

5-Tenant Retail Strip Center at Gresham Town Fair

Gresham, OR

100% Occupied 14,460 SF Retail Strip in Highly Visited Gresham Town Fair

\$ | Price:
\$4,800,000

% | Cap Rate:
6.65%

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THE OFFERING

- 6.65% going-in cap growing to ~7.5% yield on cost by Year 5 on contractual increases alone — little to no capex required.
- \$332/SF — approximately 56% below estimated replacement cost of ~\$750/SF.
- Anchor pays \$17.48/SF on 45% of GLA — below market for large-format restaurant space, with 3% annual increases through 2030.
- Attached to Gresham Town Fair: 264,000 SF anchored by Ross, Dick's Sporting Goods & PetSmart; 2.6M annual visits (Placer.ai).
- Diversified, e-commerce-resistant income: U.S. Government (Army), a personally guaranteed multi-unit operator (Joy Teriyaki, 30+ locations), restaurant, and personal services.
- Near-term lease-up underway: PayMore LOI in hand for Suite 32 (1,200 SF) at \$25.00/SF NNN, 10-year term.

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