

The Shoppes AT PROGRESS RIDGE

34,867 TOTAL SF RETAIL / OFFICE BUILDINGS

14900-15000 SW BARROWS RD, BEAVERTON OR



THE SHOPPES
NOW
100%
LEASED
AT PROGRESS RIDGE

BUILDINGS MAY BE
SOLD INDIVIDUALLY

FOR SALE *Together or Individual*

TROPHY ASSETS - 100% LEASED
[CLICK HERE](#) TO SIGN NDA & VIEW FULL PACKAGE

**REAL ESTATE
INVESTMENT GROUP**
2839 SW 2nd Avenue, Portland OR, 97201
503.222.1655 - www.REIG.com

PLEASE
CONTACT
FOR DETAILS:

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Licensed in
Oregon
04.19.2018

The Shoppes AT PROGRESS RIDGE

RETAIL BUILDINGS AT PROGRESS RIDGE TOWNSQUARE

REAL ESTATE INVESTMENT GROUP is pleased to offer for sale the Shoppes at Progress Ridge development, a new retail / office development across from the renowned 350,000 SF +/- Progress Ridge master plan anchored by New Seasons Market, Cinetopia and Big Al's. A trophy property in Beaverton, OR, the Shoppes at Progress Ridge is centrally located in the south Beaverton suburb of Portland, an affluent and dense community that continues to grow with the addition of South Cooper Mountain and River Terrace master development plans.

Built as a legacy asset with attention to detail, the Shoppes at Progress Ridge had a strong lease-up and is currently 100% leased with a great mix of 5 to 10 year lease terms from national, regional and local operators. The property has parking cross easements with Big Al's, a 65,000 SF high-end family entertainment center featuring bowling, arcade and sports bar, with four locations in the western United States.



Property

Features

PRICE: \$16,635,000

OCCUPANCY: 100%

PROFORMA CAP: 5.94%

YEAR BUILT: 2016

ACTUAL CAP @ 100% LEASED: 6.26%

TOTAL BUILDING AREA: 34,867 SF

NET OPERATING INCOME: \$987,715 (\$28.33 / SF)

LAND AREA: 39,152 SF + PARKING CROSS EASEMENT

TOTAL OPERATING EXPENSES: \$8.28 / SF

OUTSTANDING DEBT: FREE & CLEAR AT CLOSING

SCHEDULED RENT: \$29.52 / SF

TOTAL PARKING: 348 SPACES*

**Parking Shared Through Cross Easements with Big Al's*

Landlord Will Consider Selling Properties Together or Individually



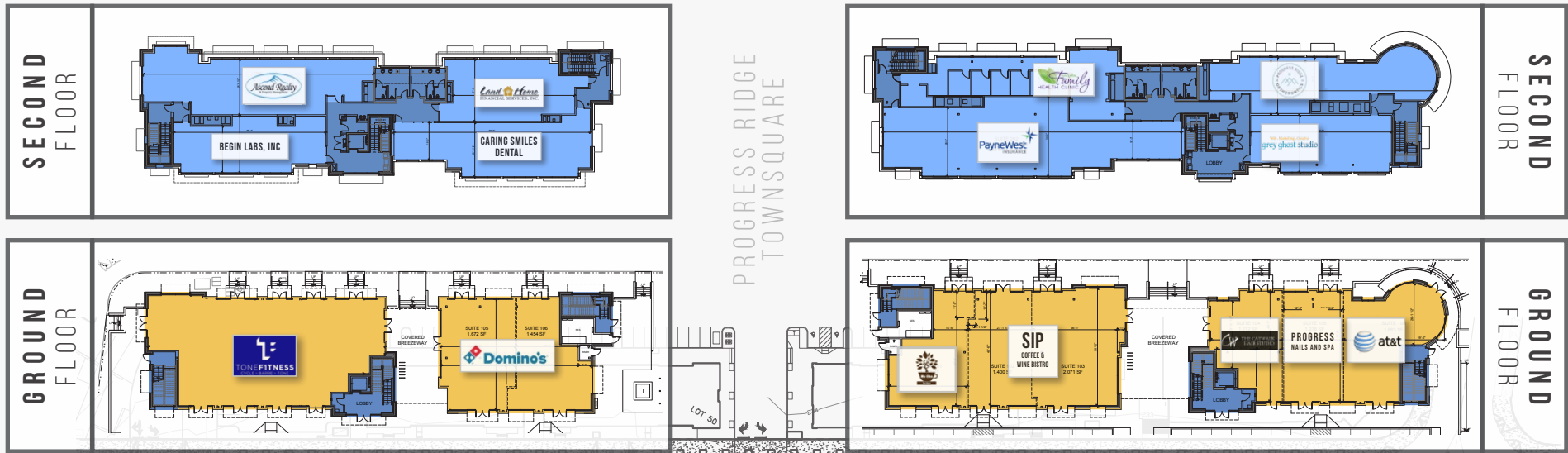
[CLICK HERE](#) TO SIGN DIGITAL AGREEMENT & VIEW FULL PACKAGE (Green Button - "Register for Due Diligence") PAGE 2

The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.

