



Columbia Crest Medical Center

Offering Memorandum

1935 E 19th Street, The Dalles, OR

Fully Leased Commercial Property



Built in 2009 with additional build-outs in 2012 and 2024, this modern facility combines contemporary design with practical functionality. The property boasts stunning views of the Columbia River, adding significant appeal to both tenants and visitors alike.



Located in a thriving market with zero comparable vacancies, this investment stands out due to limited development opportunities for new construction in the area. The robust local economy and geographical constraints virtually ensure continued high occupancy and stable returns for years to come.

The Offering

7.0M
SALE PRICE

21,600
BUILDING SF

\$324
PRICE PER SQ

100%
OCCUPANCY

\$604,000
NOI

8.63%
CAP RATE

- Stable income from existing medical tenants
- Located directly across from Adventist Health Columbia Gorge Hospital
- The only Class A medical office space on the market & low vacancy in The Dalles submarket
- Staggered lease expiration and built-in rent escalations
- Ample Parking (65 parking spaces, 3.2/1,000 SF, abundant street parking)

Property Overview

ADDRESS:	1935 E 19th St The Dalles, OR 97058
TYPE:	Class A Medical Office
TENANCY:	Multiple
SITE:	21,600 SF
OCCUPANCY:	100%
YEAR BUILT:	2009
RENOVATED:	2024
FLOORS	2

Located across the Street
from Adventist Columbia
Gorge Medical Center

Views of the
Columbia River



Strategically located at the center of healthcare in The Dalles

1. Columbia Crest Medical Center
2. Adventist Health Hospital
3. Columbia River Medical Clinic
4. Columbia River Women's Center
5. Gorge Urology The Dalles
6. Visiting Health Services
7. MCMC/Adventist Occupational Health





Long-term, Stable Healthcare Tenants

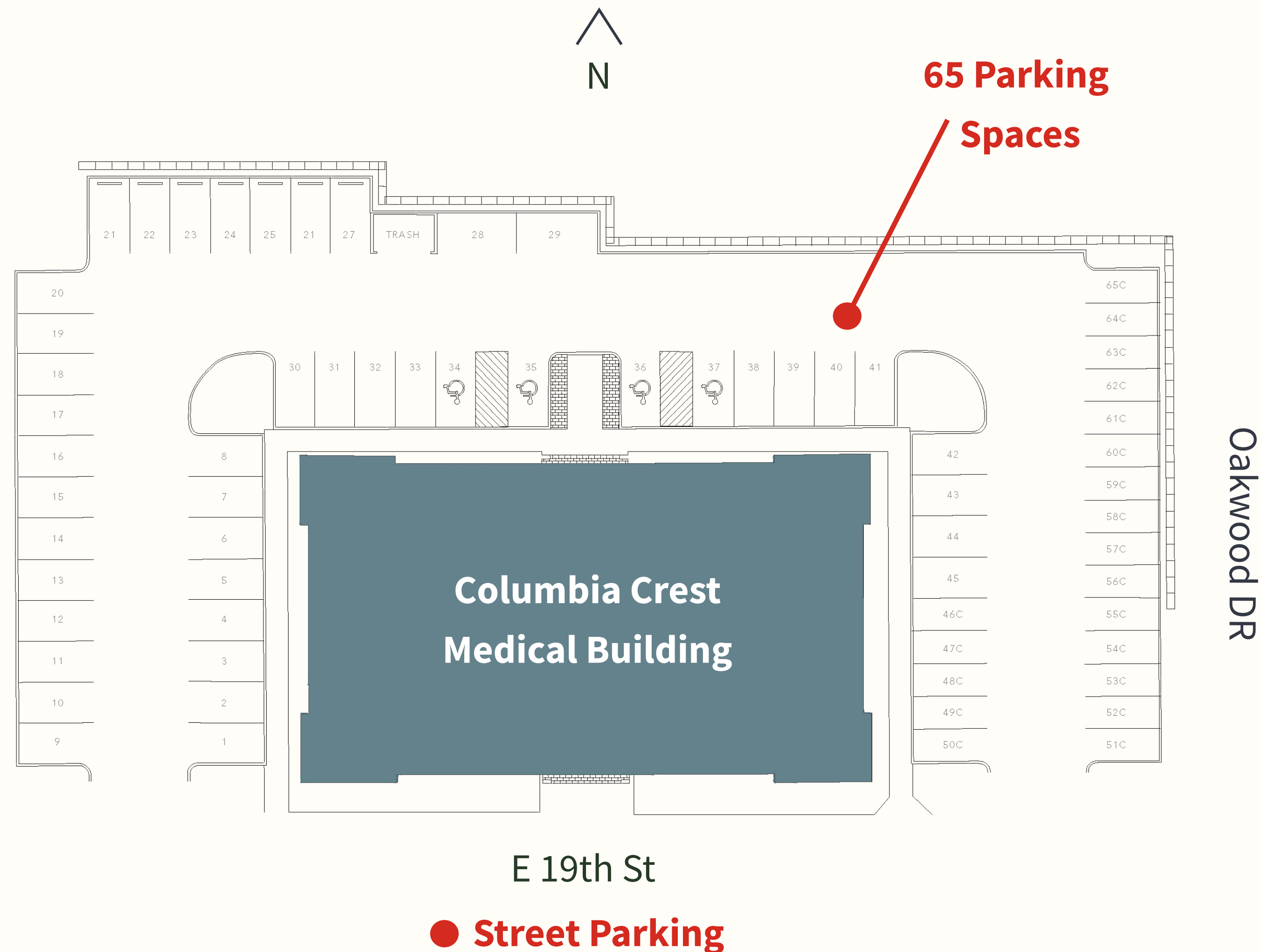


First floor



Second floor

Site plan | Hospital Entrance is SE



1935 E 19th St

The Dalles, OR 97058

- 20,246 SF Class A Medical Office
- 2 Stories, Masonry Construction
- Built in 2009, Renovated 2024
- 65 Parking spaces & Ample parking
- River Views
- Across the street from the Hospital

Columbia Crest Medical Center

65 Parking
Spaces

Oakwood Drive

E 19th St



