



OFFERING MEMORANDUM

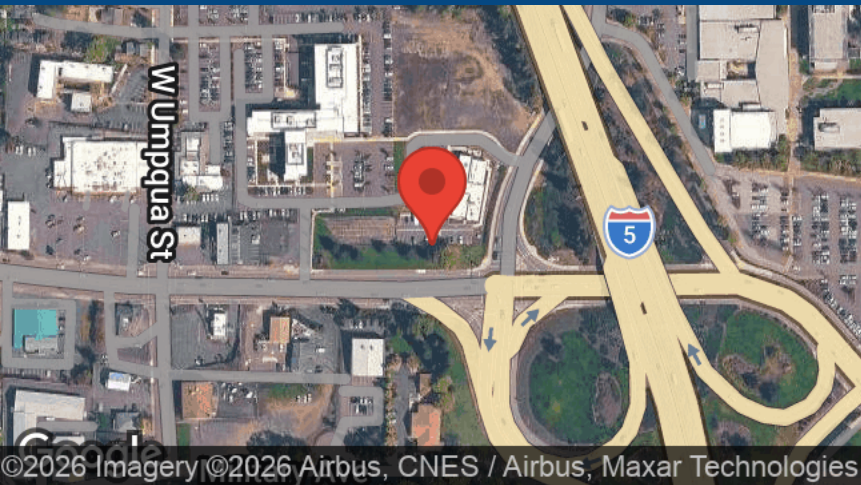
3-Tenant NNN Retail Offered at \$2,450,000

722 W HARVARD AVE
ROSEBURG, OR 97471

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OFFERING PRICE	\$2,450,000
COUNTY:	Douglas
MAIN SF:	8,110
ZONING:	C-3 General Commercial
PRICE/SF:	\$302.10
ACREAGE:	1.21
YEAR BUILT:	2020 Class A
PARKING:	50 Spaces
APN 2025 TAXES:	R145679 \$21,550
VACANCY:	51%
UNITS/SUITES:	Min 3 with options to divide
PROFORMA CAP RATE	6.73%

PROPERTY OVERVIEW

Class A multi-tenant retail/office asset located in Roseburg's West Harvard corridor, anchored by an established QSR tenant and offering approx. 4,250 SF of vacant grey shell space. The property presents a hybrid investment- stable in-place income with significant lease-up or owner-user upside in a high-visibility, high-traffic location near I-5.

The building is designed to accommodate a range of tenant types with flexible, divisible suite configurations suitable for medical, dental, professional office, and service-based retail users. The remaining grey shell space provides a blank canvas for customized build-outs, reducing demolition costs and allowing tenants or an owner-user to tailor the space to specific operational needs. In a market with limited newer construction, the property is well-positioned to attract quality tenants seeking modern space, supporting long-term occupancy and leasing stability.

BUSINESS MAP

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Investment Summary

Price	\$2,450,000
Year Built	2020
Tenants	4
RSF	8,110
Price/RSF	\$302.10
Lot Size	1.21 acres
Floors	1
APN	R145679
Cap Rate	6.73%
Market Cap Rate	5.07%

Tenant Annual Scheduled Income

Tenant	Actual	Market
Unit A Mountain Mikes Pizza	\$90,000	\$90,000
Unit B Vacant	\$8,880	\$0
Unit C Cascade Coffee House	\$30,000	\$30,000
Unit D Vacant	\$42,204	\$0
Totals	\$171,084	\$120,000

