



DIVISION CROSSING

PORTLAND, OR



CBRE

DIVISION CROSSING

PRICE	NOI (YR-1)	OCCUPANCY	TOTAL GLA	CAGR (5-yr)
BEST OFFER	\$1,249,951	90%	103,561 SF	7.1%



EXECUTIVE SUMMARY

Division Crossing (the “Property”) is an infill community center located in East Portland (located between downtown Portland and the neighboring community of Gresham) anchored by Ross, Ace Hardware, and AutoZone. The vacant junior anchor suite was recently backfilled by AutoZone, which is relocating and expanding from its existing pad building, with an outside RCD of November 2026. All anchor tenants, representing 65% of the rent roll, are signed at or below \$10.00/SF, significantly below market rent of \$12.00–\$15.00/SF.

Today, the property is 90% occupied with three vacant suites: two inline suites (both 2,100 SF) and the soon to be vacant AutoZone pad (6,128 SF). These vacancies are of the most desirable locations with immediate rental upside. Combined with vacant lease-up, the offering includes compelling mark-to-market upside driving significant near-term income growth (7.1% 5-yr CAGR).

ADDRESS	16353 SE Division St
CITY/STATE/ZIP	Portland, OR 97236
TOTAL GLA	103,561 SF
OCCUPANCY	90%
SITE SIZE (ACRES)	9.60 AC
YEARS BUILT	2003 / 2013 (Pad Building)
PARKING	3.92 : 1,000 SF
ZONING	CE - Commercial Employment



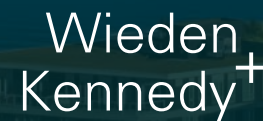
RETAIL MAP



PORTLAND METRO

Portland culture is built around innovation. Some of the best and most well-respected brands globally, across a wide variety of industries, have a Greater Portland origin story.

At half the cost of other major U.S. cities, Greater Portland is competitive in terms of cost of living and doing business compared to other West Coast cities.



BY THE NUMBERS

Portland's setting at the confluence of the Willamette and Columbia Rivers – surrounded by picturesque mountains, forests and sea – has made it a destination for those in search of high quality of life and access to outdoor recreation.



#17

Best Big Cities in the U.S.

(U.S. News)



#20

Best Cities for Young Professionals

(Niche)



2.6M

Population in Portland Metro



4.4%

Unemployment Rate.
(BLS, State of Oregon Employment Department - April 2026)



