

FOR SALE OR LEASE

CAPITOL PARK

*Multi-Tenant Leased Investment with
Development Upside on Capitol Hwy*



9700 SW CAPITOL HWY, PORTLAND, OR 97219

km Kidder
Mathews

PREMIER CLASS B OFFERING IN *SW* *PORTLAND*

Investor or developer opportunity

99 on-site parking spaces

Large window line with an abundant of natural light

Spectacular views of Mt. Hood

Easy access to downtown and I-5

Numerous shopping and restaurants nearby

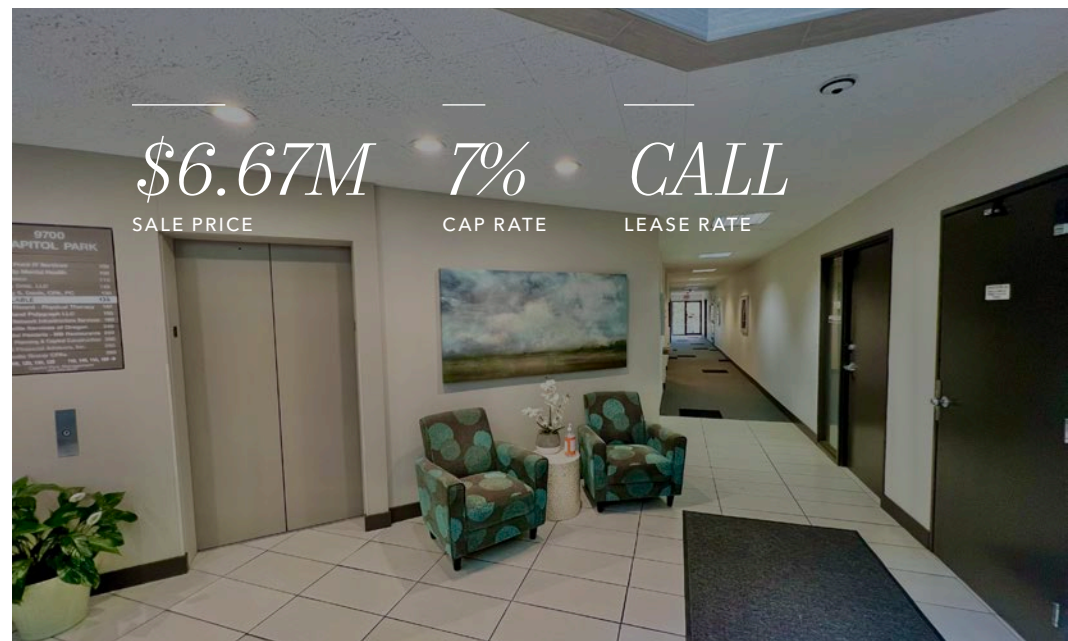
Stabilized asset with large mix-use development opportunity

Recent capital improvements include a roof replacement in 2017 with a 25-year warranty, skylight replacement in 2017, and HVAC replacement with 5 of 14 units replaced since 2018

Common area upgrades include a lobby remodel with added PDK systems in 2018 and security cameras added in 2021

Restrooms remodeled totaling roughly \$250,000

Landscaping improvements include additional retaining walls in 2021, an outdoor eating area and garden



\$6.67M

SALE PRICE

7%

CAP RATE

CALL

LEASE RATE

BUILDING SIZE	28,590 SF
YEAR BUILT	1984
LOT SIZE	1.36 acres
BUILDING TYPE	Two-story office building
OCCUPANCY	96% occupied
TENANTS	12
PARKING RATIO	3.5/1,000
ANCHOR TENANT	Portland Community College (PCC)
ZONING	Commercial Mixed Use 2 (CM2)

