

ROSEWOOD FAMILY HEALTH CENTER

FOR SALE OR LEASE

8935 SE Powell Blvd, Portland, OR





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PREPARED BY

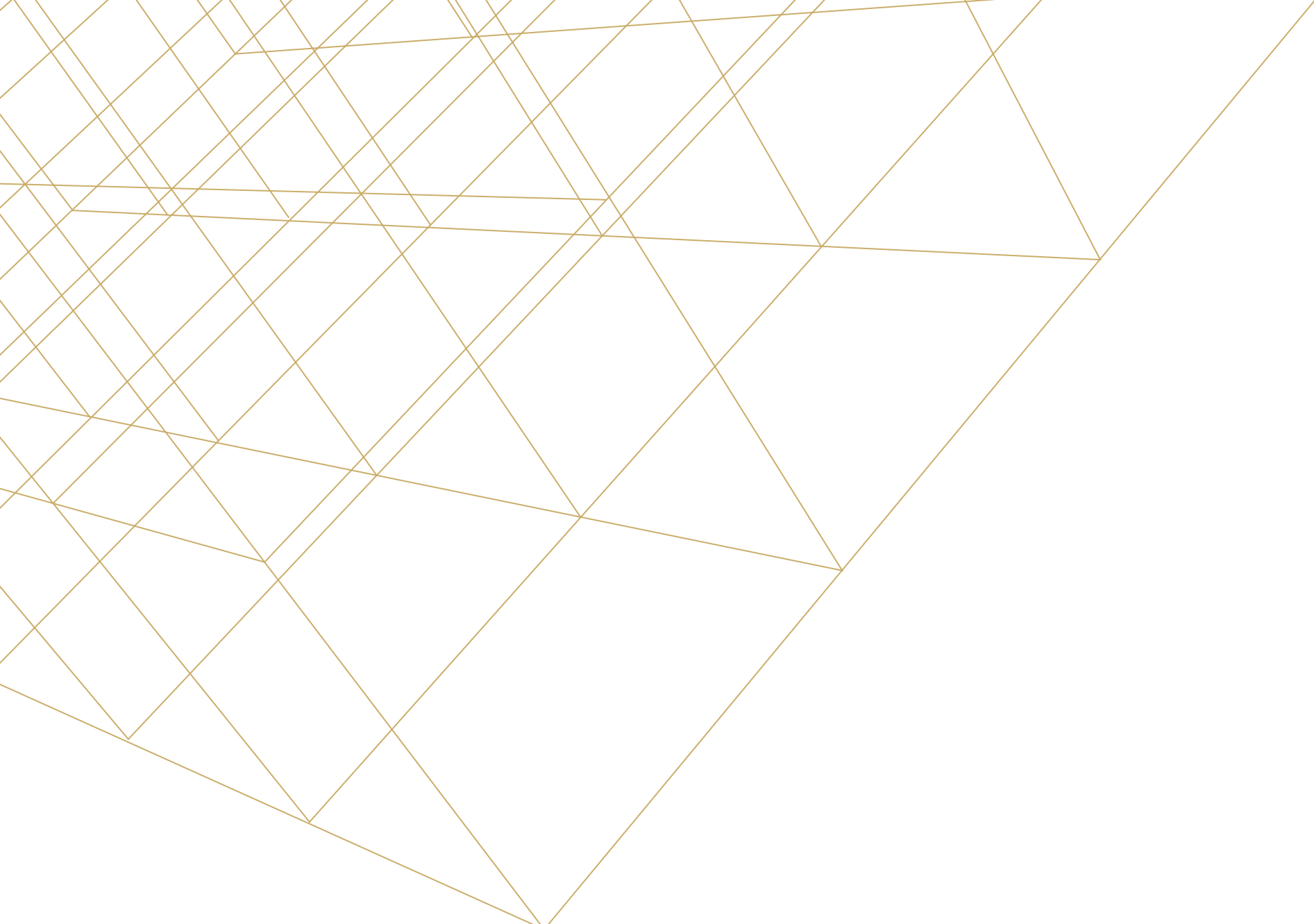
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01

**EXECUTIVE
SUMMARY**



THE OFFERING

| | | | |
|------------------------|-------------------|----------------------------------|---------------------|
| \$25 | \$4M | \$381.38 | 4,777-10,488 |
| NNN RENTAL RATE | SALE PRICE | PRICE PER SF BUILDING RSF | RENTABLE SF |

Kidder Mathews is pleased to present the exclusive opportunity to purchase the Rosewood Family Health Center.

