



## Office/Retail Building For Sale

### Main Street Plaza

306 Main St  
Dallas, OR 97338

Offering Memorandum Presented By:

**Peter Braunworth**  
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# Main Street Plaza

306 Main St, Dallas, OR 97338

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## Property Summary

### Main Street Plaza

306 Main St, Dallas, OR 97338



### Location Description

Main Street Plaza is centrally located along busy Main Street in the fast-growing community of Dallas, Oregon with a population of +/- 18,000 (2023). Dallas is a primary residential and commercial hub for Polk County and sits approximately 15 miles west of Salem, Oregon's State Capitol.

### Property Highlights

- 100% leased multi-tenant commercial investment opportunity in high-growth Dallas, Oregon.
- High traffic, high visibility location along Main Street, one of Dallas' two primary commercial arterials.
- Eight (8) tenants on two (2) levels includes a balanced and stable mix of professional office, medical office, and community service providers.

### Offering Summary

Sale Price:	\$900,000
Number of Units:	8
Lot Size:	34,147 SF
Building Size:	10,414 SF
NOI:	\$74,445.21
Cap Rate:	8.27%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	311	1,302	3,830
Total Population	780	3,236	9,548
Average HH Income	\$79,296	\$75,337	\$71,757

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## Property Description

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### Property Description

Coho Commercial is pleased to offer for sale Main Street Plaza, a 100% leased multi-tenant commercial investment property located in the fast-growing community of Dallas, Oregon. With a prominent and highly visible location directly fronting high-traffic Main Street, the approximate 10,414 SF, two-level, eight (8) tenant building features a stable mix of professional office, medical office, and community-focused service providers. The Main Street Plaza site encompasses approximately 34,147 SF (0.78 acres) with three (3) ingress/egress points and parking for approximately forty-two (42) vehicles as currently configured, a ratio of 4:1,000 SF overall. The property is zoned CG-Commercial General, providing excellent long-term flexibility to meet the needs of a wide range of commercial tenant uses. Originally constructed in 1969, this well-maintained property has been under the same local family ownership since 1987. Please contact the Listing Agents for additional information.

### Site Description

Main Street Plaza is situated on a 34,147 SF (0.78 Acre) site and zoned CG- Commercial General. The improvements are situated on the approximate front-third of the site directly facing Main St., with a majority of the parking located behind the building.

### Exterior Description

Wood frame with painted wood siding and trim with a brick wainscot on the building's front façade. The roof is a combination of composite shingle on the main building and a built-up flat membrane style on the rear and back portion of the building.

### Interior Description

Painted drywall walls with a combination of dropped acoustical ceiling tiles and drywall ceilings in numerous tenant suites. Interior wall, trim, floor and ceiling finishes are per tenant and vary throughout. Lighting is predominantly exposed fluorescent ballasts with recessed fluorescent's in some suites.

### Parking Description

As presently configured Main Street Plaza has parking for approximately forty-two (42) vehicles, a ratio of 4:1,000 SF, with ten (10) full-size spaces allocated at the front and side of the building and approximately thirty-two (32) full-size spaces located on the rear main lot.

### Utilities Description

All city services are to the site.

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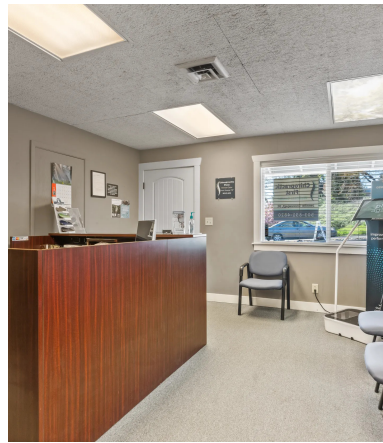
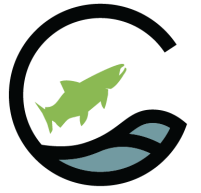
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## Additional Photos