FINANCIALS

CURRENT INCOME	Annualized for 2024
Rents Collected	\$673,788.00
Net Credit to Tenants Property Taxes	-\$12,300.00
Gross Income	\$661,488.00
EXPENSES	
Ads	\$0.00
Cleaning	\$38,652.00
Garbage	\$3,636.00
Elevator Service	\$2,232.00
Elevator License	\$50.00
Gardening	\$6,600.00
Licensing City of Portland Tax	\$564.00
Internet Access Charges	\$2,040.00
Insurance	\$6,079.00
Improvements, Maintenance, Repairs	\$8,004.00
HVAC	\$7,200.00
Management Fee (3%)	\$19,848.00
Property Taxes	\$50,351.00
Pest Control	\$796.00
Supplies	\$2,220.00
City of Portland Tax	\$564.00
Elevator Phone	\$336.00
Utilities (Electric, Water, Sewer)	\$45,600.0
Total Expense	\$194,768.00
Net Operating Income	\$466,720.00

Does not include future increases



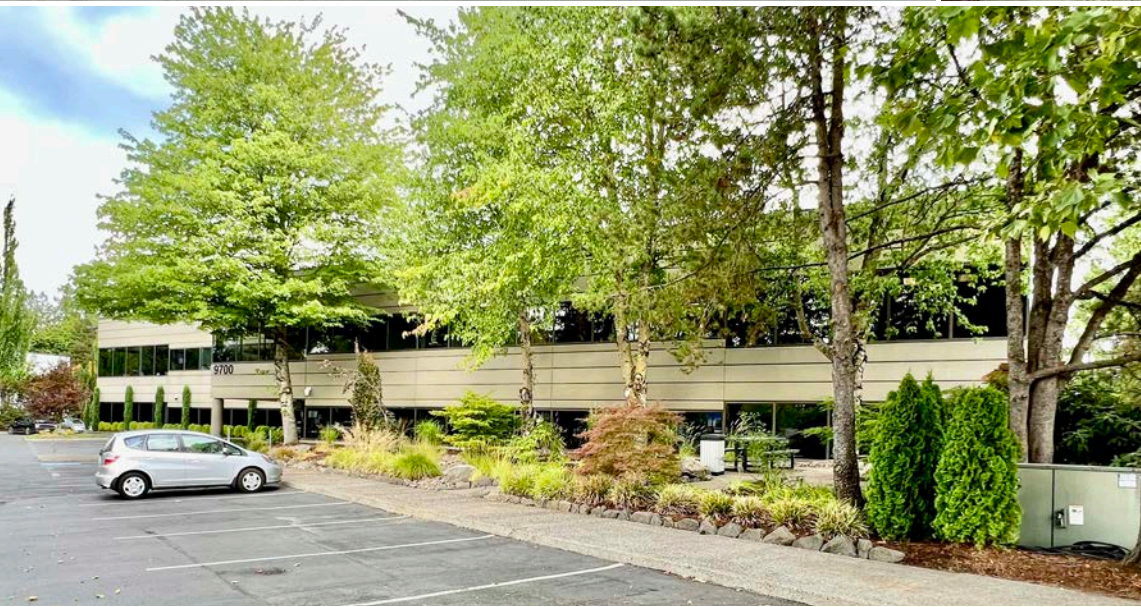
PROPERTY ZONING

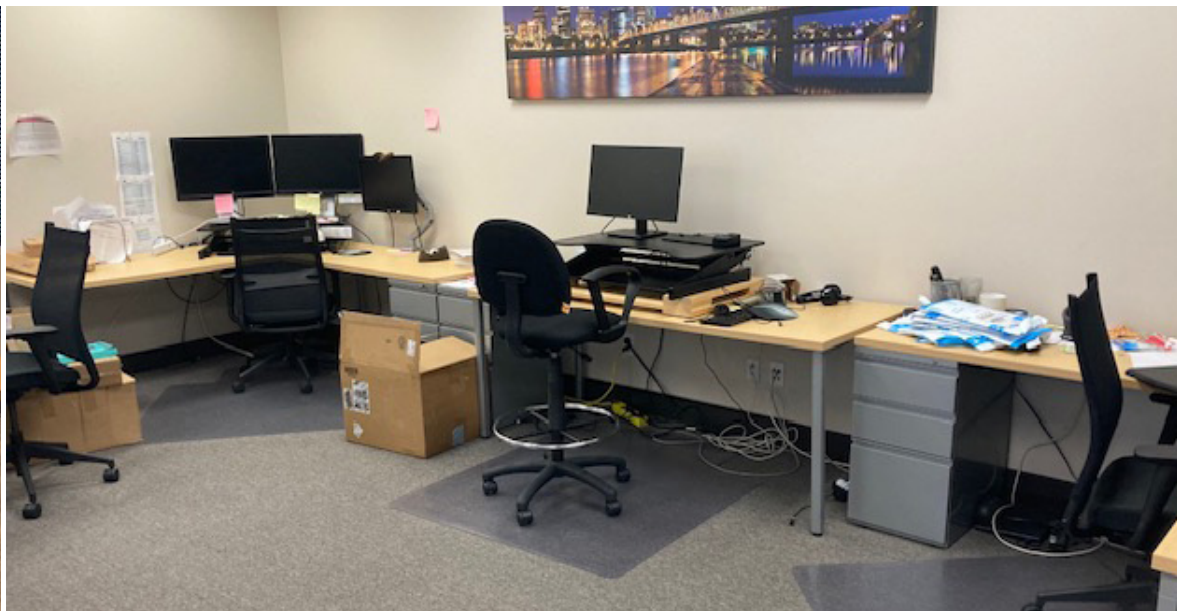
Base Zone — Commercial Mixed Use 2 (CM2)

- The CM2 zone is medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.
- Generally, the uses and character of this zone are oriented towards retail, office, and residential. Specific allowable uses include: retail sales and services, office space, household living, vehicle repair, institutional uses and limited manufacturing uses.
- This zone is generally applied on prominent streets that are well served by transit.
- Maximum building height of 45; which is generally 4 stories
- FAR of 2.5:1
- Parking is generally not required for non-residential uses, or for residential development that contains fewer than 30 dwelling units when development is located near transit.

Overlays — Centers Main Street (M), Design (D)

- The Centers Main Street (m) overlay zone emphasizes pedestrian and transit oriented design by requiring active ground floor commercial uses, ground floor windows and minimum floor areas in new development. This overlay zone also limits certain auto-oriented uses.
- The Design (d) overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:
 - Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
 - Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience;
 - Promotes quality and long-term resilience in the face of changing demographics, climate and economy.





