



# SHERWIN WILLIAMS

19405 SW TUALATIN VALLEY HWY, BEAVERTON, OR 97003

SINGLE TENANT NNN PROPERTY



PRESENTED BY CAPACITY COMMERCIAL GROUP



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## DISCLAIMER

Capacity Commercial Group, LLC ("Agent") have been engaged as the exclusive agent for the sale of 19405 SW Tualatin Valley Hwy, Beaverton, OR 97003 (the "Property").

The Property is being offered for sale in its "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Seller.

The enclosed materials are being provided solely to facilitate the Prospective Purchaser's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither Agent nor Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of Seller or Agent and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent.

If you have no interest in the Property at this time, please destroy or return this Offering Memorandum immediately the exclusive listing brokers.





# SHERWIN WILLIAMS

**Capacity Commercial Group** is pleased to exclusively present for sale the opportunity to acquire a 3,500 SF build-to-suit Sherwin Williams Commercial Paint store located along Tualatin Valley Hwy in Beaverton, OR. The property was completed and opened in March of 2022 with a 12.5% rent increase effective June 01, 2027. The initial lease term has approximately 7.5 years remaining with 3, 5-year options to renew. Sherwin Williams has a BBB investment credit rating (S&P: BBB).

The property has strong area demographics with 326,105, residents within a five-mile radius. The area concentration includes major retailers as well as campus locations for large national firms (Intel, Nike, and Tektronix). The area benefits from industrial uses located along the Sunset Corridor. It's also nearby many new residential developments including Reeds Crossing, Butternut Creek, and South Cooper Mountain.

| Property Overview               |   |
|---------------------------------|---|
| Address                         | 19405 SW Tualatin Valley Hwy, Beaverton, OR 97003 |
| Sale Price                      | \$2,658,000                                       |
| Cap Rate over Remaining Term    | 5.56%   |
| Average NOI over Remaining Term | \$147,736   |
| Remaining Lease Term            | Approx. 7 Years                                   |
| Rent Increase                   | 06/01/2027   12.51%                               |
| Option #1                       | 06/01/2032   15.06%                               |
| Option #2                       | 06/01/2037   12.50%                               |
| Option #3                       | 06/01/2042   14.06%                               |





\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024

## Property Overview

|                 |  |
|-----------------|--|
| Address         | 19405 SW Tualatin Valley Hwy,<br>Beaverton, OR 97003         |
| Tenant          | Sherwin Williams   |
| Building Size   | 3,500 SF   |
| Parcel Size     | ±0.47 Acres   ±20,473 SF                                     |
| Parking Spaces  | 14 (4/1000)  |
| Roll Up Doors   | 1  |
| Year Built      | 2019   |
| Parcel ID #     | R2079051   |
| Property Zoning | <u>CBD-Community Business</u><br><u>District-View Online</u> |

## Investment Highlights

- Investment Grade Tenant with BBB Rating from S&P
- NNN Lease with Minimal LL Responsibilities
- 2022 Construction
- Rent Increases from 12.5%–15%
- Approximately 7 Years on the Lease Remaining with 3- and 5-year Options
- ±33,690 Average Daily Traffic Volume\*
- Located in an Area of Dense Residential Housing and New Suburban Subdivisions





AERIAL



\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024  
Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO





# SITE MAP

## SITE MAP

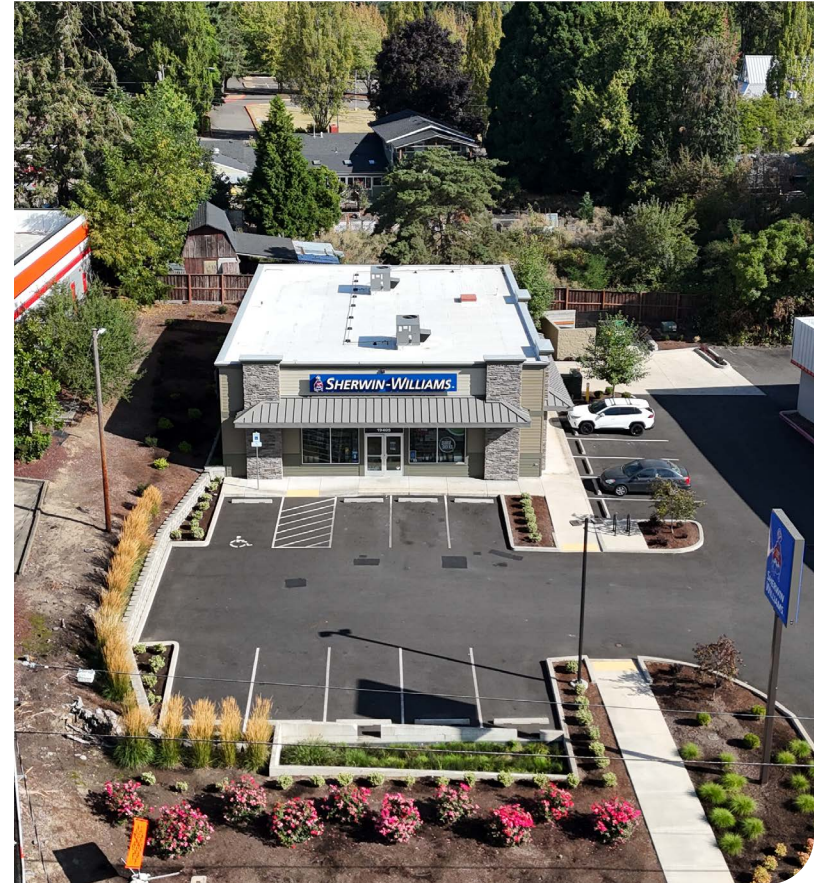


\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024





# PROPERTY PHOTOS







## TENANT PROFILE

### Sherwin Williams

Sherwin Williams is a global leader in the paint and coatings industry recognized for its expansive portfolio of branded and private-label products. With over 5,000 company-operated stores and facilities worldwide, the company has shown consistent growth, achieving 13 consecutive years of rising annual sales through 2023 and projecting continued expansion into 2024.

Sherwin-Williams is constructing a new 1.6 million-square-foot headquarters in Cleveland, Ohio, set to open in Q4 2024, to support its future growth initiatives. The company's resilient and proven business model stands out, catering to a diversified customer base, including professionals, contractors, and DIY consumers, ensuring steady demand across multiple markets.

Sherwin-Williams is also known for its innovation and commitment to sustainability, focusing on eco-friendly products, further enhancing its competitive advantage. Its vertically integrated operations streamline supply chains, reduce costs, and make store management more efficient. With a strong reputation for rarely closing locations and a robust support network for franchisees, Sherwin-Williams offers both stability and the potential for long-term profitability.

| Company Details     |  |
|---------------------|--|
| Traded as           | NYSE: SHW  |
| Industry            | Chemicals  |
| Founded             | Cleveland, Ohio, U.S. (1866; 158 years ago)  |
| Headquarters        | Sherwin-Williams Headquarters, Cleveland, Ohio, U.S.   |
| Number of Locations | 4,694 stores (2023)  |
| Products            | <ul style="list-style-type: none"><li>• Chemicals</li><li>• Decorative Paints</li><li>• Industrial Finishing Products</li><li>• Coatings</li><li>• Stains</li><li>• Caulks</li><li>• Sealants</li><li>• Brands</li></ul> |

| Company Details     |   |
|---------------------|---|
| Revenue             | \$23.05 billion (2023)  |
| Operating Income    | \$3.57 billion (2023)   |
| Net Income          | \$2.39 billion (2023)   |
| Number of Employees | 64,088 (2023)   |
| Divisions           | <ul style="list-style-type: none"><li>• Paint Stores Group</li><li>• Consumer Brands Group</li><li>• Performance Coatings Group</li></ul> |
| Subsidiaries        | Valspar   |
| Website             | <a href="https://www.sherwin-williams.com">sherwin-williams.com</a>   |



## PROPERTY FINANCIALS



FINANCIALS

| Offering Summary                |  |             |
|---------------------------------|--|-------------|
| Price                           |  | \$2,658,000 |
| Cap Rate Over Remaining Term    |  | 5.56%       |
| Average NOI Over Remaining Term |  | \$147,736   |
| Lease Type                      |  | NNN         |
| Building Size                   |  | 3,500 SF    |
| Price/SF                        |  | \$759       |

| Lease Abstract              |  |                 |
|-----------------------------|--|-----------------|
| Base Rent Through 5/31/2027 |  | \$136,500       |
| Rent Commencement           |  | 5/31/2022       |
| Lease Expiration            |  | 5/31/2032       |
| Initial Lease Term          |  | 10 Years        |
| Remaining Term              |  | Approx. 7 Years |
| Options                     |  | 3, 5-Year       |

\* NNN Lease. Tenant is responsible for utilities, HVAC maintenance/repair/ and replacement, snow/ice removal, parking lot seal coat/stripping, windows, landscaping, and all interior systems.