### Main Street Plaza

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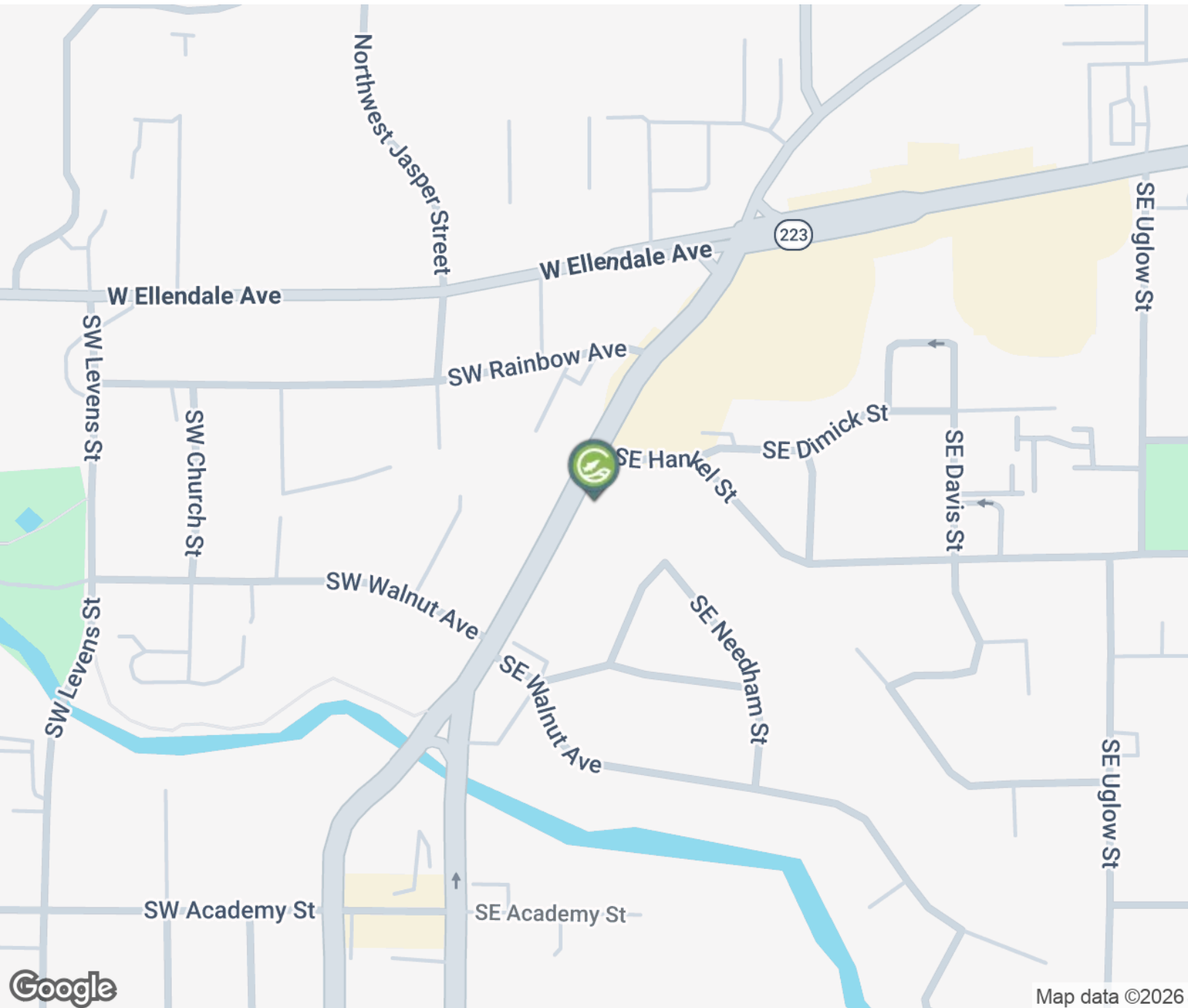
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# Location Map

