

1621-1637 SE HAWTHORNE BLVD

Seller Financing For Qualified Buyers | 30% Down | 5% Interest | 30 Year Am | 5 Year Term





EXCLUSIVELY LISTED BY

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Senior Director Investments

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Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$1,950,000



Proforma Cap Rate
7.03%



Price Per SF
\$199.59

FINANCIAL

| | |
|---------------|-------------|
| Listing Price | \$1,950,000 |
| Price Per SF | \$199.59 |

SELLER FINANCING

| | |
|-----------------|-----------------|
| Down Payment | 30% / \$585,000 |
| Interest Rate | 5.00% |
| Amortization | 30 Years |
| Loan Term | 5 Years |
| Monthly Payment | \$7,328 |

OPERATIONAL

| | |
|---------------|------------------------------|
| Rentable SF | 9,770 SF |
| Year Built | 1924 |
| Roof Replaced | 2014 |
| Sprinklers | Yes (Wet System) |
| Lot Size | 0.22 Acres (9,500 SF) |
| Zoning | Commercial Mixed-Use 2 (CM2) |



Finance with us and, if interest rates fall within 24 months, request a one-time rate reduction of up to 1.25%.*

Our innovative solutions can help you finance owner-occupied real estate properties at competitive interest rates and loan terms. So why wait to purchase or refinance?

- Loan amounts of \$1,000,000 - \$10,000,000
- Borrower can choose a one-time interest rate adjustment of up to 1.25% within the first 24 months of loan funding (calculated using the promissory note's original interest rate index and spread)
- 12 month interest-only period
- Up to 30-year amortization on select owner-occupied industrial, medical office and retail property types
- Up to 80% loan-to-value on purchase and no cash back refinance (up to 65% loan-to-value for cash-out financing). Existing Heritage Bank loans are eligible for refinance if they are within one year of maturity.
- Competitive fixed interest rate
- Easy application process and local, timely approvals

For more information on this limited-time offer, please contact:

Dawn Redmond

VP, Commercial Banking Officer

dawn.redmond@heritagebanknw.com

360-609-2892



Heritage
BANK

1621-1637 SE Hawthorne Blvd // RENT ROLL

| CURRENT RENT ROLL | TENANT NAME | SUITE | LEASABLE AREA | % OF BLDG | LEASE EXPIRATION | CURRENT RENT PSF | CURRENT MONTHLY RENT | CURRENT ANNUAL RENT | NNN RENT PSF | NNN MONTHLY | NNN ANNUAL |
|-------------------|-----------------|-------|---------------|-------------|------------------|------------------|----------------------|---------------------|---------------|--------------|----------------|
| | PJ's Sleep Shop | 1625 | 7,100 | 72.67% | 11/30/27 | \$6.25 | \$3,700 | \$44,400 | \$0.00 | \$0 | \$0 |
| | Barley Mill Pub | 1629 | 2,670 | 27.33% | 08/31/31 | \$22.92 | \$5,100 | \$61,200 | \$1.52 | \$338 | \$4,061 |
| | SUBTOTAL | - | 9,770 | 100% | - | \$10.81 | \$8,800 | \$105,600 | \$0.42 | \$338 | \$4,061 |

*PJ's Sleep Shop – 90 Day Landlord Termination Right.

**McMenamin's has (1) 5 Year Option at Market Rent.

| PROFORMA RENT ROLL | TENANT NAME | SUITE | LEASABLE AREA | % OF BLDG | LEASE EXPIRATION | PROFORMA RENT PSF | MONTHLY RENT | ANNUAL RENT | NNN RENT PSF | NNN MONTHLY | NNN ANNUAL |
|--------------------|-----------------|-------|---------------|-------------|------------------|-------------------|-----------------|------------------|---------------|----------------|-----------------|
| | New Tenant | 1625 | 7,100 | 72.67% | MTM | \$12.00 | \$7,100 | \$85,200 | \$2.11 | \$1,248 | \$14,976 |
| | Barley Mill Pub | 1629 | 2,670 | 27.33% | 08/31/31 | \$28.00 | \$5,150 | \$61,800 | \$1.52 | \$338 | \$4,061 |
| | SUBTOTAL | - | 9,770 | 100% | - | \$15.05 | \$12,250 | \$147,000 | \$1.95 | \$1,586 | \$19,037 |