This is a unique opportunity for a healthcare provider to own and occupy a medical office building in Southeast Portland. The building offers 10,488 square feet of built-out medical office space to a prospective healthcare clinic. The building could also be converted into a multi-tenant building with two separate ~4,800 sf spaces. The building is currently 100% owned and occupied by Yakima Valley Farm Workers Clinic, one of the largest FQHC operators across Oregon and Washington. The Clinic will occupy the space until January 2023. The building is being offered for sale below replacement cost.



OFFERING HIGHLIGHTS

MULTI-TENANT OPPORTUNITY (the building could be demised into two separate ~4,800 sf spaces)

OWNER-OCCUPIER opportunity for healthcare provider

INCOME from existing medical tenant through January 2023

HIGHLY VISIBLE location along SE Powell (40,228 daily traffic volume)

IMMEDIATE access to the I-205 Highway (1 minute)

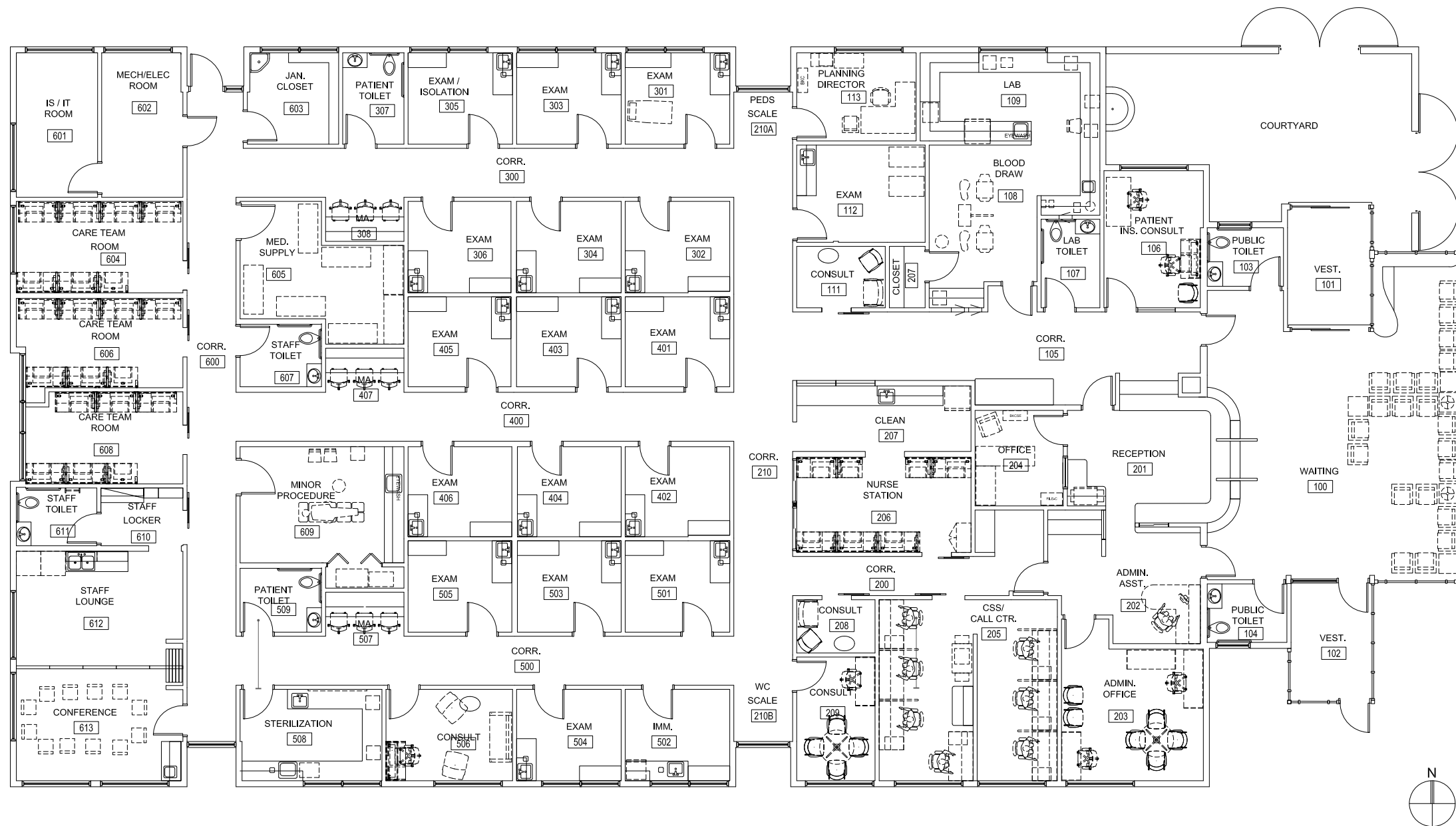
90% healthcare insurance coverage in Oregon (2014 - 2018 health insurance estimates)

