



**COMMERCIAL
INTEGRITY *nw***

a real estate investment advisory company

FOSTER SQUARE

6828-6868 SE Foster Rd | Portland, OR 97206

Value-Add Multi Tenant Shopping
Center with **Available Anchor**
Opportunity for **Owner-User or Investor**

Combined Value Assumption

| | |
|----------------------|-------------|
| Price | \$5,529,000 |
| Price PSF | \$161.61 |
| Building Area | 34,214 SF |

Available Space Assumption

| | |
|----------------------|-------------|
| Price | \$2,887,875 |
| Price PSF | \$135.90 |
| Building Area | 21,250 SF |

Remaining Center w/Tenancy

| | |
|----------------------|-------------|
| Price | \$2,641,532 |
| Price PSF | \$203.76 |
| Building Area | 12,964 SF |

Owner/User Opportunity

Compelling Opportunity to Acquire at a Low Basis – \$161/SF All-In

- At \$161 per square foot all-in, the property is priced attractively relative to comparable retail centers in the market. Based on recent sales comps, this represents strong underlying real estate value independent of income—making it a compelling acquisition on a cost basis alone.

Blended Income + Occupancy Strategy

- An owner/user can occupy the available space while benefiting from in-place income generated by established tenants including Dutch Bros Coffee and DaVita Kidney Care.

Attractive Pricing Structure

- Opportunity to acquire the Center well below replacement cost
- Ability to offer the anchor space for rent at a very attractive price SF
- Strong cash flow from existing tenants, providing well over a 7.00%+ annual return on in-place income.

This structure allows an owner/user to significantly offset occupancy costs while building equity.

SBA-Eligible Acquisition

The property qualifies for SBA financing, offering lower down payment requirements and long-term fixed-rate debt—often resulting in occupancy costs comparable to or below leasing.

Recent Capital Improvements (2025–2026)

The property has seen meaningful recent reinvestment:

- 2025: New Parking Lot
- 2025: Installation of state-of-the-art security camera system
- 2025: DaVita invested approximately \$500,000 in a full interior remodel
- 2026 (Planned): Yami scheduled to complete a remodel of its space

These improvements reduce near-term capital expenditure risk and reflect strong tenant commitment.



Community Breakdown: Who's Living Here

Population:

| | |
|----------------------------|---------|
| State: Oregon | 4.18M |
| County: Multnomah | 789,698 |
| MSA: Portland-Metro | 2.49M |
| City: Portland | 630,498 |

| | 1 mile | 3 Miles | 5 Miles |
|---------------------------------|----------|-----------|-----------|
| Population | 25,311 | 191,766 | 460,275 |
| Total Households | 10,298 | 77,811 | 194,707 |
| Average Household Income | \$97,818 | \$104,905 | \$102,797 |
| Total Consumer Spending | \$346M | \$2.6B | \$6.4B |



Walkability Score:

- Very Walkable (88)
- Some Transit (46)



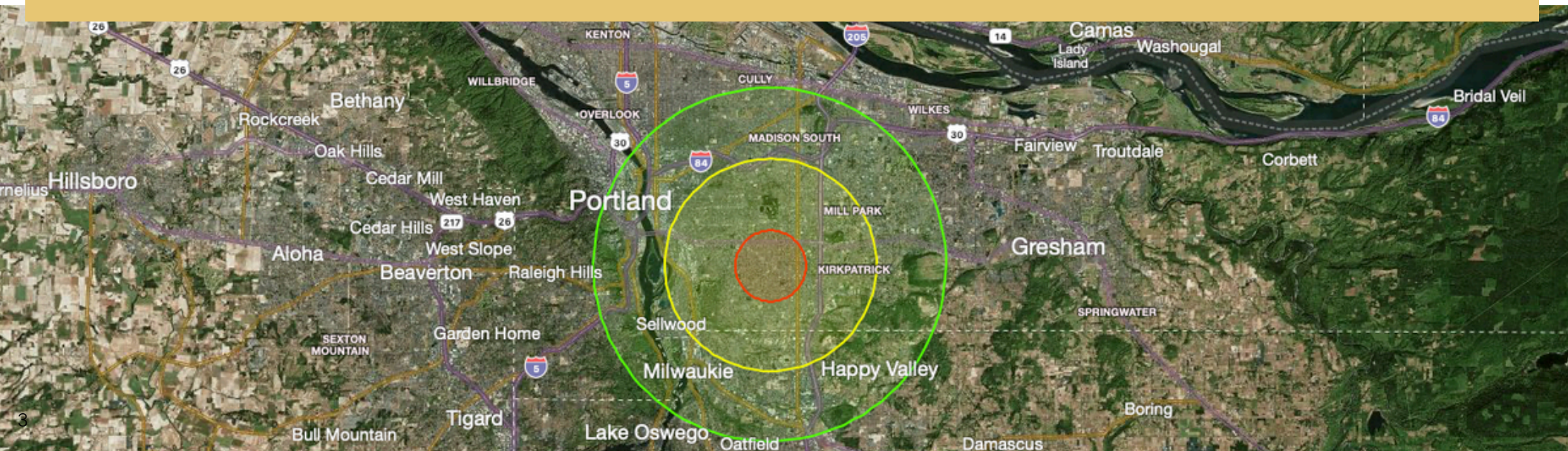
Transportation:

