

FOR SALE

10189 SE Sunnyside Road // Clackamas, Oregon 97015



Unrivalled Visibility and Versatility in Clackamas' Premier Commercial Corridor

Tenant	Monthly NNN Rent*	Monthly CAM**	NNN Rent Per Sq. Ft.	CAM Per Sq. Ft.	Gross Rent Per Sq. Ft.	Current Lease Start	Current Lease End	Square Feet	3% Lease Increase
Classic Auto Wash	\$7,176	\$3,121	\$30.75	\$13.38	\$44.13	1/1/25	12/31/34	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	
	\$50,245	

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 | 503.657.1094

FOR SALE

10189 SE Sunnyside Road // Clackamas, Oregon 97015



Steve Tekander
Associate Broker

Cell: 503.522.7003
stekander@aol.com

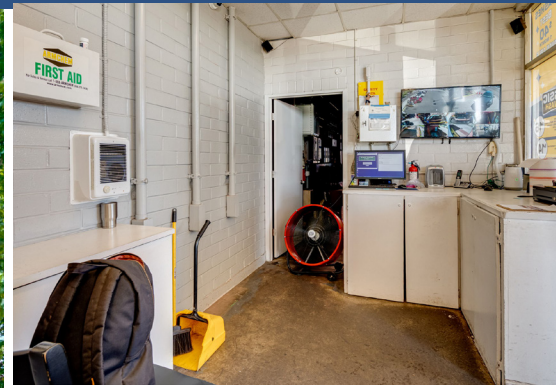
The Handris Realty Company

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

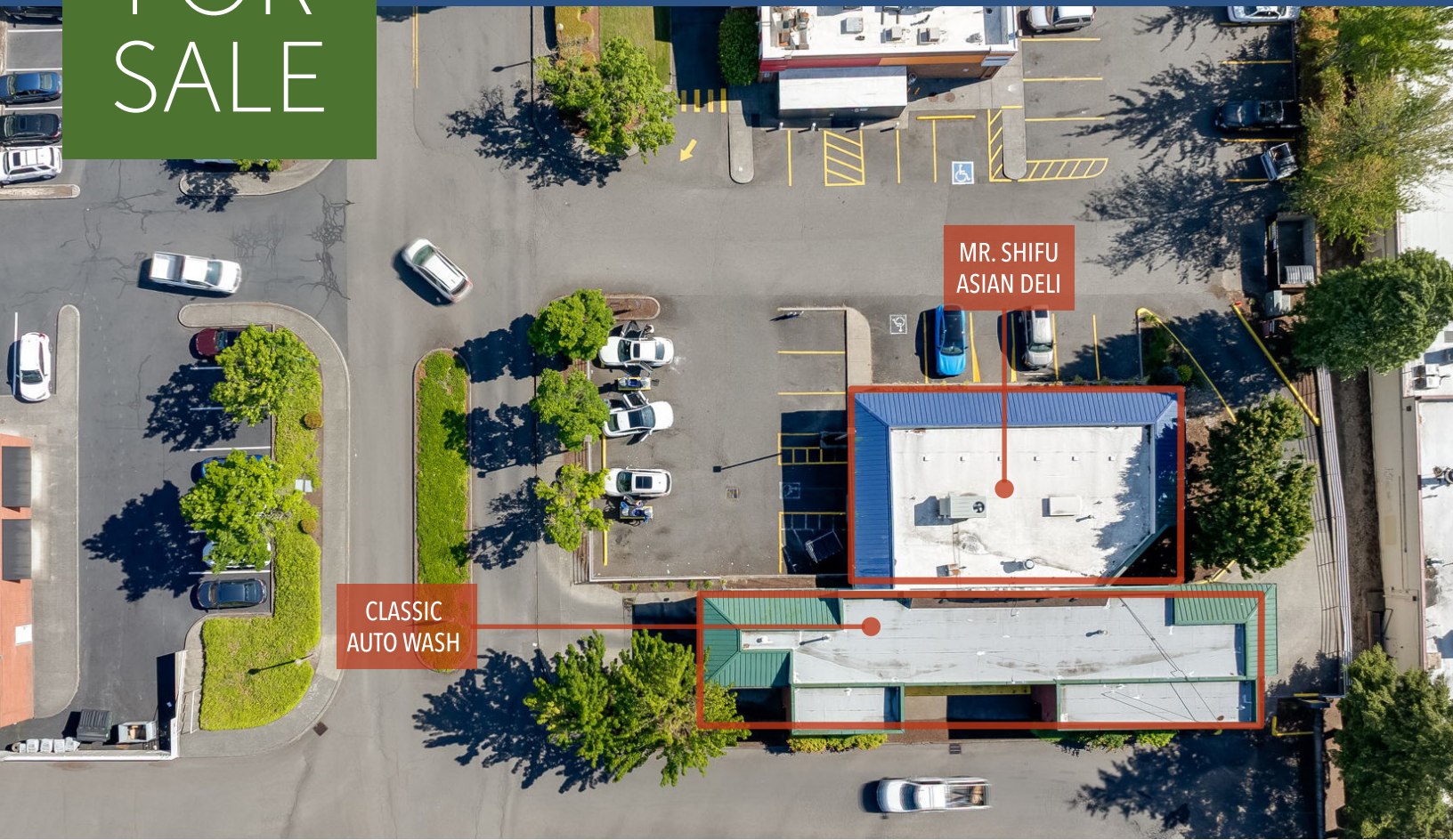
The **Handris Realty Company**

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