PARKING (42 parking spaces, 4.00/1,000 SF)

PROPERTY OVERVIEW

| | |
|----------------|---|
| Address | 8935 SE Powell Blvd Portland, OR 97266 |
| Type | Class A Medical Office |
| Tenancy | Single (or Multi-Tenant) |
| Site | 10,488 SF |
| Occupancy | 100% |
| Date Available | January 2023 |
| Year Built | 2004 |
| Floors | 1 |
| Building | Wood Frame |

BUILD-OUT MEDICAL OFFICE SPACE



TOTAL SPACE - 10,488 RSF

18 EXAM ROOMS, 1 minor procedure room

MEDICAL laboratory

5 consultation rooms

6 STAFF OFFICES, call center, nurse station, staff lounge, conference room

6 restrooms

WAITING ROOM & reception area

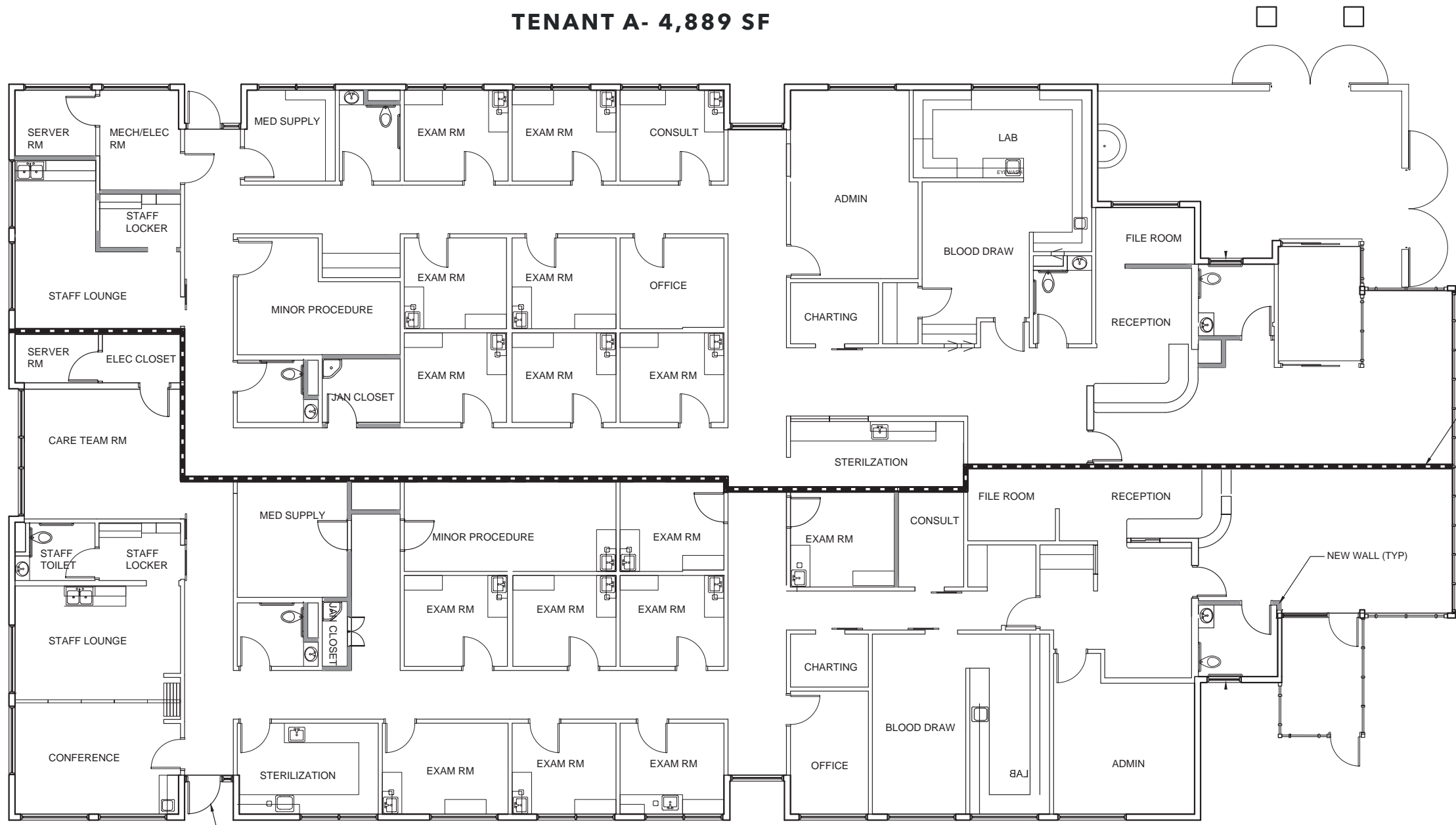
STERILIZATION ROOM, clean & dirty rooms

MEDICAL SUPPLY ROOM, janitorial closet, IT room, mechanical room, electrical room



SPECULATIVE MULTI-TENANT DEMISING PLAN

TENANT A- 4,889 SF



TENANT B- 4,779 SF

TENANT A- 4,889 SF

- 8 EXAM ROOMS, with sinks
- 4 restrooms
- LAB and blood drawn room
- MINOR procedure room
- STERILIZATION area
- 1 private office
- ADMIN area
- RECEPTION area
- 1 CONSULTING /charting room
- STAFF lounge
- JANITORIAL closet
- SERVER room

TENANT B- 4,777 SF

- 8 EXAM ROOMS, with sinks
- 3 restrooms
- LAB and blood drawn room
- MINOR procedure room
- STERILIZATION room
- RECEPTION area
- STAFF LOUNGE and locker
- CONFERENCE room
- CARE TEAM room
- SERVER ROOM/ electrical closet
- MEDICAL SUPPLY room