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# Plat Map

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## Financial Summary

### Main Street Plaza

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<b>Investment Overview</b>	<b>Actuals</b>	<b>Pro forma</b>
Price	\$900,000	\$1,000,000
Price per SF	\$86	\$96
Price per Unit	\$112,500	\$125,000
GRM	7.2	6.03
CAP Rate	8.27%	12.76%
Cash-on-Cash Return (yr 1)	8.21%	23.63%
Total Return (yr 1)	\$29,211	\$82,445
Debt Coverage Ratio	1.33	2.25

<b>Operating Data</b>	<b>Actuals</b>	<b>Pro forma</b>
Gross Scheduled Income	\$124,980	\$165,900
Total Scheduled Income	\$124,980	\$165,900
Vacancy Cost	\$6,249	\$8,295
Gross Income	\$118,731	\$157,605
Operating Expenses	\$44,286	\$30,000
Net Operating Income	\$74,445	\$127,605

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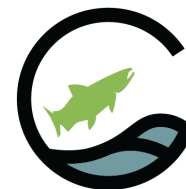
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## Income & Expenses

### Main Street Plaza

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<b>Income Summary</b>	<b>Actuals</b>	<b>Pro forma</b>
Vacancy Cost	(\$6,249)	(\$8,295)
<b>Gross Income</b>	<b>\$118,731</b>	<b>\$157,605</b>
<b>Expenses Summary</b>		
Insurance	\$2,505	-
Electricity	\$14,668	-
Natural Gas	\$828	-
Water/Sewer	\$3,234	-
Garbage	\$2,218	-
Property Taxes	\$8,960	-
10% of rents for estimated repairs/maintenance	\$11,873	-
<b>Operating Expenses</b>	<b>\$44,286</b>	<b>\$30,000</b>
<b>Net Operating Income</b>	<b>\$74,445</b>	<b>\$127,605</b>

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## Rent Roll

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Suite	Tenant Name	Size SF	Monthly Rent	% Of Building	Price / SF / Month	Market Rent	Market Rent / SF	Lease Start	Lease End
110, 120, 140	Valley Dentures	325 SF	\$575	3.12%	\$1.77	\$800	\$2.46	01/01/1997	-
130	Bridges to Success	1,100 SF	\$1,315	10.56%	\$1.20	\$1,650	\$1.50	11/01/2019	12/31/2028
180	Dallas Food Bank	1,460 SF	\$1,925	14.02%	\$1.32	\$2,000	\$1.37	01/01/2004	12/31/2028
200	Bambinos	3,000 SF	\$1,950	28.81%	\$0.65	\$2,500	\$0.83	01/01/2018	12/31/2028
306	Chiropractic First Wellness Center	698 SF	\$650	6.70%	\$0.93	\$1,200	\$1.72	-	-
312	Joyful Sound	805 SF	\$1,000	7.73%	\$1.24	\$1,200	\$1.49	06/01/2022	12/31/2028
316	Agape Physical Therapy	1,617 SF	\$1,535	15.53%	\$0.95	\$2,425	\$1.50	09/01/2021	06/30/2026
326	Agape Physical Therapy	1,366 SF	\$1,465	13.12%	\$1.07	\$2,050	\$1.50	07/07/2023	06/30/2026
<b>Totals</b>		<b>10,371 SF</b>	<b>\$10,415</b>	<b>99.59%</b>	<b>\$9.13</b>	<b>\$13,825</b>	<b>\$12.37</b>		
<b>Averages</b>		<b>1,296 SF</b>	<b>\$1,302</b>	<b>12.45%</b>	<b>\$1.14</b>	<b>\$1,728</b>	<b>\$1.55</b>		

