

Former Red Robin

9880 SE Washington St. | Portland, OR 97216

**Vacant Retail
Investment Opportunity**

Offering Memorandum

Extremely Attractive Price (\$300 Per SF) | Redevelopment Opportunity | Located in the Heart of Portland



MATTHEWS™

Exclusively Listed By



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 **±166,900 VPD**

SE Washington St ±25,960 VPD



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Property Overview

\$1,899,000

List Price

\$300

Price Per SF

425,611

5-Mie Population

±6,330 SF

GLA

±0.32 AC

Lot Size

2001

Year Built

Investment Highlights

Lease & Location Highlights

- Redevelopment play of a former Red Robin restaurant
- 2001 built-to-suit construction for Red Robin
- 6,330 square foot building situated on a ±0.32 acre parcel
- Extremely attractive price at \$300 PSF (below replacement cost)
- Pad sit to a Target & Home Depot anchored center
- ± 35,804 vehicles daily at the intersection of SE Washington St & SE Stark St
- 3-Mile population of 192,931 residents
- 5-Mile population of 425,611 residents
- \$125,936 average household income (5-mile)
- Strong retail synergy with many other national retailers close by

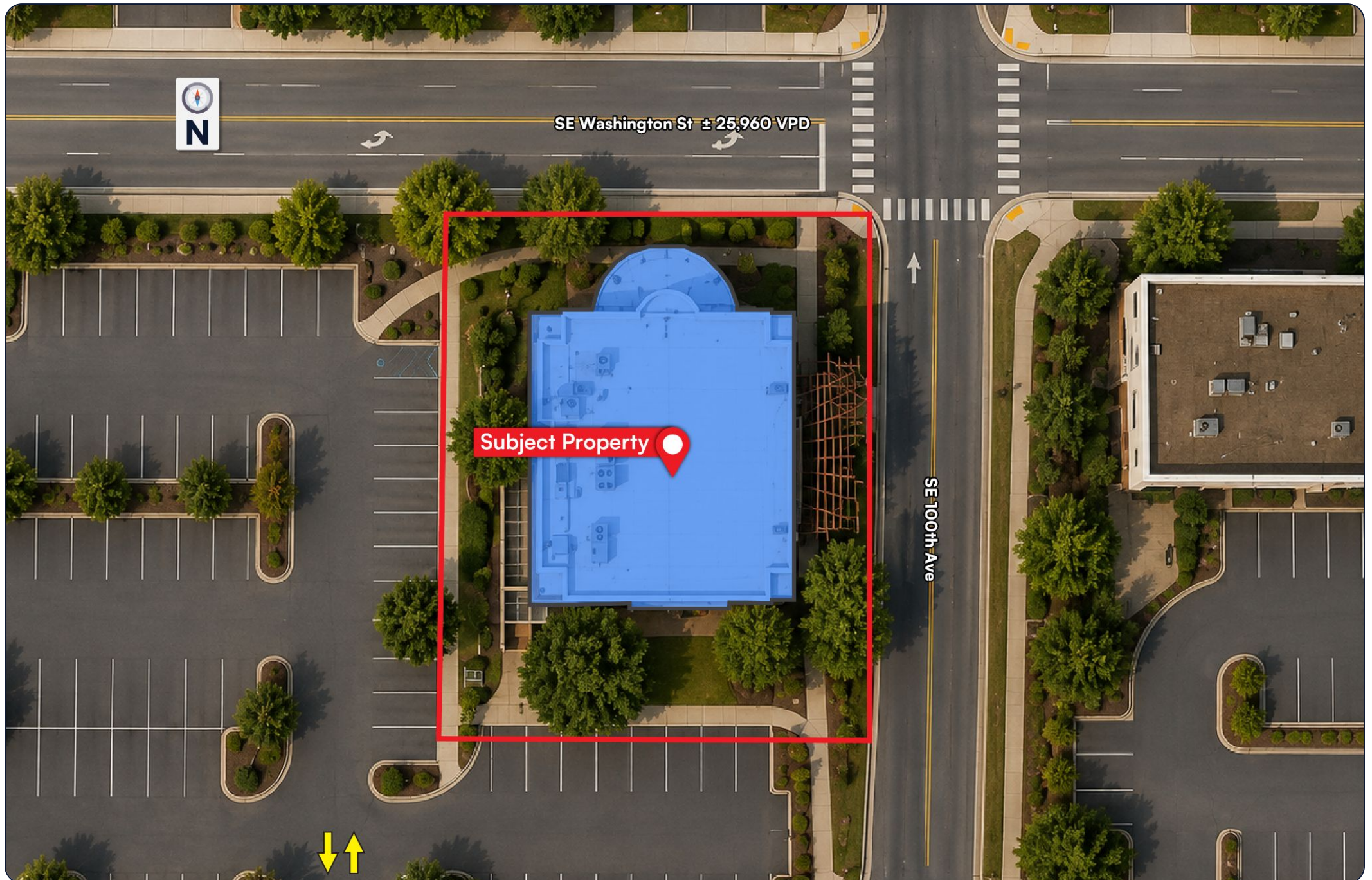
Aerial Map



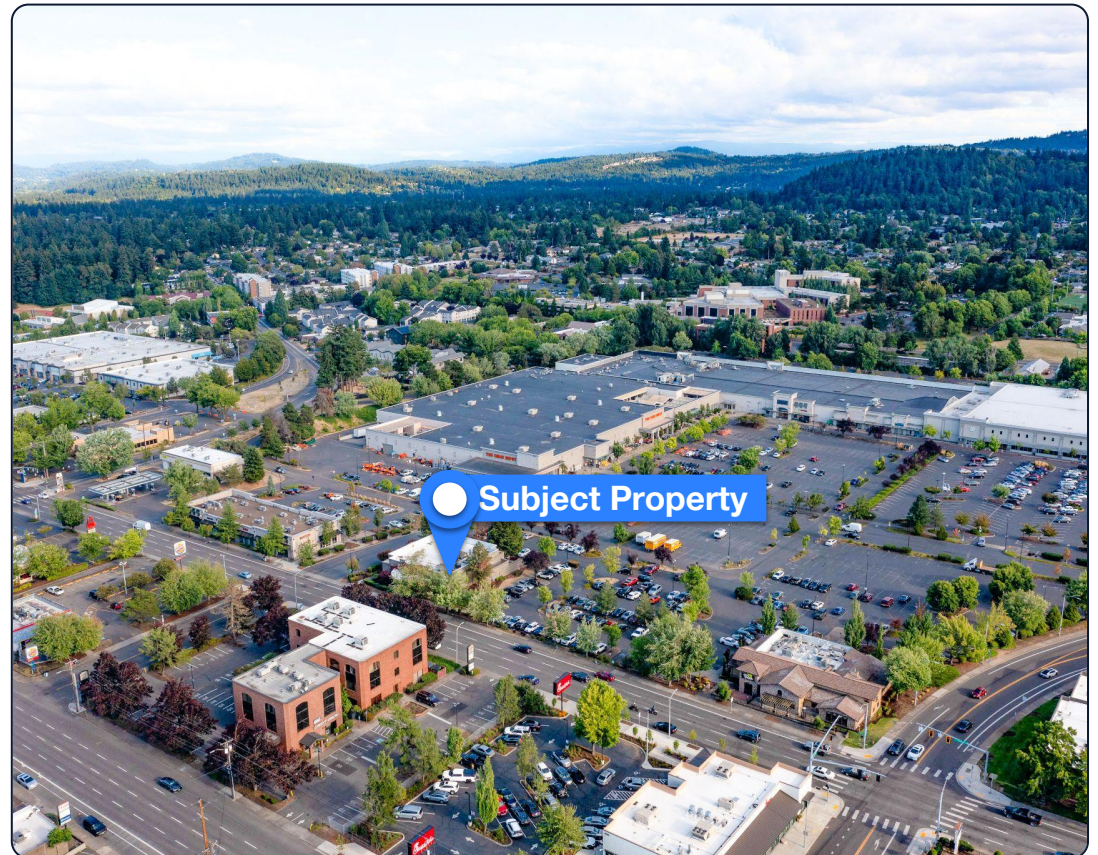
Aerial Map



Site Plan



Property Photos





Portland, OR

Portland is the largest city in the state of Oregon. The city has a population of over 652,000 people. Approximately 2.5 million people live in the Portland metropolitan statistical area (MSA), making it the 25th most populous in the United States. About half of Oregon's population resides within the Portland metropolitan area. Portland has been nicknamed "Bridgetown" for many decades because its cityscape derives much of its character from the many bridges that span the Willamette River downtown, several of which are historic landmarks.