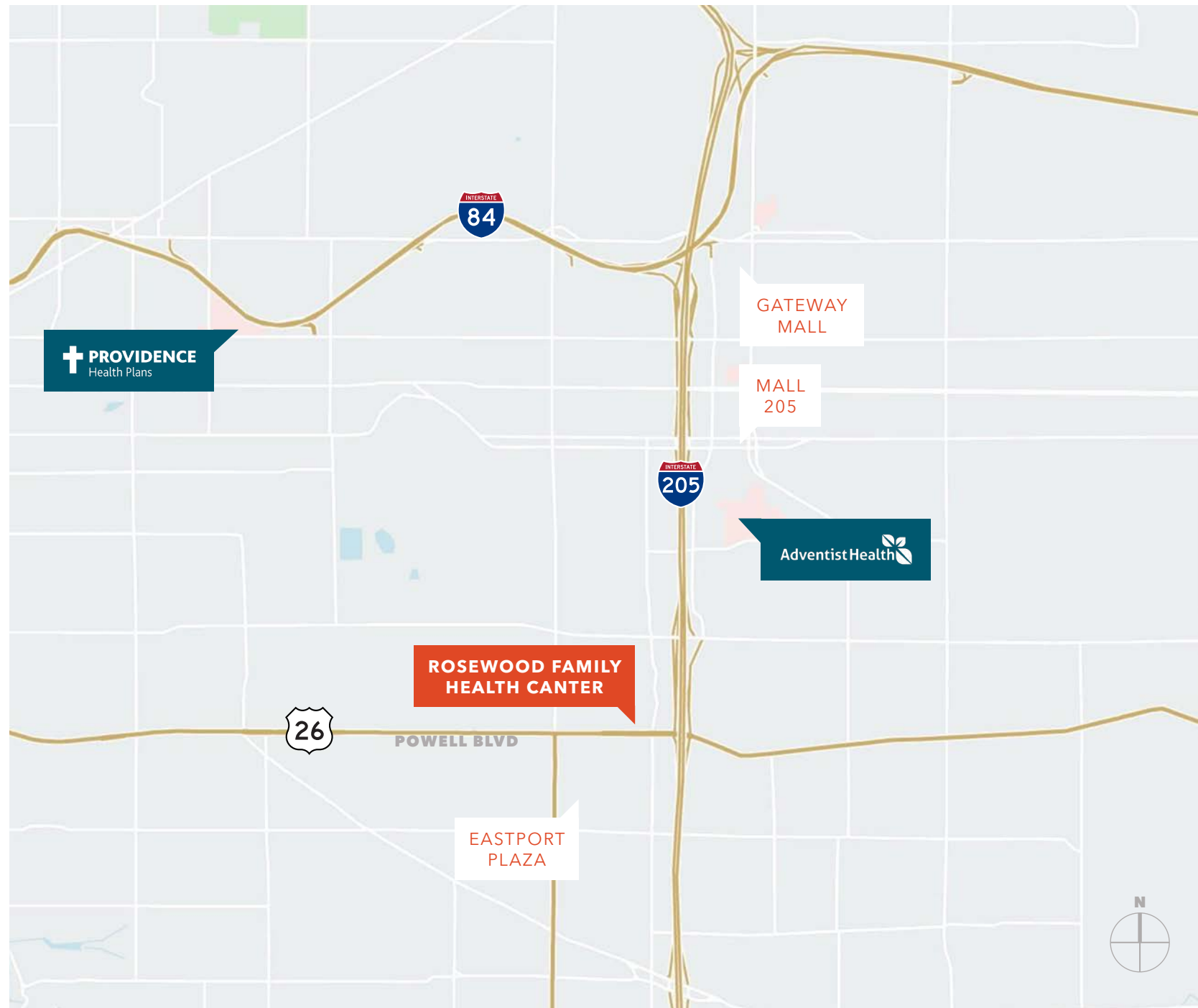


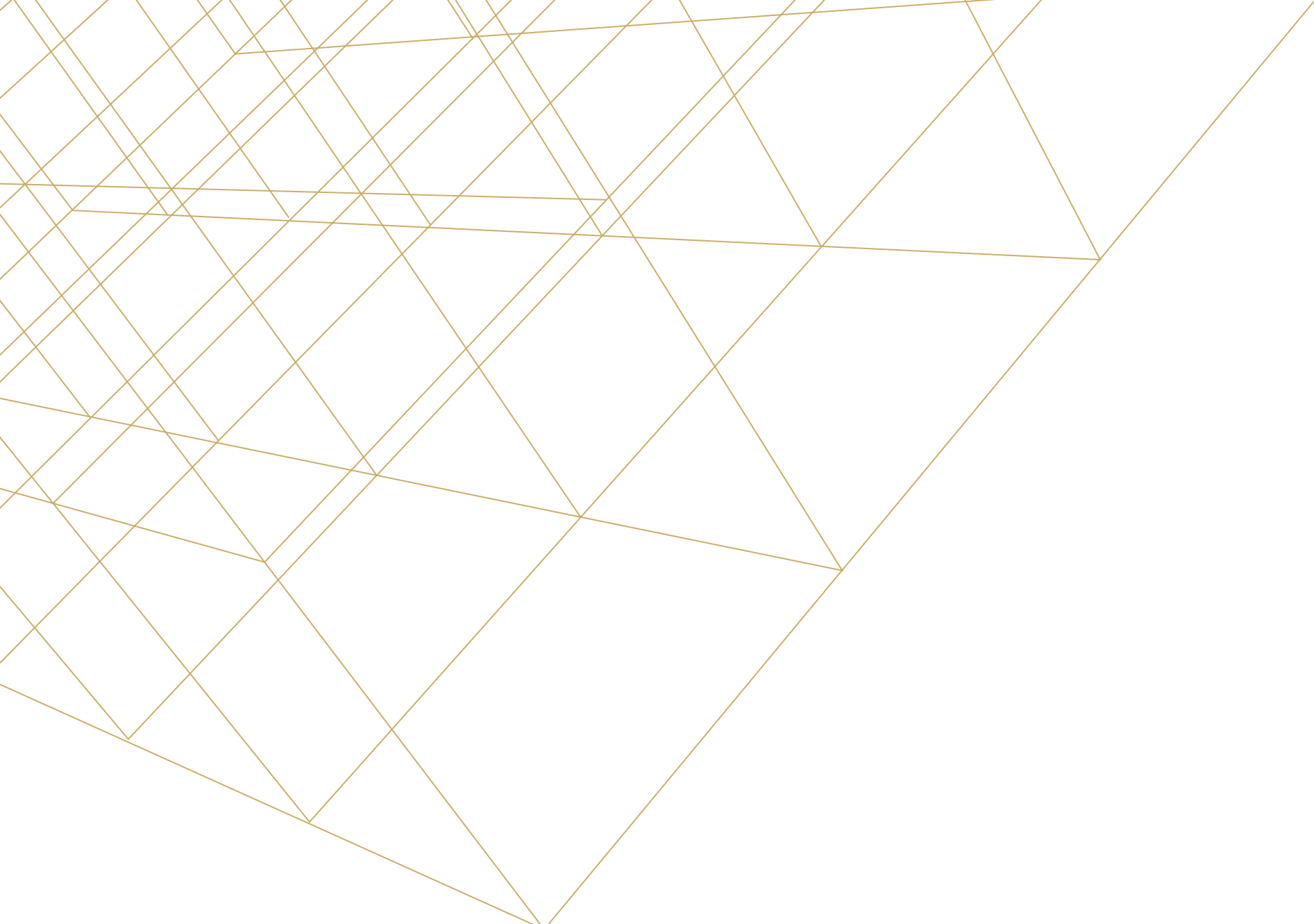
PROPERTY PHOTOS





MAP





02

**BUILDING
TENANCY**

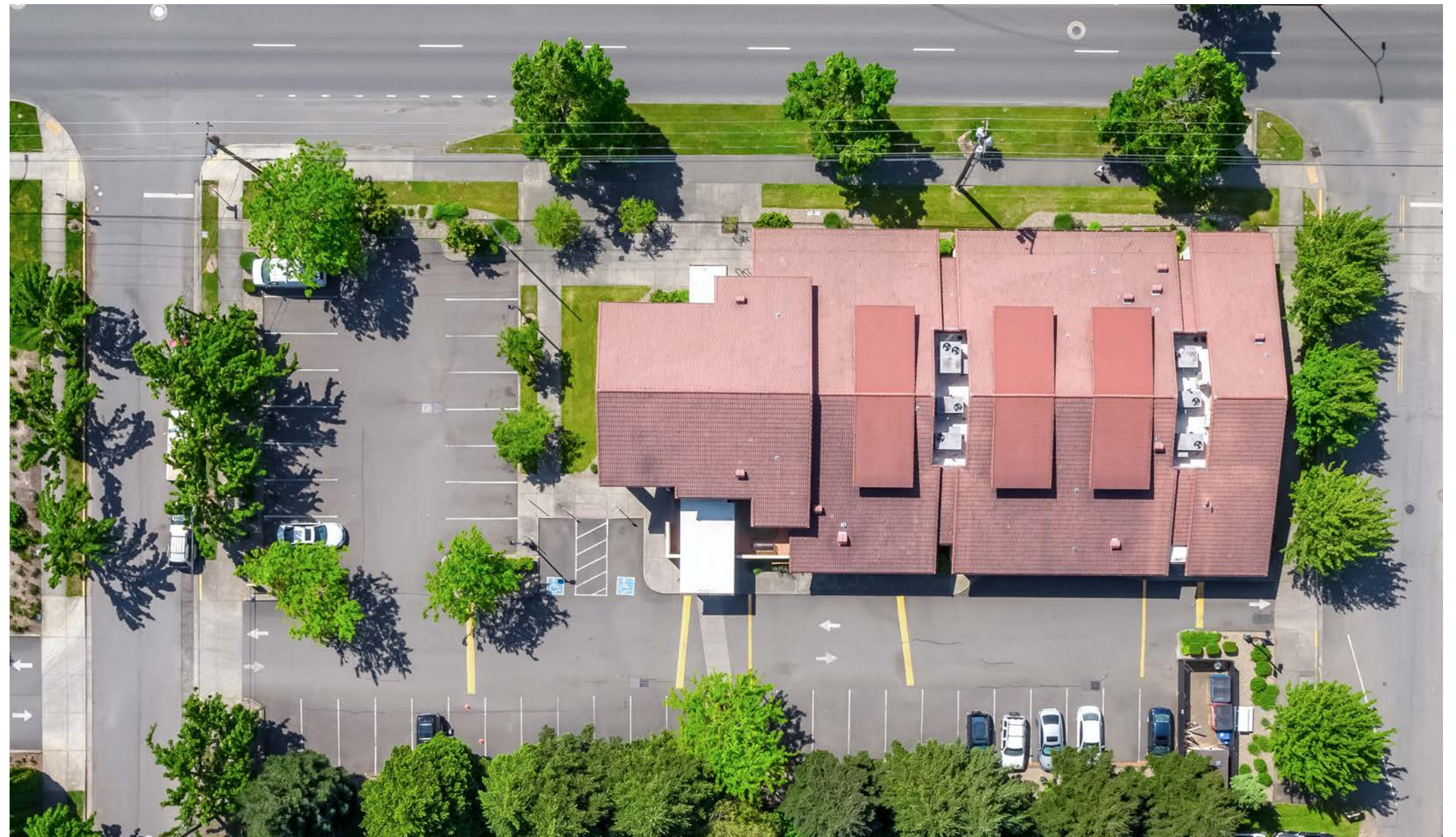
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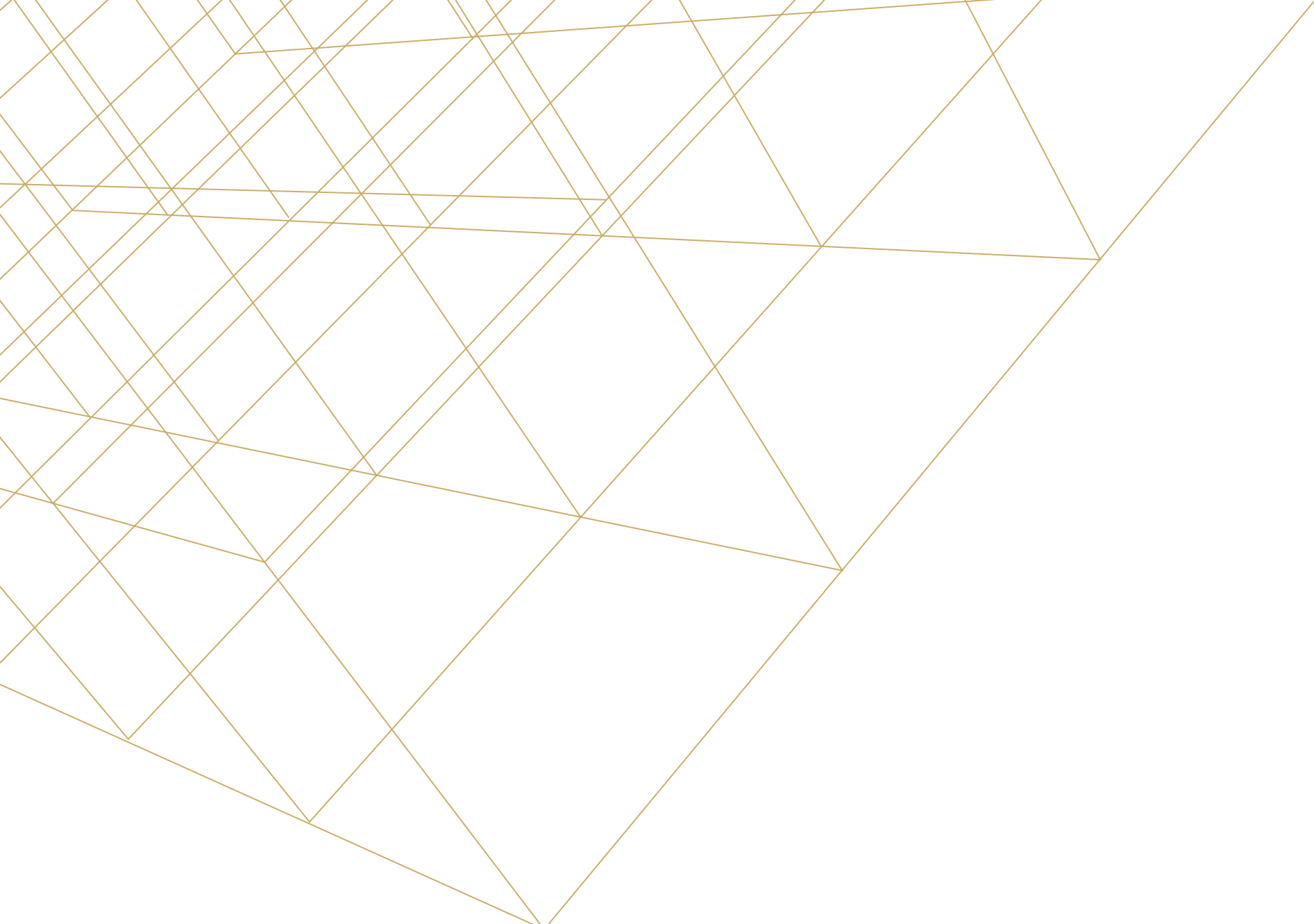


YAKIMA VALLEY FARM WORKERS CLINIC

of locations: 37

Founded in 1978 as a provider of health care for migrant and seasonal farm workers, the Yakima Valley Farm Workers Clinic is a Joint Commission-accredited community/migrant health center. Today, it is one of the largest community health centers in the nation. Yakima Valley Farm Workers Clinic has locations throughout Washington and Oregon, impacting the lives of thousands of adults and children each year.





03

**MARKET
OVERVIEW**



DEMOGRAPHIC HIGHLIGHTS



**MEDIAN HOUSEHOLD
INCOME: \$63,332**



**90% HEALTHCARE
INSURANCE COVERAGE**



**PROJECTED POPULATION GROWTH
WITHIN 3 MILES
2020-2025 3.61 %
(219,019 INDIVIDUALS)**



**MEDIAN AGE OF AREA
RESIDENTS: 37**



**POPULATION HAS GROWN 9.76%
SINCE 2010 (3 MILE RADIUS)**



**THE LARGEST INDUSTRIES INCLUDE:
HEALTHCARE, RETAIL & HOSPITALITY**

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