

OFFERING MEMORANDUM

CAPITOL CORNER

Sherwin Williams Anchored Retail Center Adjacent to I-5



10075 SW BARBUR BLVD, PORTLAND, OR

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Mathews

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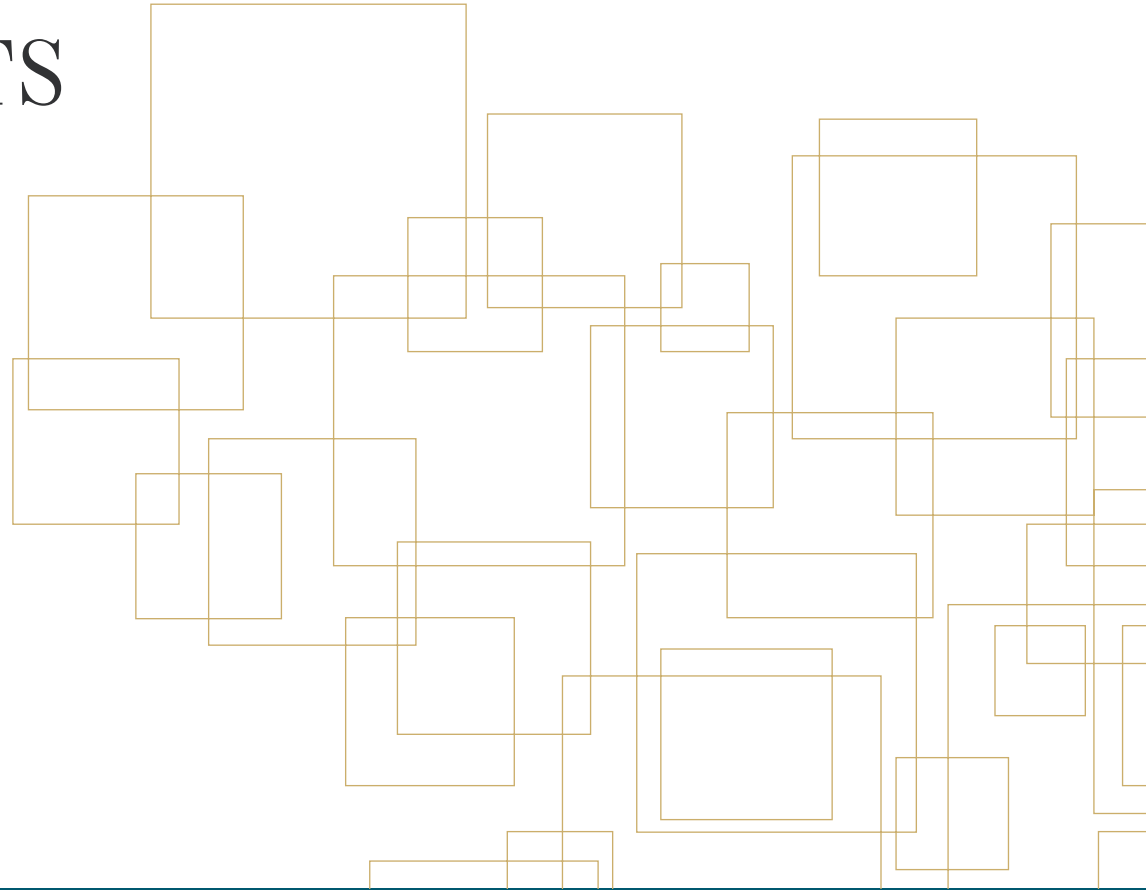
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EXECUTIVE SUMMARY



NEW 10-YR SHERWIN WILLIAMS
ANCHORED RETAIL CENTER
ADJACENT TO I-5

Sherwin Williams (S&P Investment Grade rated BBB) signed a new 10-year lease in in 2025 which accounts for 35% of the total income. \$165K Average Household Income.

\$5,935,000

SALE PRICE

7.00%

CAP RATE

1990

YEAR BUILT

INVESTMENT HIGHLIGHTS

Sherwin Williams on new 10-YR NNN Lease with firm term through March of 2035 including 12% rent bumps every 5 years

Seasoned Rents with average shop rents of \$23.87/Sq. Ft.

High-density surrounding residential: 3 mile population of 109,000 with average household income of \$165,000

Thai Orchid, the 2nd largest tenant behind Sherwin Williams has occupied the site since 1997, Capitol Nails since 2006.

