

Results Driven Retail SolutionsSM

Barnard Commercial
Real Estate

Newberg Commerce

View Online:



2318 Portland Rd (Hwy 99), Newberg, OR 97132

This office/medical building is located on Portland Road (Hwy 99) with AutoZone in front. The property offers a quiet spacious area with ample parking and easy access. Newberg Hospital is located just North of the property and George Fox University is just South with an average attendance of 3,500 students. Former tenant was Prudential with a general office build out. Neighboring tenant is Oregon Eye Specialists. Monument signage is available on Portland Road/Hwy 99 below Auto Zone.



FOR SALE

PRICE: \$1,765,000

Current Occupancy: 47%

Rentable SF: 7,495 SF

Lot Size: 39,204 SF

Price Per SF: \$235

Average Rent: \$18 SF

Lease: NNN

Zoning: C

Average Daily Traffic (2010):

38,500 - 0.10 mile west of
Springbrook Road

38,800 - 0.02 mile east of
N. Everest Road

503.675.0900 | Craig Barnard | Email: craig@barnardcommercial.com
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All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.

Newberg Commerce

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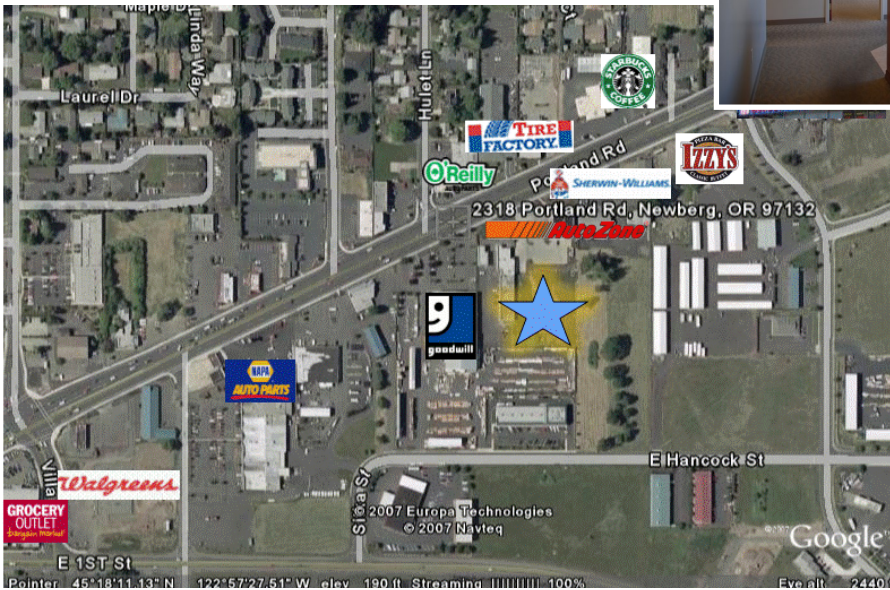
Financial Statement

Income	CURRENT
Oregon Eye (\$18.30 PSF)	\$64,143.00
Vacant (3,990 SF)	\$71,820.00*
4% Vacancy & Reserves	(\$5,438.52)
NOI:	\$130,524.00



*Seller to provide a one year rent guarantee on the vacant space upon closing

- Leases are NNN. Landlord responsible for roof and structure
- Oregon Eye lease thru 2026 and has 3% annual rental increases.



Demographic Information

Estimate:	1 Mile	3 Mile	5 Mile
Population:	12,625	27,415	34,451
Average HH Income:	\$60,589	\$72,376	\$77,945

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