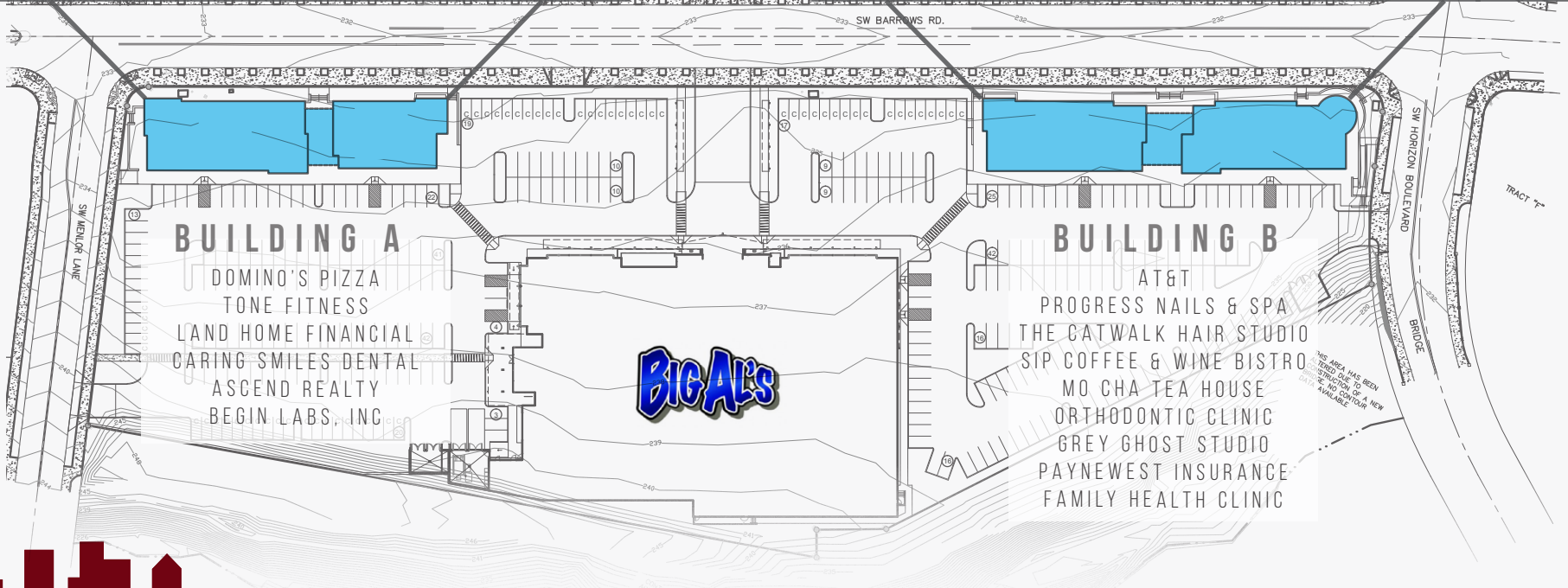
The Shoppes AT PROGRESS RIDGE



The Shoppes AT PROGRESS RIDGE



PROGRESS RIDGE
TOWNSQUARE





Progress Ridge Townsquare and the Shoppes at Progress Ridge are minutes away from the brand new Mountainside High School at South Cooper Mountain, the accompanying 50-year master plan and the River Terrace master plan site.