Seller to provide full 2-Year Rent Guaranty including Expenses reimbursement for suite 2 (see page 10 for details).

Located just off Barbur/Capitol Hwy & I-5 Interchange with combined traffic counts of 142,380+

Located less than 1 mile from Portland Community College with current enrollment of 23,000+

Multiple recent LOIs on vacant suite - please inquire with broker for additional details

New high-volume restaurant (Kismayo) driving significant traffic into the center

High Performing Domino's Pizza - limited Competition (No Pizza Hut, Papa John's or Little Caesars in trade area)

Potential Spin Off Scenario with Freestanding Sherwin Williams (Contact broker for details).

FREESTANDING 10-YR NNN SHERWIN WILLIAMS WITH SPINOFF POTENTIAL



EXECUTIVE SUMMARY





PROPERTY OVERVIEW

PROPERTY INFORMATION

PROPERTY OVERVIEW

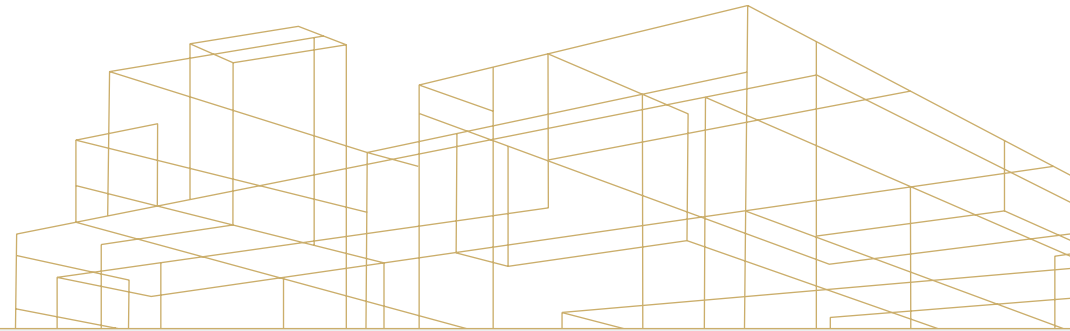
ADDRESS	10075 SW Barbur Blvd, Portland, OR
PARCEL NUMBER	R331027
COUNTY	Multnomah County
PARKING	±66 spaces

SITE INFORMATION

LAND AREA	56,192 SF
ACCESS	Pacific Hwy W/Barbur Blvd
ZONING	CM2
SIGNAGE	Pylon sign visible from Barbur Blvd

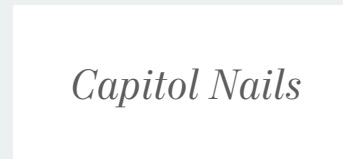
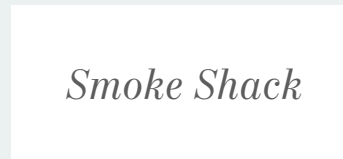
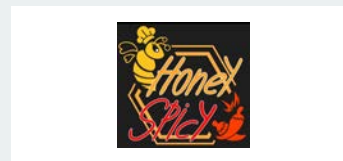
BUILDING INFORMATION

YEAR BUILT	1990
GROSS LEASABLE SF	17,245 SF
LOT SIZE	1.29 AC




CURRENT TENANTS

84%
OCCUPANCY



PROPERTY OVERVIEW

 **121,237+ VEHICLES**
Average Daily Traffic

 **21,019+ VEHICLES**
At Interchange

**SUBJECT
PROPERTY**





FINANCIALS

Section 03

CASH FLOW SUMMARY

\$5,935,000

PRICE

7.00%

CAP RATE



INCOME & EXPENSES

Annual

Rental Income	\$438,474
Year 1 Net Rent Increase	\$2,684
Expense Reimbursements	\$203,306
Gross Income	\$644,464
Taxes	\$93,240
Insurance	\$11,700
CAMS	\$124,060
Total Expenses	\$229,000
NET OPERATING INCOME	\$415,464