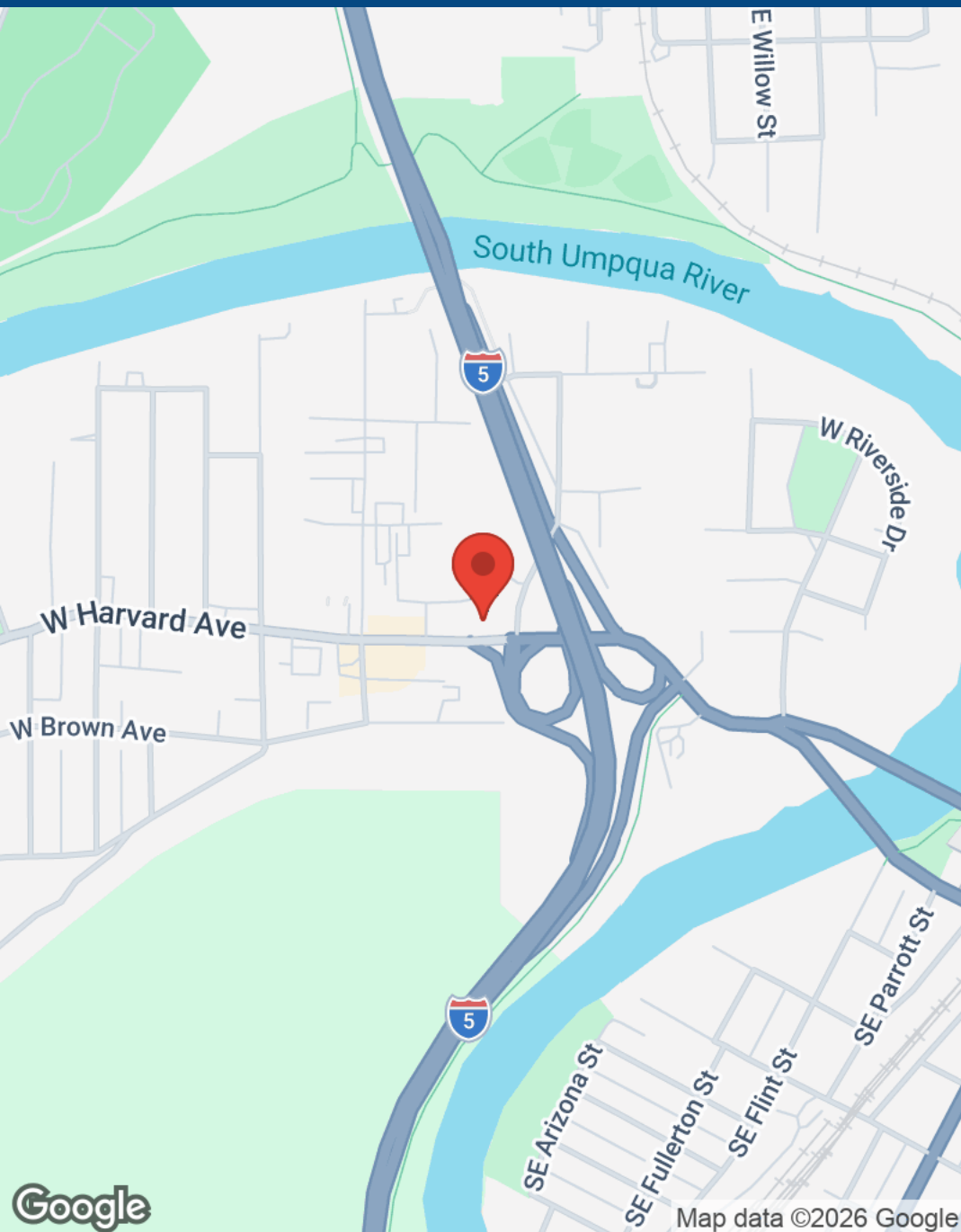
Annualized Income

Description	Actual	Market
Gross Potential Rent	\$171,084	\$120,000
- Less: Vacancy	(\$6,285)	\$0
+ Reimbursements	\$38,429	\$38,429
Effective Gross Income	\$203,228	\$158,429
- Less: Expenses	(\$38,429)	(\$34,321)
Net Operating Income	\$164,799	\$124,108

Annualized Expenses

Description	Actual	Market
Property Management Fee	\$4,108	\$0
Building Insurance	\$2,000	\$2,000
Taxes - Real Estate	\$20,201	\$20,201
CAM	\$12,120	\$12,120
Total Expenses	\$38,429	\$34,321
Expenses Per RSF	\$4.74	\$4.23

Tenant	Size	Start	Expires	\$/RSF	Rent	Renewal Term
Unit A Mountain Mikes Pizza	2,610	10/01/20	09/30/36	\$34.48	\$90,000	10 years
Unit B Vacant	740	04/01/26	09/30/31	\$12.00	\$8,880	1 year
Note: Proposed - Unit is currently vacant						
Unit C Cascade Coffee House	1,243	10/01/20	09/30/36	\$24.14	\$30,000	5 years
Unit D Vacant	3,517	04/01/26	09/30/31	\$12.00	\$42,204	1 year
Note: Proposed - Unit is currently vacant						