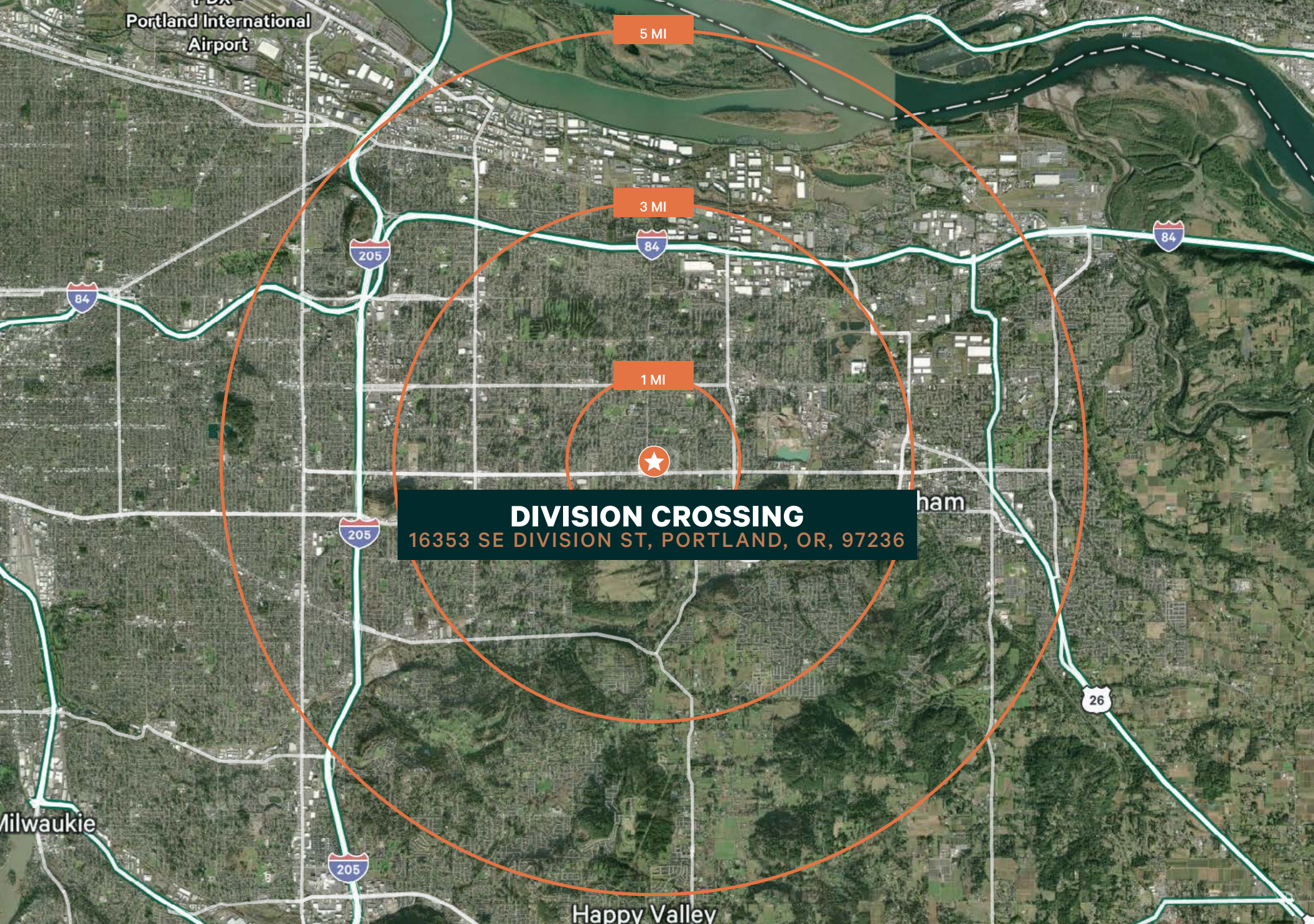
#1

Most Bike Friendly city in America
(www.travelandleisure.com)



