

# FOR SALE

10189 SE Sunnyside Road // Clackamas, Oregon 97015



## Unrivalled Visibility and Versatility in Clackamas' Premier Commercial Corridor

| Tenant                | Monthly<br>NNN Rent* | Monthly<br>CAM** | NNN Rent<br>Per Sq. Ft. | CAM<br>Per Sq. Ft. | Gross Rent<br>Per Sq. Ft. | Current<br>Lease Start | Current<br>Lease End | Square<br>Feet | 3% Lease<br>Increase |
|-----------------------|----------------------|------------------|-------------------------|--------------------|---------------------------|------------------------|----------------------|----------------|----------------------|
| Classic Auto Wash     | \$7,176              | \$3,121          | \$30.75                 | \$13.38            | \$44.13                   | 1/1/25                 | 12/31/29             | 2,800          | 1/1/27               |
| Mr. Shifu Asian Deli  | \$4,120              | \$1,075          | \$24.72                 | \$6.45             | \$31.17                   | 8/1/25                 | 7/31/35              | 2,000          | 8/1/26               |
| Actual Monthly Total: | \$11,296             | \$4,196          |                         |                    |                           |                        |                      | 4,800          |                      |
| Actual Annualized:    | \$135,552            | \$50,352         |                         |                    |                           |                        |                      |                |                      |

### CAMS:

|                         |                 |                              |
|-------------------------|-----------------|------------------------------|
| - Taxes                 | \$21,164        |                              |
| - Insurance             | \$6,195         | Includes optional Earthquake |
| - Water/Garbage/PGE     | \$18,886        |                              |
| - Maintenance Allowance | \$1,500         |                              |
| - Management            | \$2,500         |                              |
|                         | <b>\$50,245</b> |                              |

### PROPERTY HIGHLIGHTS:

This exceptional property features existing car wash and restaurant components, situated within an established commercial corridor location that offers prime Sunnyside Road frontage and maximum visibility. Benefiting from strong daily traffic exposure and excellent ingress and egress access, this highly versatile site delivers an unmatched logistical advantage by being located directly across the street from the Kaiser Permanente Sunnyside Medical Center, ensuring a massive, consistent daily audience of healthcare professionals, patients, and visitors.



**Steve Tekander**  
Associate Broker

Cell: **503.522.7003**  
**stekander@aol.com**

MLS#: 157694589

Offered at:  
**\$2,135,000**

**The Handris Realty Company**

The information contained herein is deemed reliable but not guaranteed.

[www.handrisrealty.com](http://www.handrisrealty.com) | 503.657.1094

# FOR SALE

10189 SE Sunnyside Road // Clackamas, Oregon 97015



**Steve Tekander**  
Associate Broker

Cell: 503.522.7003  
stekander@aol.com

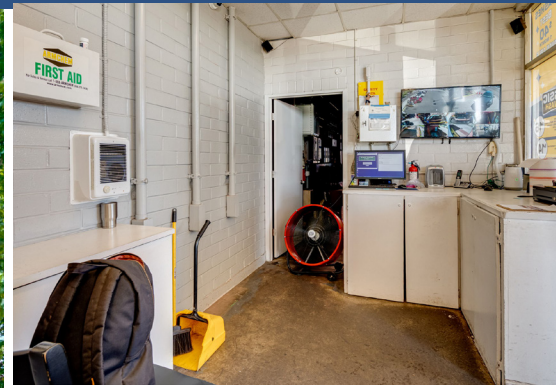
**The Handris Realty Company**

The information contained herein is deemed reliable but not guaranteed.

www.handrisrealty.com | 503.657.1094

FOR  
SALE

10189 SE Sunnyside Road // Clackamas, Oregon 97015



**Steve Tekander**  
Associate Broker

Cell: 503.522.7003  
stekander@aol.com

*The* Handris Realty Company

The information contained herein is deemed reliable but not guaranteed.

www.handrisrealty.com | 503.657.1094

FOR  
SALE

202 E. Historic Columbia River Hwy. // Troutdale, OR 97060



**Steve Tekander**  
Associate Broker

Cell: 503.522.7003  
stekander@aol.com

*The* **Handris Realty Company**

The information contained herein is deemed reliable but not guaranteed.

www.handrisrealty.com | 503.657.1094