

Results Driven Retail SolutionsSM

Barnard Commercial
Real Estate

Cedar Plaza

4255 Cedar Hills Boulevard, Beaverton OR 97005

View Online:



Cedar Plaza is located just off TV Highway with easy access to Hwy 217. This bustling trade area sees high traffic and is surrounded by dense retail developments in the heart of downtown Beaverton. Average daily traffic on Cedar Hills Boulevard just North of Canyon Road was 12,442 cars per day in 2016. This center is fully leased and anchored by Baxter Auto Parts with 4 other local Tenant's.



PROPERTY FOR SALE

Built in 1974

PRICE: \$4,130,400

6.0% CAP

Present NOI: \$247,824

Current Occupancy: 100%

Rentable SF: 17,572 SF

**Lot Size: 48,787 SF
(1.12 acres)**

Price Per SF: \$235.05

Average Rent: \$14.10 SF

Lease: NNN

Demographics

	2016 Estimate	1 Mile	3 Mile	5 Mile
Population:	18,209	143,058	355,748	
Average HH Income:	\$53,259	\$80,026	\$93,240	

503.675.0900 | Email: paul@barnardcommercial.com | www.barnardcommercial.com

Mail: 6650 SW Redwood Lane, Suite 330, Portland OR 97224

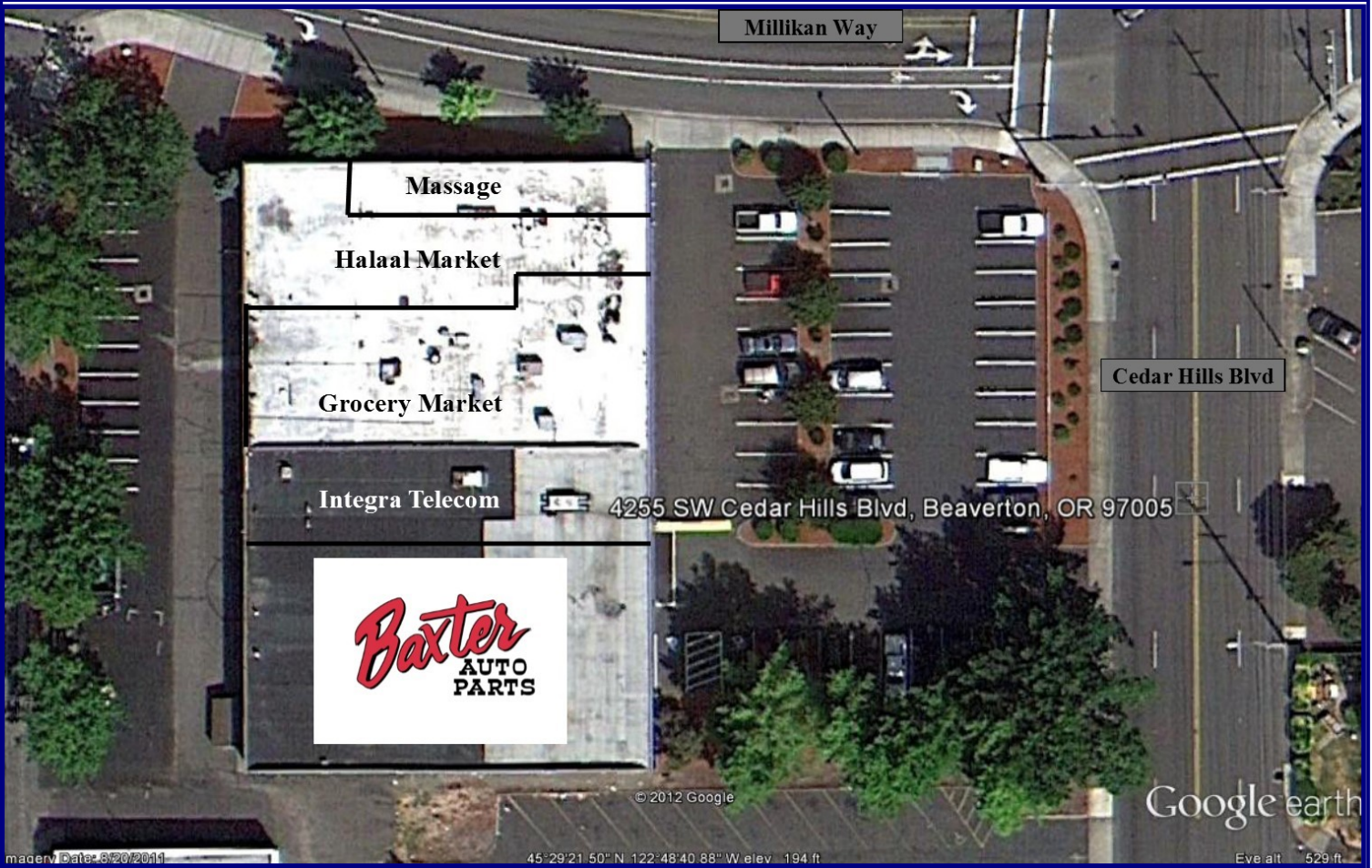
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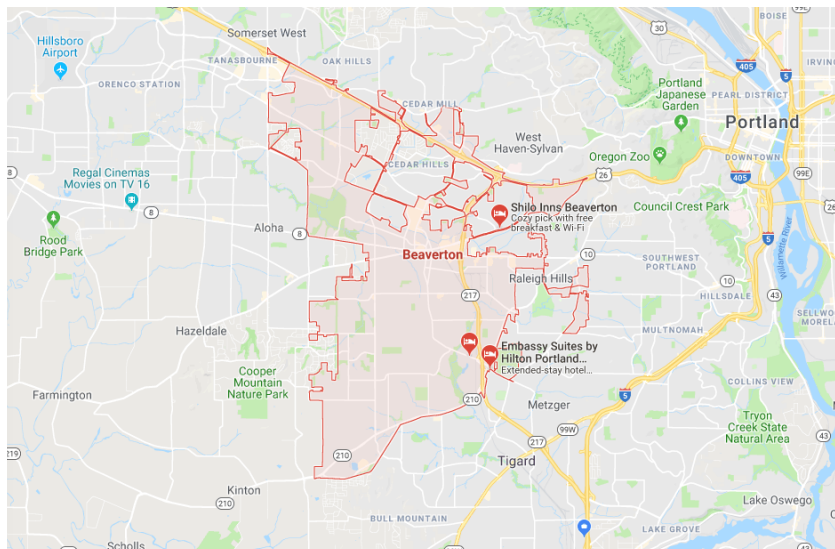
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Financial Statement

Income		CURRENT
17,572 SF	Avg PSF @ \$14.10	\$247,824
Effective Gross Income:		\$247,824

Operating Expenses

Total Tenant Reimbursements: \$4.19 PSF \$73,626.68



About Beaverton

The City of Beaverton is located 7 miles West of downtown Portland and is home to one of the areas largest employers, Nike. The City has several major highways intersecting it including highway 217 which runs North and South and highway 26 running East and West. In addition there are Highways 8 and 10 that run through the center of the city East and West. The population is approximately 90,000 residents and average incomes are well above the national average.

RENT ROLL

Tenant Name	Size	% of Center	Term Remaining	Rental Increases	Monthly	SF/Year
Baxter Auto Parts	7,431	42%	6 Years	3% annual	\$6,811	\$11.00
Integra Telecom	1,958	11%	5 Years		\$3,766	\$23.08
Salsa Market	3,992	23%	1 Year		\$4,941	\$14.85
Halaal Meats	2,846	16%	5 Years		\$3,453	\$14.56
Massage	1,345	8%	5 Years		\$1,681	\$15.00
Totals:	17,572	100%			\$20,652	Avg : \$14.10

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