OPERATING STATEMENT // 1621-1637 SE Hawthorne Blvd

| CURRENT OPERATING STATEMENT | | |
|-------------------------------|-------------------|-----------------|
| Gross Potential Rent | \$ 105,600 | \$ 10.81 |
| NNN Reimbursements | \$ 4,061 | \$ 0.42 |
| Gross Potential Income | \$ 109,661 | \$ 11.22 |
| Vacancy | \$ - | 0.00% |
| Effective Gross Income | \$ 109,661 | \$ 11.22 |

| | | |
|-----------------------|------------------|----------------|
| Property Taxes | \$ 13,865 | \$ 1.42 |
| Insurance (Current) | \$ 3,095 | \$ 0.32 |
| Water Bill | \$ 2,628 | \$ 0.27 |
| Fire/Life/Safety | \$ 1,020 | \$ 0.10 |
| Total Expenses | \$ 20,608 | \$ 2.11 |

| | | |
|-----------------------------|------------------|----------------|
| Net Operating Income | \$ 89,053 | \$ 9.11 |
|-----------------------------|------------------|----------------|

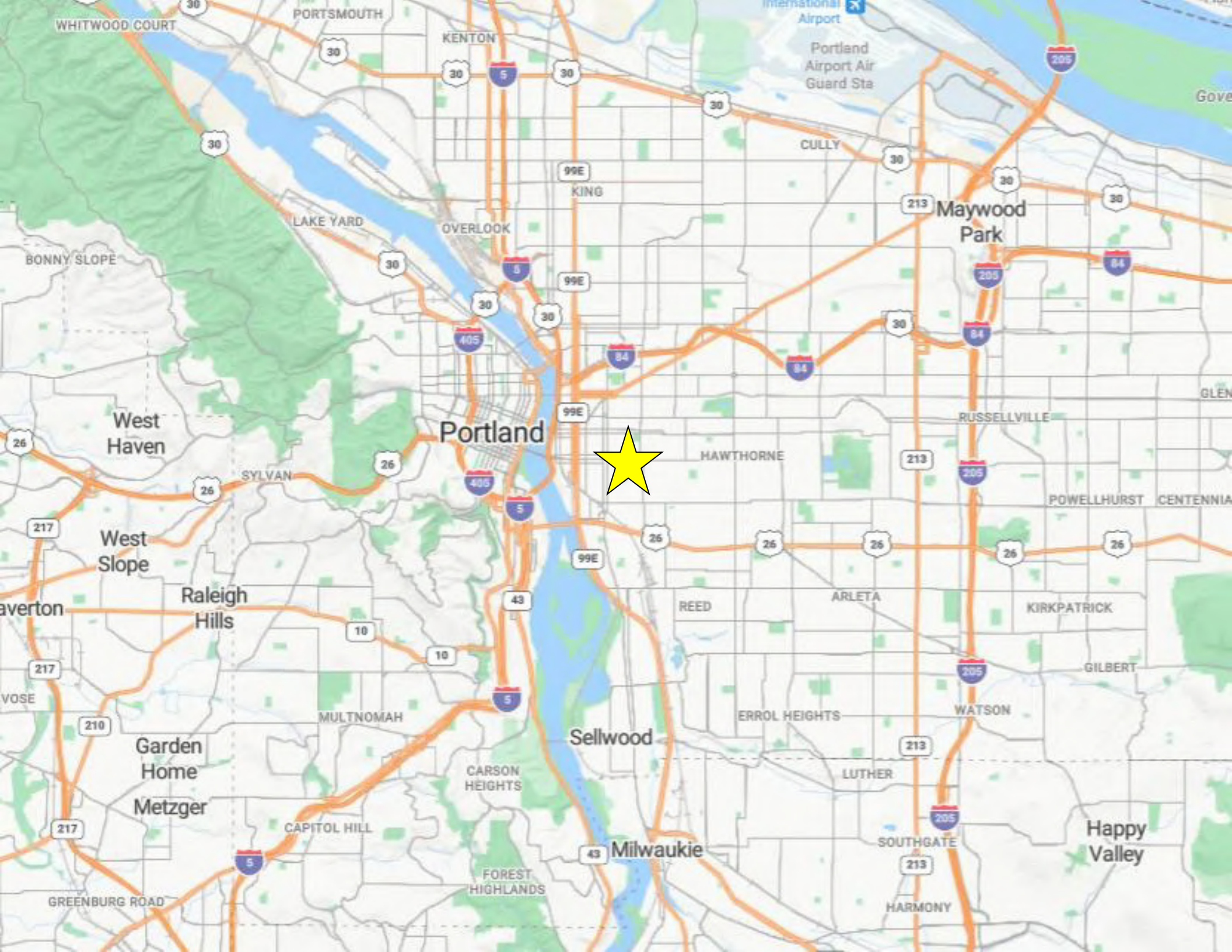
| | |
|-----------------------|-------------|
| Purchase Price | \$1,950,000 |
| Current Cap Rate | 4.57% |
| Price Per Square Foot | \$200 |