#2

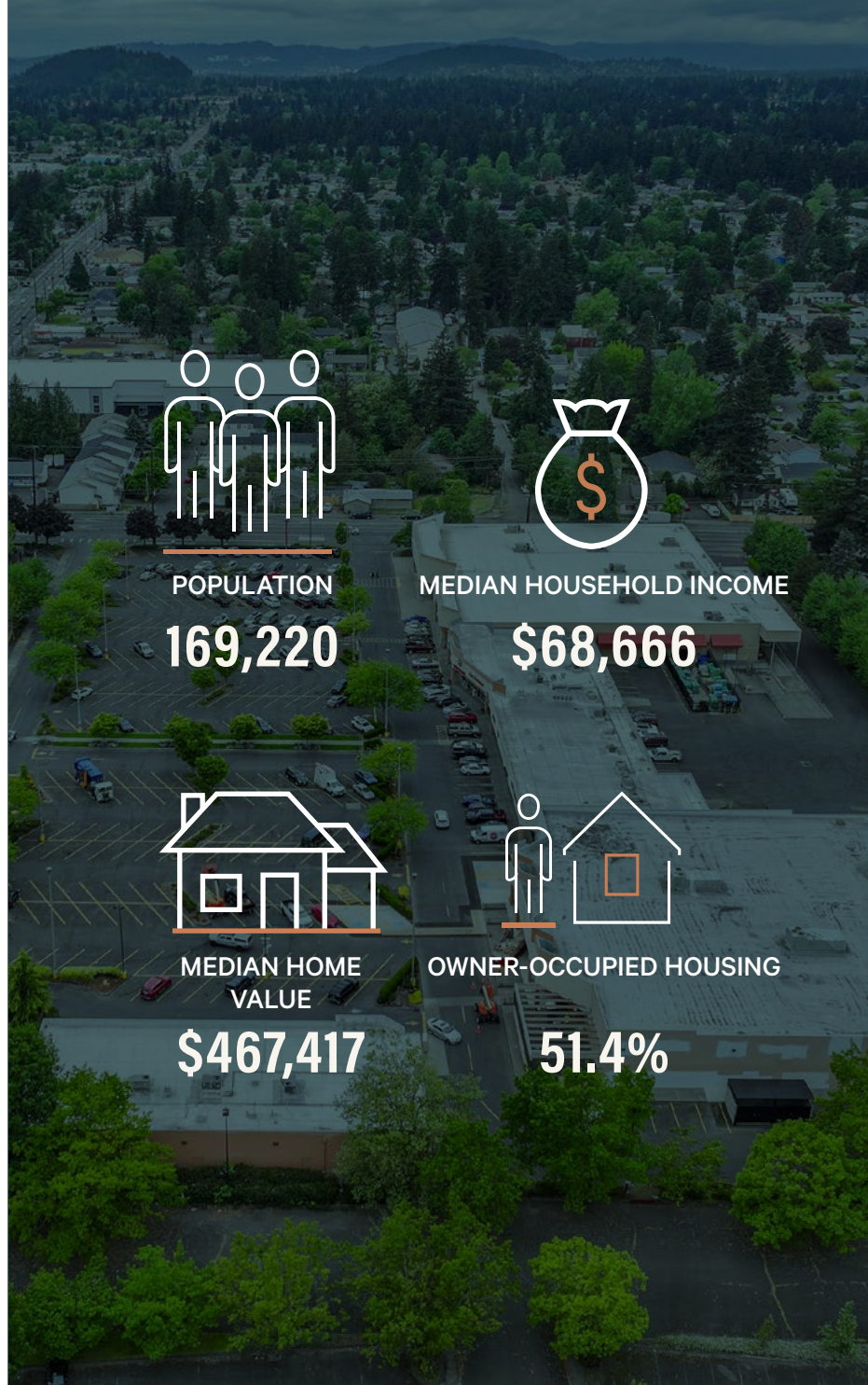
Best Foodie Cities
(WalletHub)



DIVISION CROSSING
 16353 SE DIVISION ST, PORTLAND, OR, 97236

DEMOGRAPHICS

DRIVING DISTANCE	1 MILE	3 MILE	5 MILE
POPULATION			
2025 Population	24,945	169,220	343,347
2030 Population - Projection	24,986	170,355	345,611
GENERATIONS			
Generation Alpha (Born 2017 or Later)	2,752	18,064	35,137
Generation Z (Born 1999-2016)	5,732	38,851	75,564
Millennials (Born 1981-1998)	6,687	45,081	94,893
Generation X (Born 1965-1980)	4,811	31,915	66,148
Baby Boomers (Born 1946-1964)	4,182	29,066	58,579
Greatest Generation (Born 1945 or Earlier)	781	6,244	13,026
AGE			
2025 Median Age	37.80	38.00	38.60
HOUSEHOLD INCOME			
Average Household Income	\$86,370	\$92,047	\$102,108
Median Household Income	\$67,677	\$68,666	\$76,175
HOUSING VALUE			
Median Home Value	\$448,100	\$467,417	\$495,370
Average Home Value	\$463,263	\$512,231	\$548,666
CLASS OF WORKER			
White Collar	47.8%	49.8%	55.9%
Services	23.1%	23.5%	20.1%
Blue Collar	29.0%	26.7%	24.0%
HOUSING UNITS			
Owner-Occupied Housing	60.5%	51.4%	53.3%
Renter-Occupied Housing	35.7%	43.9%	41.9%



POPULATION
169,220



MEDIAN HOUSEHOLD INCOME
\$68,666



MEDIAN HOME VALUE
\$467,417



OWNER-OCCUPIED HOUSING
51.4%

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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OFFERING MEMORANDUM

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