

Visionworks

Gresham, OR

Absolute Net Ground Lease Visionworks Pad at Gresham Town Fair

\$ | Price:
\$2,220,000

% | Cap Rate:
6.50%

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THE OFFERING

- An absolute-net ground lease to a national credit operator with zero landlord operating responsibility — the tenant owns and maintains the building and reimburses all center costs.
- Visionworks is the 6th-largest U.S. optical chain, owned by VSP Vision, one of the country's largest vision-care organizations. There have been 30+ years of continuous operation and repeated renewals at this exact location.
- Built-in growth plus reversion upside. Contractual 2.5% annual increases carry NOI from \$144,088 (CY2027) to \$161,342 by the final year.
- Institutional center, insulated ownership. A freestanding pad within an anchor-driven, professionally managed shopping center.
- Hard-corner real estate in a growing trade area sitting at NW Division St & NW Eastman Pkwy, walkable to MAX and adjacent to the new East County Library (2026), in a dominant grocery corridor with 235,000+ residents and ~\$100K average household income within 5 miles.



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