SE DIVISION ST

SE 122th AVE

Tires LES SCHWAB

SUBWAY

WELLS FARGO

WELLS FARGO

AT&T

T-Mobile

petco

CRUNCH

O'Reilly

West Powellhurst Elementary School

Kelly Butte Natural Area

SE 112th AVE

SE 122th AVE

FUNTASTIC



SE POWELL BLVD

SPACE AGE

7-Eleven



Proposed 56 - 78 unit housing project

Earl Boyles Elementary School

Ron Russell Middle School

SAFeway

7-Eleven

BP

DOLLAR TREE

ACE Hardware

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)

DEMOGRAPHICS

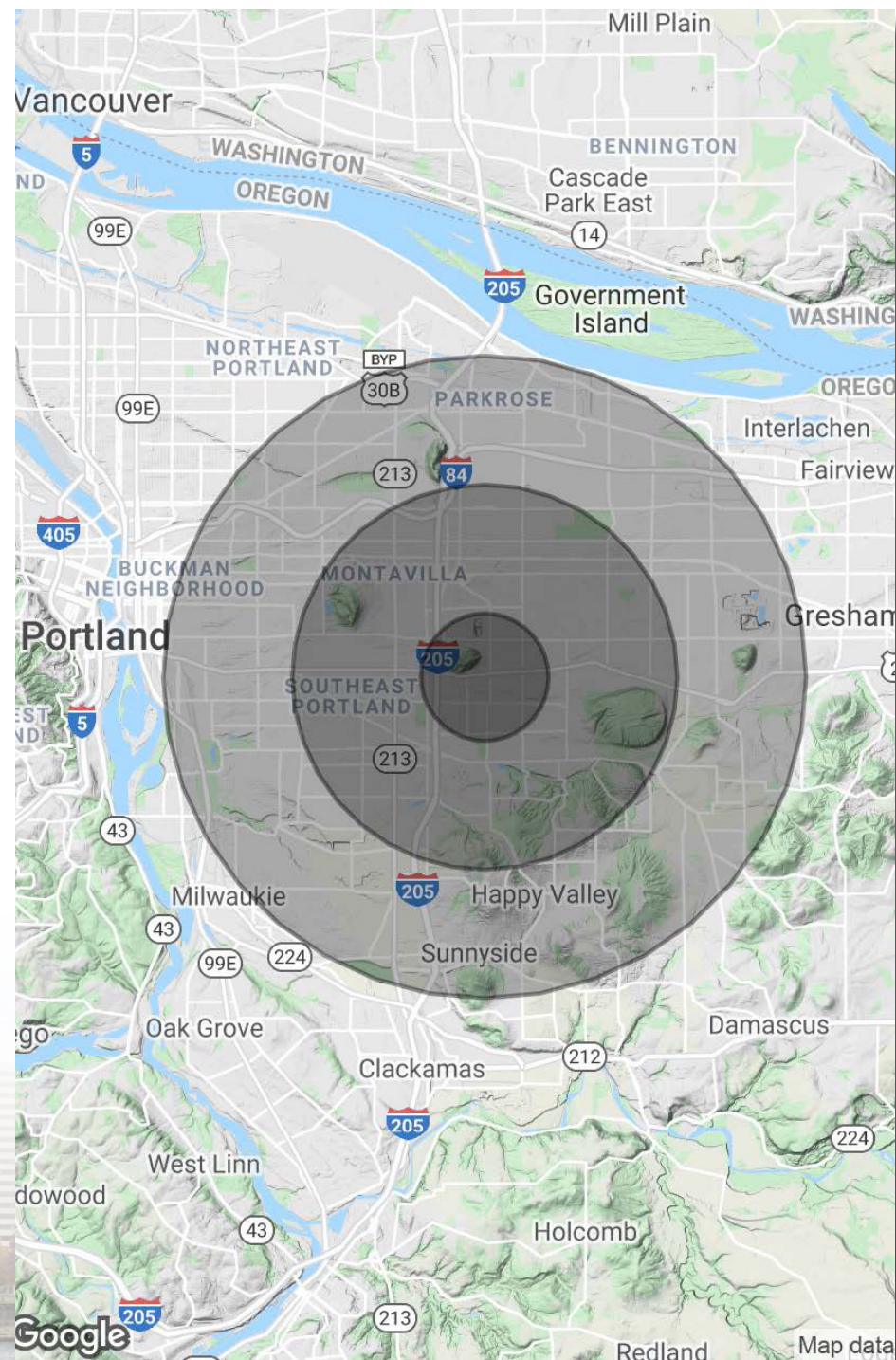
POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	18,296	155,687	403,742
AVERAGE AGE	35.5	35.0	35.4
AVERAGE (MALE)	35.7	35.0	35.3
AVERAGE (FEMALE)	35.1	35.0	35.5

HOUSEHOLD & INCOME	1 MILE	5 MILE	10 MILE
TOTAL HOUSEHOLDS	6,752	69,064	157,250
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$45,110	\$52,769	\$57,892
AVERAGE HOUSE VALUE	\$225,560	\$243,334	\$283,934

ABOUT MALL 205

Mall 205 is an area that is near the junction of Interstate 205 and SE Washington Street in Portland, Oregon. The TriMet MAX line runs through the area, making this a fairly easy commute for those residents riding the train.

The area is named after the mall that is located in the neighborhood. The mall was built in 1970 and features over 40 stores and a food court; anchor stores include Bed Bath & Beyond, The Home Depot, Target, Arch Fitters and 24 Hour Fitness. The mall's two-story Target store is the largest Target in the state of Oregon, and its Bed Bath & Beyond is the chain's second location to feature an interior mall entrance. Mall 205 was acquired and renovated in 2001 by CenterCal properties.



DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PRESENTED BY

CARL GRENDING, CCIM | VICE PRESIDENT
carl.grending@svn.com
O: 503.208.9396 | M: 971.533.3000

ERIC LARPENTEUR | ADVISOR
eric.larpenteur@svn.com
O: 503.482.2812 | M: 503.803.9377



10300 SW GREENBURG ROAD, SUITE 240
PORTLAND | OREGON | 97223
[503] 208-9400

www.svnimbrie.com

All SVN® Offices Independently Owned and Operated