- Commuter Rail: Portland Amtrak - 6.1mi
- Airport: PDX International - 10.2mi



Daily Car Count: (VPD)

- *SE Foster Rd & SE 69th Ave SE - 22,494
- *SE Foster Rd & SE 72nd Ave NW - 21,694



Community Breakdown: Who's Living Here

6828-6868 SE Foster Rd | Portland, OR

● Bus Stops/ Transit



Neighborhood Highlight

The property at 6828–6868 SE Foster Rd is located in the Foster-Powell neighborhood of Southeast Portland, along Foster Road — **a key east-west commercial corridor connecting inner Portland to surrounding residential areas**. The corridor supports **steady vehicle and pedestrian traffic** and provides direct access to major routes such as SE Powell Blvd and SE 82nd Ave.

The area surrounding Foster Square includes a mix of local businesses, coffee shops, restaurants, and essential services that cater to nearby residents and daily commuters. **The community is largely residential, with an increasing number of small commercial developments that serve local demand.**

Demographics within one and three miles reflect a dense population with a diverse household base and growing median income levels. The area's walkability, visibility along Foster Road, and access to public transit contribute to consistent daily activity and retail engagement. These factors **support long-term tenant stability and make the location well-suited for neighborhood-serving retail.**



Property Summary: Investment Highlights

FOSTER SQUARE

6828-6868 SE Foster Rd | Portland, OR

\$5,529,000

\$161 PSF

| | |
|----------------------------------|---------------------------|
| Building Area | 34,214 SF |
| Land Area | 99,752 SF |
| Year Built | 1970 - renov. 1993 / 2016 |
| Price* | \$5,529,000 |
| Price SF (Average across center) | \$161.61 |
| Zoning | CM2 |
| Parcel Numbers | R335848 |
| Parking Stalls | Surface - 81 |
| Construction | Masonry |

SBA FINANCING TERMS

Property: Foster Square Shopping Center

Location: Portland, OR

Price: \$5,529,000

Loan Amount: \$4,976,100

Loan to Value: up to 90%

Loan Type: SBA 504 Program

Bank Rate: 5.75% (Fixed for 5 Years)

SBA Debenture Rate: 5.802% (Fixed for 25 years)

Amortization: 25 years

Bank Term: 10 Years

Recourse: Yes

Prepayment Penalty: Step Down percentage

Notes: Max LTV is 90% with Bank at 50% and SBA/CDC at 40%. The rate quote can be blended to 5.78% as of February 19, 2026. Owner occupant must intend to occupy 51% of the total rentable square footage.



Anchor Tenant Scenario based on Above:

\$4,975,000 at 5.75% over 25 years = \$31,298.04 per month

Income from DaVita, Dutch Bros and Yami \$22,300.00 per month

Out of pocket Cost for 21,250 sq. ft. \$8,998.04 per month. + NNN's at approximately \$5.08 SF

JUSTIN POOR

Principal Advisor
(503)218-4380
justin.poor@cinw.com
OR 200705229 | WA 109251

BRAD MACOMBER

Senior Director, Leasing
(503)218-4380
brad.macomber@cinw.com
OR 200908061 | WA 95748

GABRIEL MABROUK

Associate
(503)218-4386
gabe.mabrouk@cinw.com
OR 201255266