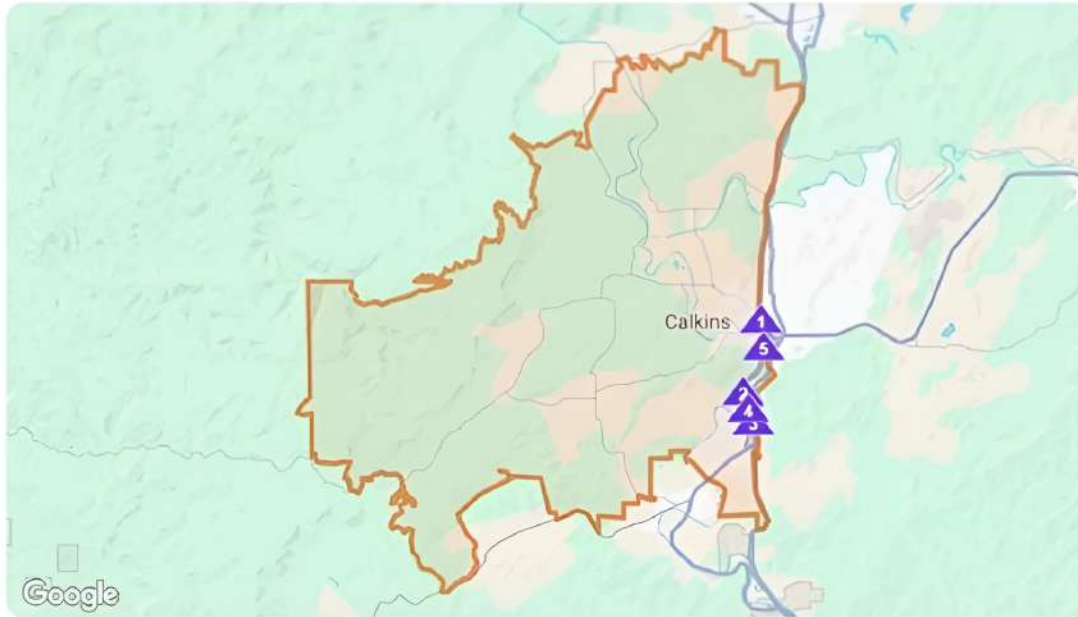
LOCATION OVERVIEW

This location offers a prime professional-retail footprint within the heart of Roseburg’s most established commercial corridors. It combines high visibility with seamless accessibility to both the downtown core and the I-5 interchange.

- **High-Traffic Corridor:** Situated directly on Harvard Avenue, the primary arterial thoroughfare connecting West Roseburg to the city center, ensuring consistent daily vehicle counts and brand exposure.
- **Immediate Highway Access:** Located less than 1 mile from Interstate 5, providing effortless regional
- The property is surrounded by medical, dental, and outpatient providers including CHI Mercy Health outpatient services, Aviva Health, Adapt Integrated Health Care, and the Oregon Department of Human Services. This concentration of healthcare and social services supports consistent daily traffic and sustained demand from the broader Douglas County population
- Served by Umpqua Transit (U-Trans) with multiple routes along Harvard Avenue, providing connectivity to major employment centers, retail hubs, and Umpqua Community College

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,674	27,022	40,111
Total Units	3,133	12,523	18,196
Median Income	\$50,161	\$55,451	\$59,910

Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts by Highest Traffic Count

▲ 1 47,603

NW Garden Valley Blvd

2024 Est. daily traffic counts

Cross: NW Mulholland Dr

Cross Dir: N

Distance: 0.21 miles

Historical counts

Year	▲ Count	Type
2020	▲ 46,998	AAVT

▲ 2 45,927

Pacific Highway

2024 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: -

Historical counts

Year	▲ Count	Type
2018	▲ 45,100	AAVT

▲ 3 44,394

Pacific Highway

2024 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: -

Historical counts

Year	▲ Count	Type
2018	▲ 45,400	AAVT

▲ 4 44,266

I-5

2024 Est. daily traffic counts

Cross: Coos Bay-Roseburg Hwy

Cross Dir: SE

Distance: 0.51 miles

Historical counts

Year	▲ Count	Type
2018	▲ 44,800	AAVT
2017	▲ 44,500	AAVT
2016	▲ 43,100	AAVT
2015	▲ 41,700	AAVT
2012	▲ 41,300	AAVT