| PROFORMA OPERATING STATEMENT | | |
|-------------------------------|-------------------|-----------------|
| Gross Potential Rent | \$ 147,000 | \$ 15.05 |
| NNN Reimbursements | \$ 19,037 | \$ 1.95 |
| Net Potential Rent | \$ 166,037 | \$ 16.99 |
| Vacancy Factor | \$ 8,302 | 5.00% |
| Effective Gross Income | \$ 157,735 | \$ 16.14 |

| | | |
|-----------------------|------------------|----------------|
| Property Taxes | \$ 13,865 | \$ 1.42 |
| Insurance (Current) | \$ 3,095 | \$ 0.32 |
| Water Bill | \$ 2,628 | \$ 0.27 |
| Fire/Life/Safety | \$ 1,020 | \$ 0.10 |
| Total Expenses | \$ 20,608 | \$ 2.11 |

| | | |
|-----------------------------|-------------------|-----------------|
| Net Operating Income | \$ 137,127 | \$ 14.04 |
|-----------------------------|-------------------|-----------------|

| | |
|-----------------------|-------------|
| Purchase Price | \$1,950,000 |
| Market Cap Rate | 7.03% |
| Price Per Square Foot | \$200 |



SE Stark St

SE Stark St

BUCKMAN

SE Morrison St

SE Belmont St

SE 30th Ave

99E

SE Grand Ave

SE 7th Ave

SE 11th Ave

SE 20th Ave

SE Madison St

SE Hawthorne Blvd

SE Clay St

99E

LADD'S ADDITION

SE 12th Ave

SE Division St

99E











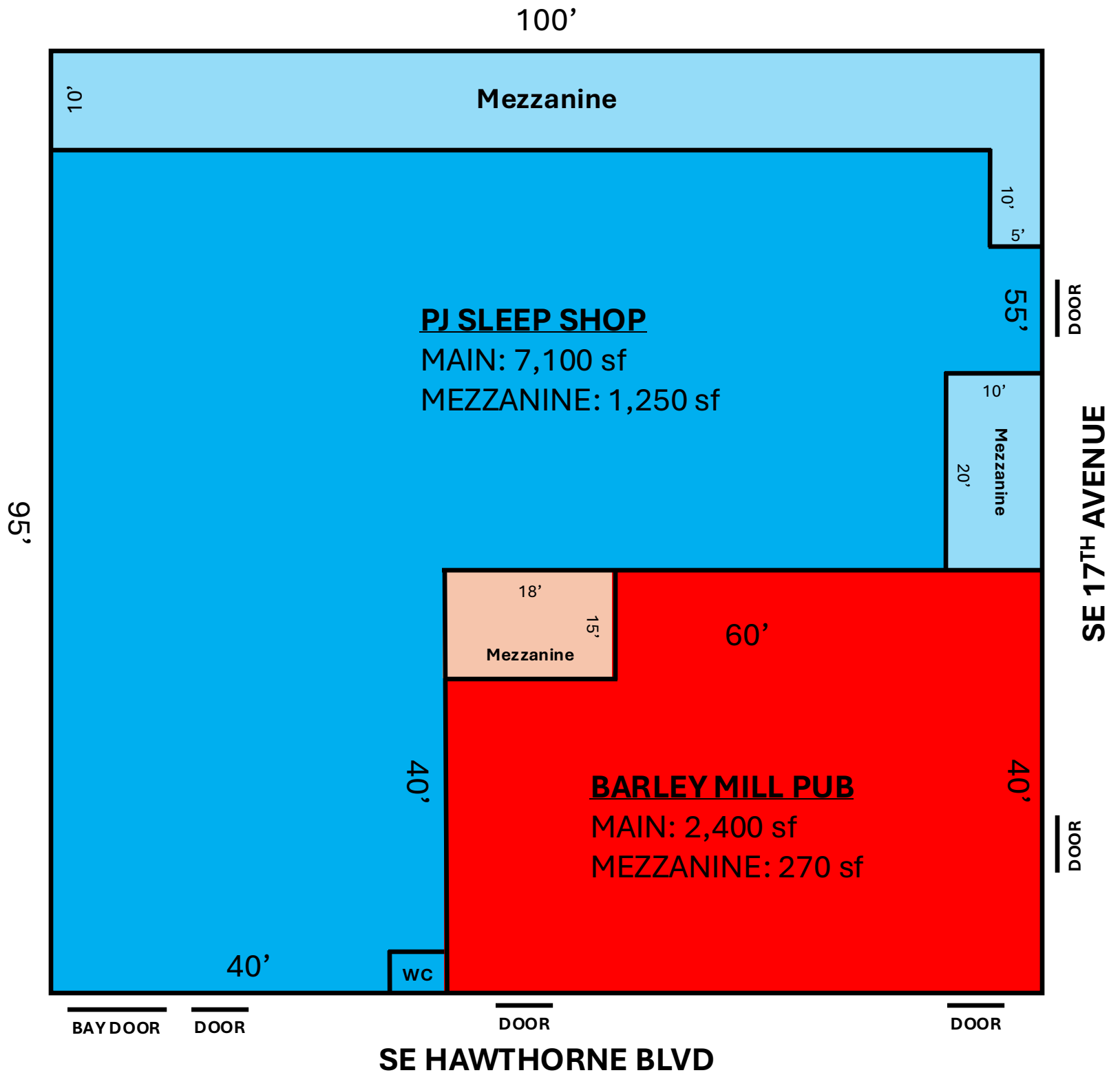
BARLEY MILL
McMENAMINS

PJ SLEEP SHOP

#10 SHOP

BARLEY MILL PUB

SE 10th Ave