Economy

The location of Portland makes it an attractive city for many industries. The city's marine terminals alone handle over 13 million tons of cargo per year, and the port is home to one of the largest commercial dry docks in the country. Technology is also a big part of the economy. Portland has more than 1,200 technology companies existing within the metro, which led to the nickname Silicon Forest being used to describe the Portland area.

Property Demographics

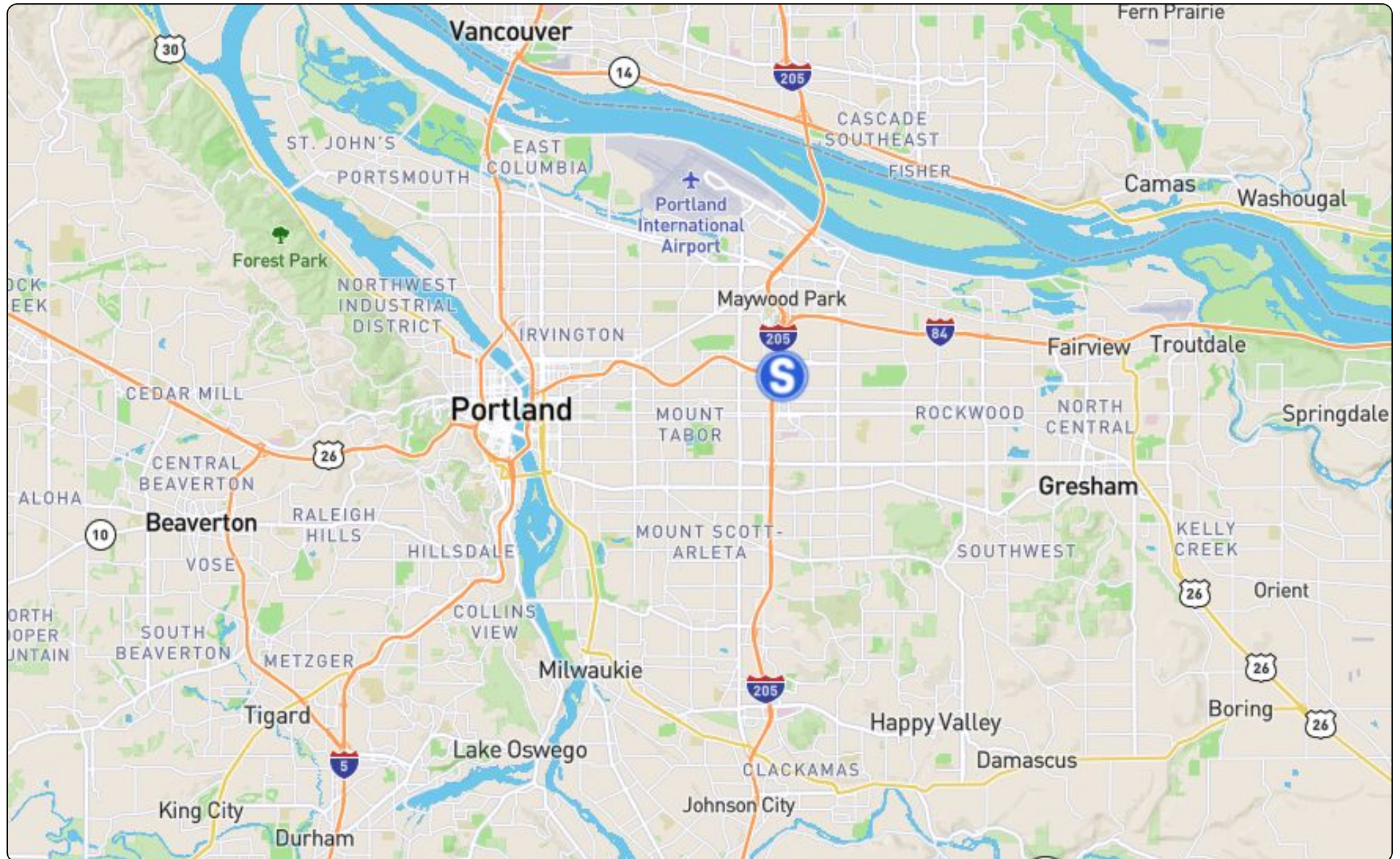
Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	192,931	425,611	1,176,129
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	79,116	179,373	504,849
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$118,095	\$125,936	\$134,057

Market Demographics

\$220 Billion
Regional GDP

4.7%
Retail Vacancy

Regional Map



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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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