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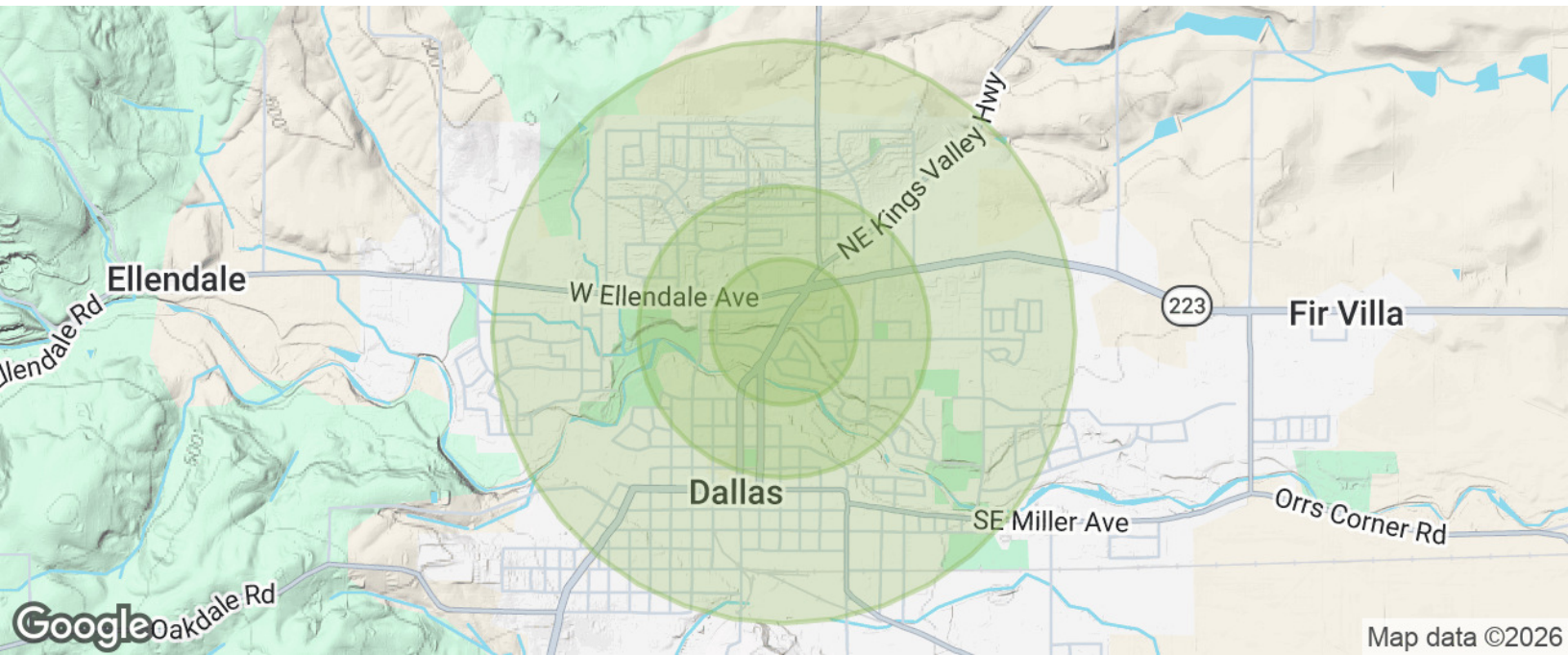
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# Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	780	3,236	9,548
Average Age	41.9	41.1	40.4
Average Age (Male)	41.0	39.6	38.9
Average Age (Female)	43.5	42.4	41.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	311	1,302	3,830
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$79,296	\$75,337	\$71,757
Average House Value	\$217,882	\$213,451	\$227,652

2020 American Community Survey (ACS)

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**Professional Background**

Peter Braunworth has served Oregonians as a real estate professional since 2009. Today, he leads the exceptional teams at Coho Realty and Coho Commercial as the companies' licensed Principal Broker.

Born and raised in Oregon, Peter earned his bachelor's degree in Business Management from Oregon State University and began a career in real estate shortly after. He quickly discovered not only an innate ability to facilitate large-scale transactions but also a sincere desire to help customers navigate decisions that would greatly impact their lives. After more than a decade in the industry, Peter's wide range of experience—including residential, commercial, and small to large land and farm sales—demonstrates his dedication to the profession.

Peter follows Oregon's ever-changing real estate market and continually pursues current credentials and education to provide his clients with expert advice. He is a Certified Residential Specialist, a designated Seller Representative Specialist, and a long-time member of the Realtor's Association.

Peter is a high-level professional who has earned a reputation for delivering results beyond industry norms and for serving customers with genuine care and integrity.

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