TENANT HIGHLIGHTS

- Barley Mill Pub was the 1st McMenamins Location Ever
- Opened in 1983, Barley Mill Pub has Operated Here for 40+ Years
- McMenamins Operates 56 Locations Across Oregon and Washington
- McMenamins Operates 24 Breweries, Producing Award Winning Beverages

TENANT OVERVIEW

| | |
|---------------|---|
| Company: | McMenamins - [Barley Mill Pub Location] |
| Founded: | 1985 |
| Locations: | 56 |
| Lease Rate: | \$22.92 MG |
| Headquarters: | Portland, OR |
| Website: | https://www.mcmenamins.com/ |

RENT SCHEDULE

| LEASE YEARS | ANNUAL RENT | BUMP |
|-------------------|-------------|-------------|
| 09/01/25-08/31/26 | \$60,000 | Fair Market |
| 09/01/26-08/31/27 | \$61,800 | +\$150/mo. |
| 09/01/27-08/31/28 | \$63,600 | +\$150/mo. |
| 09/01/28-08/31/29 | \$65,400 | +\$150/mo. |
| 09/01/29-08/31/30 | \$66,600 | +\$100/mo. |
| 09/01/30-08/31/31 | \$68,400 | +\$150/mo. |
| 5 Year Option | Fair Market | TBD |

ABOUT THE TENANT

McMenamins is a family-owned chain of brewpubs, breweries, music venues, historic hotels, and theater pubs in the U.S. states of Oregon and Washington. Many of their locations are in rehabilitated historical properties; several are listed on the National Register of Historic Places. McMenamins was founded by brothers Mike and Brian McMenamin, who were raised in northeast Portland.