The Shoppes AT PROGRESS RIDGE

Demographics

SNAPSHOT	RADIUS:	1 MILE	3 MILE	5 MILE	10 MILE
Population					
Estimated Population (2017)		22,891	106,492	248,256	772,468
Projected Population (2022)		25,123	116,748	271,764	842,095
Census Population (2010)		21,470	100,386	231,482	696,431
Census Population (2000)		17,068	86,107	203,701	596,171
Projected Annual Growth (2017-2022)		2,233 2.0%	10,256 1.9%	23,508 1.9%	69,627 1.8%
Historical Annual Growth (2010-2017)		1,421 0.9%	6,106 0.9%	16,774 1.0%	76,037 1.6%
Historical Annual Growth (2000-2010)		4,402 2.6%	14,280 1.7%	27,781 1.4%	100,260 1.7%
Households					
Estimated Households (2017)		9,058	42,187	97,730	316,412
Projected Households (2022)		9,735	45,307	104,931	338,997
Census Households (2010)		8,577	40,130	91,943	286,171
Census Households (2000)		6,542	33,953	80,541	244,745
Average Household Income					
Estimated Average Household Income (2017)		\$105,535	\$95,110	\$86,742	\$98,200
Projected Average Household Income (2022)		\$133,198	\$120,117	\$108,305	\$122,947
Census Average Household Income (2010)		\$87,740	\$81,690	\$72,902	\$80,530
Census Average Household Income (2000)		\$75,282	\$69,514	\$63,875	\$69,398
Projected Annual Change (2017-2022)		\$27,663 5.2%	\$25,008 5.3%	\$21,563 5.0%	\$24,748 5.0%
Historical Annual Change (2000-2017)		\$30,253 2.4%	\$25,596 2.2%	\$22,867 2.1%	\$28,801 2.4%
Total Employees		2,810	29,146	132,342	475,348
Company Headquarter Businesses		-	14 0.4%	88 0.7%	322 0.7%
Company Headquarter Employees		-	827 2.8%	10,475 7.9%	58,060 12.2%
Employee Population per Business		6.3 to 1	8.6 to 1	10.2 to 1	11.0 to 1
Residential Population per Business		51.3 to 1	31.3 to 1	19.2 to 1	17.9 to 1
Adj. Daytime Demographics Age 16 Years or Over		8,335	58,748	200,747	691,303

DATA HIGHLIGHTS

> 130,000 DAYTIME EMPLOYEES WITHIN 5 MILES

> 100,000 ESTIMATED POPULATION WITHIN 3 MILES

(EST.) GROWTH OF > 10,000 BY 2022 WITHIN 3 MILES

> 42,000 HOUSEHOLDS IN 3-MILE TRADE AREA

SIGNIFICANT RISE IN HOUSEHOLD INCOME
FORECASTED THROUGH 2022 IN 5 MILE RADIUS

14 COMPANY HEADQUARTERS WITHIN 3 MILES

TOP RETAILERS WITHIN 3 MILES

WHOLE FOODS MARKET, SAFEWAY, STAPLES, TARGET, NORD-STROM, PETSMART, OFFICEMAX, DICK'S SPORTING GOODS, BEST BUY, APPLE STORE, STAPLES, 24HR FITNESS, COST PLUS, H&M, MACY'S, PIER 1 IMPORTS, WILLIAMS-SONOMA, WALGREENS



**OREGON REAL ESTATE INITIAL AGENCY
DISCLOSURE PAMPHLET
OAR 863-015-215 (4)**

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent"), agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent - Represents the seller only;

Buyer's Agent - Represents the buyer only;

Disclosed Limited Agent - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- a. The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
- b. The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

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A seller's agent owes the seller the following affirmative duties;

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of the above affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between buyer and agent.

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Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

**Duties and Responsibilities of an Agent
Who Represents More than One Client in a Transaction**

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller's agent; and
2. To the buyer, the duties listed above for a buyer's agent;
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you their client without your knowledge and consent.

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Confidentiality Agreement for The Shoppes At Progress Ridge

This Confidentiality Agreement (“Agreement”) is made and agreed to by _____ (“Prospective Buyer”) Real Estate Investment Group (“Broker”), and KH Progress Ridge LLC (“Owner”), regarding the property known as The Shoppes At Progress Ridge located at 14900-15000 SW Barrows Road , Beaverton Oregon 97007 (“Property”).

Prospective Buyer has requested information from Owner regarding the Property, The Owner of the property has authorized the delivery of information concerning the Property, much of which is highly confidential, only to those potential purchasers who sign this Agreement.

The Parties Agree, in consideration of the covenants and agreements contained herein, as follows:

1. Buyer will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder (“Information”) to any other person or entity.
2. If Prospective Buyer is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the information, and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from Owner, now or in the future, which is not readily available to the general public. Prospective Buyer understands that all information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner.
4. Potential Buyer understands and acknowledges that neither Owner, Broker nor any Owner/Broker Related Party makes any representation or warranty as to the accuracy or completeness of the Information or the condition of the Property in any manner. The Potential Buyer further understands and acknowledges that the information used in the preparation of the Information was furnished by Owner and has not been independently verified by Broker, and is not guaranteed as to completeness or accuracy. Potential Buyer agrees that neither Owner, Broker, nor any Owner/Broker Related Party shall have any liability for any reason to the Potential Buyer or any of its representatives or Related Parties resulting from the use of the Information by any person in connection with the sale of, or other investments by Potential Buyer in the Property whether or not consummated for any reason. Neither Owner, Broker nor any Owner/Broker Related Party is under any obligation to notify or provide any further information to Potential Buyer or any Related Party if either Owner or Broker becomes aware of any inaccuracy, incompleteness or change in the Information. The undersigned acknowledges that neither Owner, Broker, has made any representation or warranty as to the accuracy or completeness of the Information, or the suitability of the information contained therein for any purpose whatever, and any representation or warranty in connection therewith is hereby expressly excluded. The Information provided to the undersigned are subject to, among other things, correction of errors and omissions, additions or deletion of terms, and withdrawal upon notice. The undersigned agrees that neither Owner, Broker, nor any Owner/Broker Related Party shall have any liability to Potential Buyer and/or any Related Party resulting from the delivery to, or use by the undersigned of the Information or otherwise with respect thereto. Potential Buyer and Related Parties shall rely only their own due diligence and investigation of the Property, including but not limited to any financial, title, environmental, physical, tenant or any other matters.
5. The Persons signing on behalf of the parties represent that they have the authority to bind the party for whom they sign.
6. The Information shall continue to be the property of the Owner and Broker. The Information will be used by the Potential Buyer solely for the purpose of evaluating the possible acquisition of the Property and not for any purpose unrelated to the possible acquisition of the Property. The Information may not be copied or duplicated without the Owner's and Broker's prior written consent, and must be returned to Broker (or with Broker's permission, destroyed by Potential Buyer and any Related Party, and in such instance Potential Buyer shall certify in writing to Broker and Owner that such information has been so destroyed) immediately upon request or when the Potential Investor declines to make an offer for the Property or terminates any discussions or negotiations with respect to the Property.



7. Potential Buyer is a principal and not an agent of or acting on behalf of any other party in connection with the purchase of the Property. Potential Buyer will not look to Broker or to Owner for any brokerage commission, finder's fee, or other compensation in connection with the sale of the Property or any interest therein. Potential Buyer shall indemnify and hold Owner and Broker and their respective officers, directors, shareholders, partners, members, employees, agents and representatives and any affiliate, successor or assign thereof (collectively, the "Owner/Broker Related Parties"), harmless from and against any and all claims, causes of action, damages, suits, demands, liabilities, fines, fees, costs and expenses (including, but not limited to, court costs and attorney's fees) of any kind, nature or character relating to the Property by any agents or brokers resulting from (i) any failure by Potential Buyer or any Related Party to disclose any relationship Potential Buyer may have with respect to any broker or other intermediary, (ii) any failure by Potential Buyer to pay any amounts claimed by any broker or other intermediary (including, without limitation, any Potential Buyer's Representative), other than Real Estate Investment Group, in connection with the marketing or sale of the Property and (iii) any breach or default hereunder by Potential Buyer and/or any deemed breach or default hereunder by any Related Party.

8. Potential Investor acknowledges that the Property has been offered for sale subject to withdrawal of the Property from the market at any time or rejection of any offer because of the terms thereof, or for any other reason whatsoever, without notice, as well as the termination of discussions with any party at any time without notice for any reason whatsoever.

9. In the event that Potential Buyer and/or any Related Party fails to comply with the terms and conditions of this Agreement, Potential Buyer and such Related Party may be liable to Owner and/or Broker for such breach, Owner and/or Broker shall be entitled to exercise any right, power, or remedy available at law or in equity for such breach. Without prejudice to any other rights or remedies that Owner and/or Broker may have with respect to any breach by Potential Buyer and/or any Related Party, Potential Buyer on behalf of its and any Related Party, hereby acknowledges and agrees that (a) damages would not be an adequate remedy for any breach of the terms of this Agreement by Potential Buyer and/or any Related Party, (b) it is not aware of and will not seek to advance any reason why Owner and/or Broker should not be entitled to the remedies of injunction, specific performance and other equitable relief for any threatened or actual breach of the terms of this Agreement by Potential Buyer and/or any Related Party and (c) no proof of special damages shall be necessary for the enforcement of the terms of this Agreement.

10. This Agreement shall be governed and construed in accordance with the laws of the State of Oregon and remain in full force and effect for a period of 2 years from Potential Buyer signing this agreement.

Potential Buyer:

Signature: _____

Email: _____

Title: _____

Phone: _____

Date: _____

Address: _____

Company: _____

City, State, Zip: _____

[CLICK HERE TO SIGN DIGITAL AGREEMENT & VIEW FULL PACKAGE](#)

(Green Button - "Register for Due Diligence")



CONFIDENTIALITY AGREEMENT

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