SUITE 2 RENT GUARANTY

Annual

2 Years Rent	\$58,740
2 Years Expense Reimbursement	\$36,864
Total Buyer Credit At Closing	\$95,604

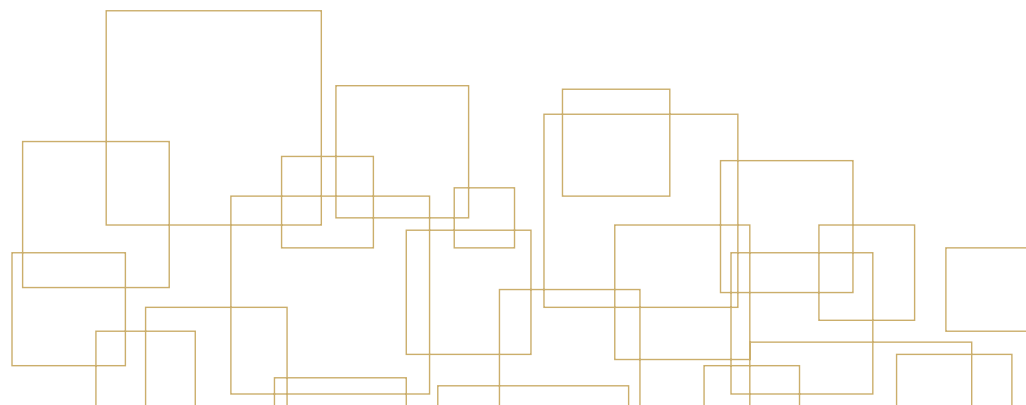
Expenses and Tenant Reimbursements based on 2026 Professional Management Budget

Year 1 Income based on 7/1/2026-6/30/2027

RENT ROLL

Freestanding Sherwin Williams - Spin-off Potential

Tenant	Suite	Leased SF	% GLA	LEASE TERM		RENTAL RATES		
				Lease End	Lease Type	Monthly	Per SF	Yearly Base Rent
Thai Orchid	1	3,150	18.27%	Nov-27	NNN	\$7,384	\$28.13	\$88,608
Sherwin Williams	10065	4,412	25.58%	Mar-35	NNN	\$12,685	\$34.50	\$152,214
SELLER GUARANTY	2	1,335	7.74%	N/A	NNN	\$2,448	\$22.00	\$29,370
The Smoke Shack	3	1,316	7.63%	Jun-27	NNN	\$2,222	\$20.26	\$26,664
Honey Spicy	4	828	4.80%	Jan-29	GROSS	\$2,364	\$34.26	\$28,367
Capitol Nails	6	1,005	5.83%	Jun-28	NNN	\$2,448	\$29.23	\$29,376
Kismayo	6B	1,755	10.18%	Mar-32	NNN	\$2,728	\$18.65	\$32,731
Domino's Pizza	7	2,216	12.85%	Jun-28	NNN	\$4,262	\$23.08	\$51,144
VACANT	5	1,228	7.12%	N/A	N/A	\$0	\$0.00	\$0
Totals		17245				\$36,540		\$438,474





LOCATION OVERVIEW

LOCATION OVERVIEW

\$165,149
3 MI AVG. HH INCOME

109,123
3 MI POPULATION

23,280
PCC ENROLLMENT

← Beaverton

SPRING GARDEN PARK

PORTLAND

 **121,237+ VEHICLES**
Average Daily Traffic

SUBJECT PROPERTY

 **21,019+ VEHICLES**
Average Daily Traffic

JACKSON MIDDLE SCHOOL

Marshall Park

Metzger

LOLL WILDWOOD NATRUAL AREA

STEPHENSON ELEMENTARY SCHOOL

99W

 PORTLAND COMMUNITY COLLEGE



← Tigard

↓ Lake Oswego

KIDDER MATHEWS

SW PORTLAND, OR

Southwest Portland continues to stand out as one of the city’s most resilient and opportunity-driven submarkets.

Anchored by strong commuter corridors and established residential neighborhoods, the area benefits from steady demand driven by its balance of accessibility, livability, and relative value compared to Portland’s urban core. With a mix of long-standing local businesses and growing professional services, SW Portland maintains a stable commercial environment supported by consistent daily traffic and an engaged local customer base.

The Barbur Boulevard corridor, in particular, remains a key arterial connection between downtown Portland, I-5, and the Tigard/Tualatin Valley. This visibility and connectivity make it especially attractive for office, service, and retail users seeking convenience without the congestion or cost premiums of the CBD. Ongoing infrastructure planning and continued investment along the corridor further reinforce long-term confidence in the area, while nearby residential density helps support sustained daytime and evening activity.

At 10075 SW Barbur Blvd, occupants benefit from this momentum—positioned in a well-traveled location with strong neighborhood ties and access to a broad workforce and customer pool. Southwest Portland’s steady performance, combined with its strategic location and community-oriented character, continues to make it a compelling choice for businesses looking for stability today and growth potential moving forward.