Kruger-Bräu
die 1850er

TERRY GARCIA
The College's Edge



PJS SLEEP SHOP // 1621-1637 SE Hawthorne Blvd



TENANT HIGHLIGHTS

- 2nd Generation, Family Owned Mattress Retailer
- PJs has been Serving the Community for 50+ Years
- Providing Customers with Huge Selections and Low Prices

TENANT OVERVIEW

| | |
|---------------|---|
| Company: | PJs Sleep Shop - Mattress Store |
| Founded: | 1974 |
| Locations: | 1 |
| Lease Rate: | \$5.41 MG |
| Headquarters: | Portland, OR |
| Website: | https://www.pjsleepshop.com/ |

RENT SCHEDULE

| LEASE YEARS | ANNUAL RENT | BUMP |
|------------------------------------|-------------|------|
| 11/30/2027 (90 Day LL Termination) | \$44,400 | 3% |
| New Lease / Owner-Occupant | Fair Market | 3% |

CUSTOM TEXT

Patrick James opened PJ Sleep Shop in 1974 making them the oldest mattress store in Portland, Oregon. Patrick has since retired, but his son Jeremy and wife Peggy continue to operate the business.

60 MONTH
9.99% APR CREDIT

AMERICAN SLEEP
BY MORGAN
SLEEP





SLEEP BETTER
KNOWING YOU SAVED!

BESTEST
ORIGINAL SPRINGS

Bestest
Original Springs



SLEEP BETTER
KNOWING YOU SAVED!

HOLLYWOOD BED FRAMES



GREAT MESS SALE
SAVE TODAY

HOLLYWOOD BED FRAMES

\$800
QUEEN

1621-1637 SE Hawthorne Blvd // DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|---------------|----------------|----------------|
| 2028 Projection | | | |
| Total Population | 31,049 | 238,585 | 491,230 |
| 2023 Estimate | | | |
| Total Population | 29,317 | 231,412 | 477,340 |
| 2020 Census | | | |
| Total Population | 27,895 | 230,365 | 475,657 |
| 2010 Census | | | |
| Total Population | 23,163 | 193,330 | 420,940 |
| Daytime Population | | | |
| 2023 Estimate | 46,967 | 409,123 | 623,553 |
| HOUSEHOLDS | | | |
| 2028 Projection | | | |
| Total Households | 16,604 | 123,792 | 230,589 |
| 2023 Estimate | | | |
| Total Households | 15,538 | 119,622 | 223,333 |
| Average (Mean) Household Size | 1.8 | 1.9 | 2.1 |
| 2010 Census | | | |
| Total Households | 14,824 | 116,923 | 218,667 |
| 2010 Census | | | |
| Total Households | 11,824 | 96,220 | 190,224 |
| Occupied Units | | | |
| 2028 Projection | 18,057 | 135,882 | 248,726 |
| 2023 Estimate | 16,821 | 131,098 | 240,667 |
| HOUSEHOLDS BY INCOME | | | |
| 2023 Estimate | | | |
| \$150,000 or More | 18.9% | 23.8% | 21.8% |
| \$100,000-\$149,999 | 15.5% | 18.1% | 18.6% |
| \$75,000-\$99,999 | 11.9% | 12.0% | 13.1% |
| \$50,000-\$74,999 | 14.9% | 13.6% | 15.0% |
| \$35,000-\$49,999 | 11.2% | 8.4% | 9.2% |
| Under \$35,000 | 27.6% | 24.2% | 22.2% |
| Average Household Income | \$100,935 | \$123,059 | \$117,792 |
| Median Household Income | \$68,621 | \$82,693 | \$81,334 |
| Per Capita Income | \$53,920 | \$64,150 | \$55,558 |