▲ 5 44,148

I-5

2024 Est. daily traffic counts

Cross: NE Willow St

Cross Dir: N

Distance: -

Historical counts

AAVT - Annual Average Daily Traffic

ADT - Average Daily Traffic

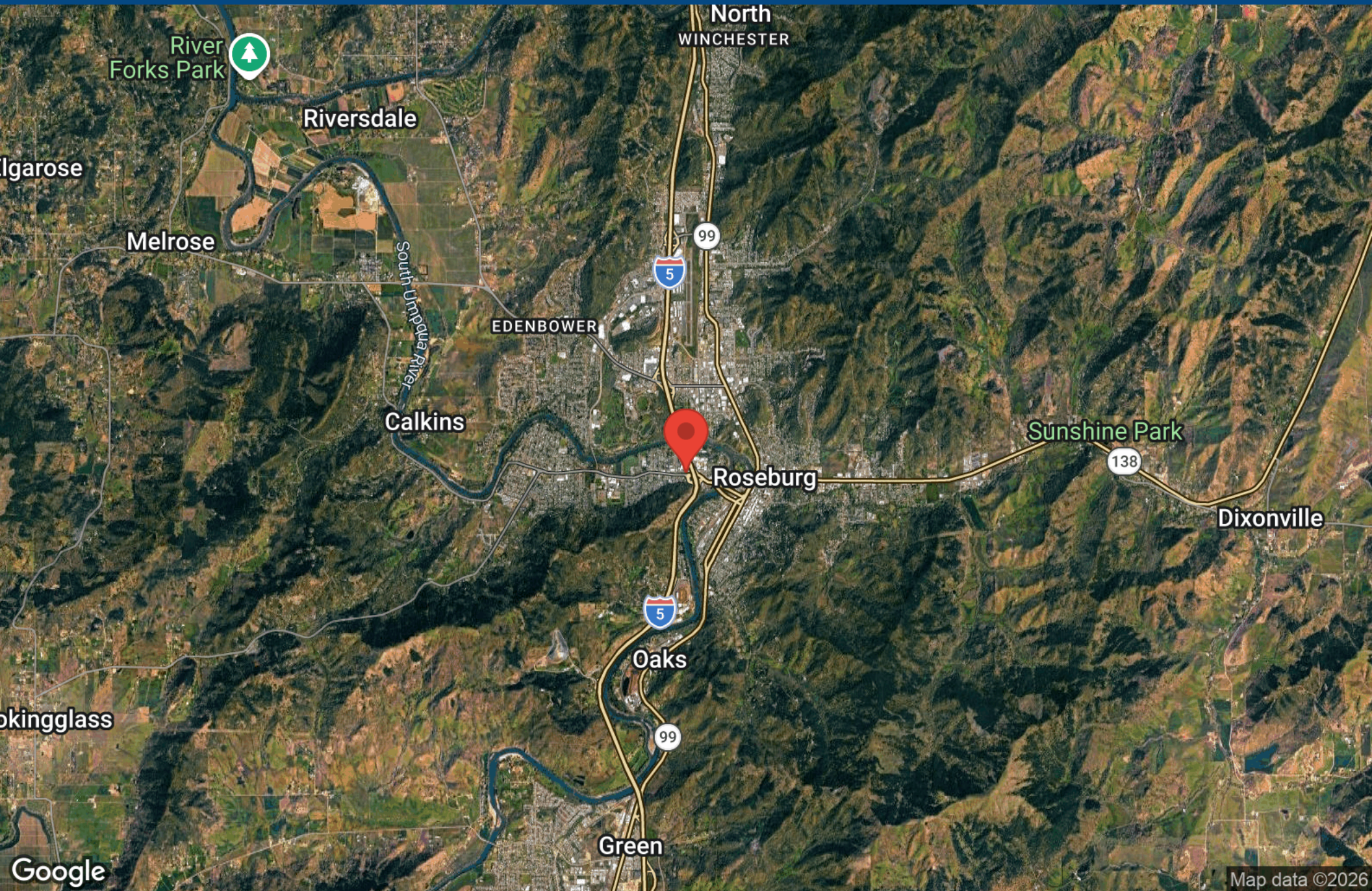
AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

REGIONAL MAP

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PROPERTY PHOTOS

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