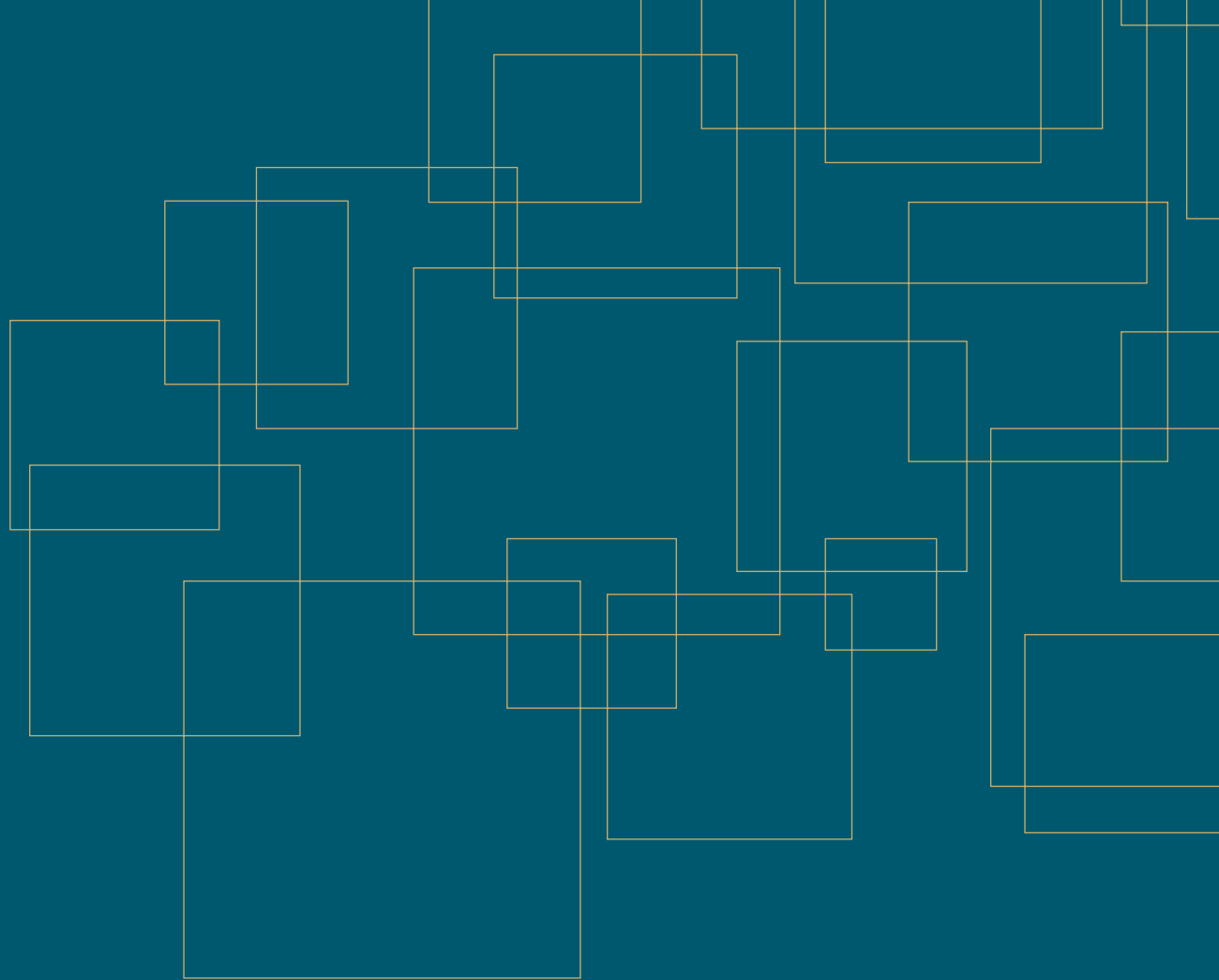
Population

	1 Mile	3 Miles	5 Miles
2025 POPULATION	13,839	109,123	325,215
2030 PROJECTED	12,958	107,143	318,458
HISTORICAL ANNUAL GROWTH	0.3%	0.6%	0.8%



Household Income

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$163,720	\$165,149	\$156,672
2025 MEDIAN HH INCOME	\$125,944	\$119,450	\$115,811



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