| HOUSEHOLDS BY EXPENDITURE | 1 Mile | 3 Miles | 5 Miles |
|---|---------------|----------------|----------------|
| Total Average Household Retail Expenditure | \$73,760 | \$78,841 | \$79,634 |
| Consumer Expenditure Top 10 Categories | | | |
| Housing | \$25,637 | \$27,051 | \$27,176 |
| Transportation | \$14,124 | \$14,572 | \$14,721 |
| Food | \$9,092 | \$9,561 | \$9,654 |
| Personal Insurance and Pensions | \$8,905 | \$9,592 | \$9,674 |
| Healthcare | \$4,631 | \$5,345 | \$5,552 |
| Entertainment | \$3,208 | \$3,554 | \$3,618 |
| Cash Contributions | \$2,375 | \$2,814 | \$2,855 |
| Apparel | \$2,051 | \$2,188 | \$2,166 |
| Gifts | \$1,448 | \$1,663 | \$1,636 |
| Personal Care Products and Services | \$851 | \$924 | \$931 |
| POPULATION PROFILE | | | |
| Population By Age | | | |
| 2023 Estimate Total Population | 29,317 | 231,412 | 477,340 |
| Under 20 | 10.1% | 13.4% | 16.9% |
| 20 to 34 Years | 36.8% | 29.1% | 25.6% |
| 35 to 39 Years | 13.5% | 10.9% | 10.2% |
| 40 to 49 Years | 17.0% | 16.2% | 16.1% |
| 50 to 64 Years | 14.0% | 16.5% | 17.2% |
| Age 65+ | 8.5% | 13.8% | 14.0% |
| Median Age | 36.0 | 38.3 | 38.6 |
| Population 25+ by Education Level | | | |
| 2023 Estimate Population Age 25+ | 24,890 | 187,844 | 371,621 |
| Elementary (0-8) | 1.1% | 1.3% | 2.4% |
| Some High School (9-11) | 2.5% | 2.2% | 3.2% |
| High School Graduate (12) | 8.9% | 9.2% | 12.4% |
| Some College (13-15) | 18.2% | 17.3% | 18.7% |
| Associate Degree Only | 5.2% | 5.1% | 6.1% |
| Bachelor's Degree Only | 40.6% | 37.1% | 33.7% |
| Graduate Degree | 23.5% | 27.7% | 23.6% |

DEMOGRAPHICS // 1621-1637 SE Hawthorne Blvd



POPULATION

In 2023, the population in your selected geography is 477,340. The population has changed by 13.40 since 2010. It is estimated that the population in your area will be 491,230 five years from now, which represents a change of 2.9 percent from the current year. The current population is 49.8 percent male and 50.2 percent female. The median age of the population in your area is 38.6, compared with the U.S. average, which is 38.7. The population density in your area is 6,061 people per square mile.



HOUSEHOLDS

There are currently 223,333 households in your selected geography. The number of households has changed by 17.41 since 2010. It is estimated that the number of households in your area will be 230,589 five years from now, which represents a change of 3.2 percent from the current year. The average household size in your area is 2.1 people.



INCOME

In 2023, the median household income for your selected geography is \$81,334, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 62.47 since 2010. It is estimated that the median household income in your area will be \$94,551 five years from now, which represents a change of 16.3 percent from the current year.

The current year per capita income in your area is \$55,558, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$117,792, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 291,339 people in your selected area were employed. The 2010 Census revealed that 71.3 percent of employees are in white-collar occupations in this geography, and 13.3 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSING

The median housing value in your area was \$483,716 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 97,730.00 owner-occupied housing units and 92,496.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. 23.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 33.7 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 6.1 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 12.4 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 18.7 percent in the selected area compared with the 20.1 percent in the U.S.

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Activity ID #ZAE0210323

Marcus & Millichap

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