CAPITOL PARK



SW BARBUR BLVD

99W

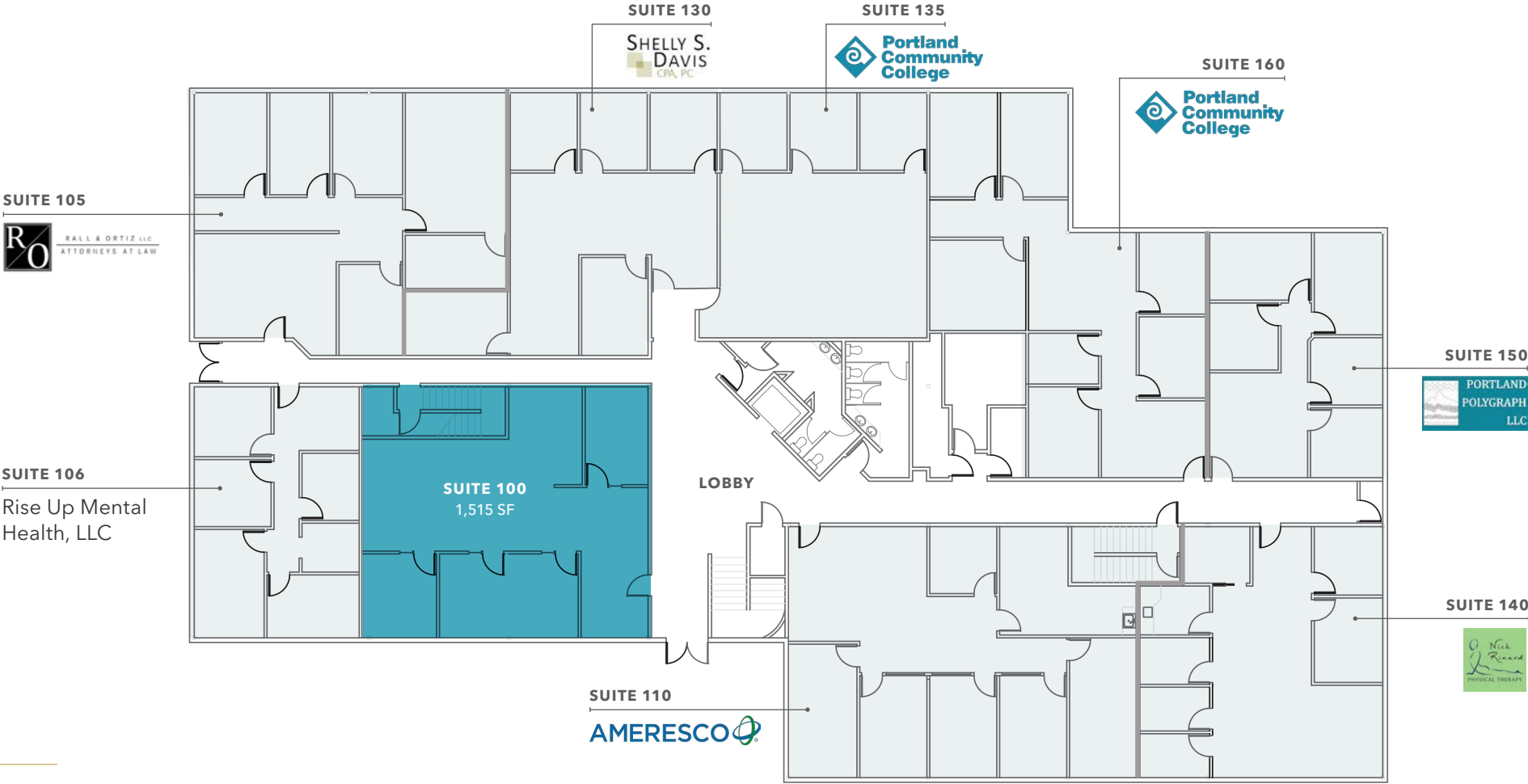
SW TAYLORS FERRY RD

SW CAPITOL HWY

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

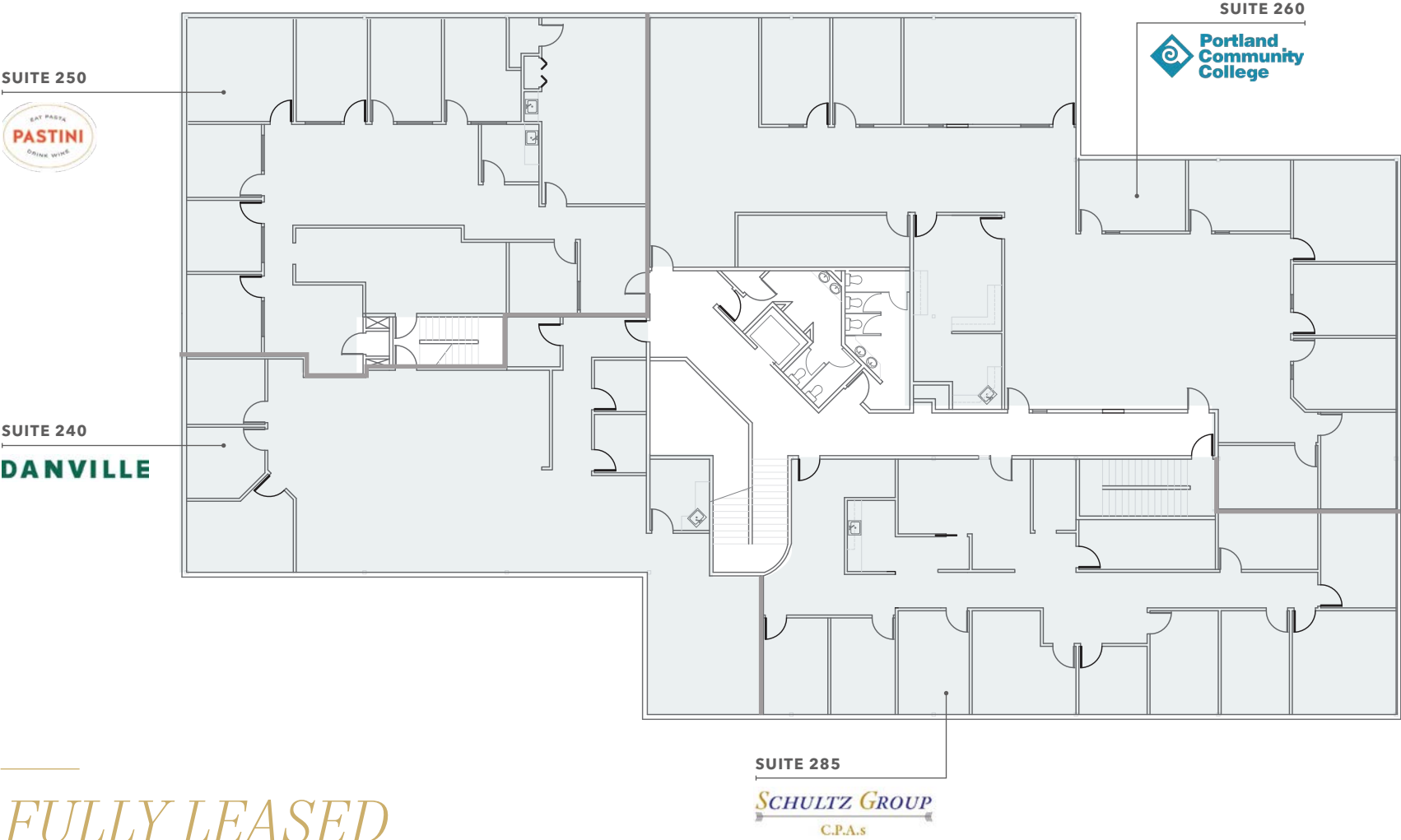
FIRST FLOOR



1,515 SF

SUITE 100

SECOND FLOOR



FULLY LEASED

SECOND FLOOR

CAPITOL PARK

PORTLAND GOLF CLUB

BEAVERTON

TRADER
JOE'S

ACE
Hardware

MudBay

dogtopia

Great Clips

Starbucks

Garden Home

DQ

7
ELEVEN

NORDSTROM
rack

ROSS
DRESS FOR LESS

CRUNCH

Party City

BENIHANA

MATTRESS
WORLD

Burlington

PETSMART

OLD NAVY

CASCADE PLAZA

WASHINGTON SQUARE MALL

macy's

NORDSTROM

cheesecakeFactory

Apple

TESLA

鼎泰豐
DIN TAI FUNG

DICK'S
SPORTING GOODS

JCPenney

AMERICAN EAGLE
OUTFITTERS

Metzger

Fred Meyer

COSTCO
WHOLESALE

WinCo
FOODS

TIGARD

PORTLAND

DICKINSON
PARK & WOODS

SMITH SCHOOL
SPORTS FIELDS

GARDEN
HOME PARK

GABRIEL PARK

UNITED STATES
POSTAL SERVICE

YALLA

Bishops

Spinnaker
COFFEE

unitus

Starbucks

little big burger

Multnomah
Village

SAFEWAY

SW MULTNOMAH BLVD

FRENCH
QUARTER
FOOD CARTS

JOHN'S
MARKETPLACE

BRAND CETTINI
DESIGN GROUP

WOODS MEMORIAL
NATURAL AREA

SUBJECT
PROPERTY

SW BARBUR BLVD

Kroger

Walgreens

Kroger

JACKSON
MIDDLE SCHOOL

MARKHAM
ELEMENTARY
SCHOOL

PORTLAND COMMUNITY
COLLEGE SYLVANIA



KIDDER MATHEWS

AVAILABLE FOR SALE OR LEASE

CAPITOL PARK

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