\* LL responsible for maintaining interior structure including roof, exterior walls, gutters, down-spouts and foundation.

| RENT SCHEDULE |            |           |               |             |         |               |       |
|---------------|------------|-----------|---------------|-------------|---------|---------------|-------|
| Term          |            |           | Rent Schedule |             |         | Increases     |       |
| Lease Term    | Start Date | End Date  | Rent/Year     | Rent/Month  | Rent/SF | Rent Increase | Yield |
| Current Term  | 5/31/2022  | 5/31/2027 | \$136,500.00  | \$11,375.00 | \$39.00 |               | 5.14% |
| Rent Increase | 6/1/2027   | 5/31/2032 | \$153,579.96  | \$12,798.33 | \$43.88 | 12.51%        | 5.78% |
| Option #1     | 6/1/2032   | 5/31/2037 | \$176,715.00  | \$14,726.25 | \$50.49 | 15.06%        | 6.65% |
| Option #2     | 6/1/2037   | 5/31/2042 | \$198,800.04  | \$16,566.67 | \$56.80 | 12.50%        | 7.48% |
| Option #3     | 6/1/2042   | 5/31/2047 | \$223,650.00  | \$18,637.50 | \$63.90 | 14.06%        | 8.41% |

| INCOME ANALYSIS            |           |                                       |           |
|----------------------------|-----------|---------------------------------------|-----------|
| Current Income             |           | 6/1/2027 Rent Increase                |           |
| Current Annual Base Rent   | \$136,500 | 6/1/2027 - 5/31/2032 Annual Base Rent | \$153,580 |
| GL Insurance Reimbursement | \$1,163   | GL Insurance Reimbursement            | \$1,163   |
| Effective Gross Income     | \$137,663 | Effective Gross Income                | \$154,743 |
| Expenses                   |           | Expenses                              |           |
| CAM/Taxes                  | NNN       | CAM/Taxes                             | NNN       |
| LL GL Insurance            | \$2,127   | LL GL Insurance                       | \$2,127   |
| NOI                        | \$135,536 | NOI                                   | \$152,616 |
| Cap Rate                   | 5.10%     | Cap Rate                              | 5.74%     |





# REED'S CROSSING TOWN CENTER



INFORMATION AND GRAPHICS PROVIDED BY: <https://www.reedscrossing.com/life-at-reeds-crossing/town-center/>



## Reed's Crossing by Newland

- At 463 acres, Reed's Crossing is the largest master-planned community by density in the Portland Metropolitan area.
- As a true master-planned community, everything is built right into the community, including shopping, dining, recreation, education and more.
- Reed's Crossing is intentionally designed to promote long term well-being of people, place, and the community as a whole.
- Convenient location with easy access to two main thoroughfares.
- Planned to include 2,458 single-family homes and 1,406 multifamily homes in a variety of styles.
- Includes over 30 acres of commercial mixed-use space for shopping, entertainment, and services.
- A 21-acre park running through the community in the BPA corridor and 36 acres of green space including the 23-acre greenway, neighborhood parks, city parks and open spaces.







## WHY PORTLAND



Portland's geographic beauty, economic vibrancy, commitment to sustainability, and rich cultural scene, makes it a superb place to work and live.

Its diverse neighborhoods, collaborative spirit, and accessibility makes it a prime destination for both residents and businesses. These factors collectively make Portland a compelling choice for future investment.

### Geography

Nestled at the confluence of the Willamette and Columbia Rivers in the Pacific Northwest, Portland, Oregon, is a city of diverse nicknames—*Bridgetown*, *the City of Roses*, *Stumptown*—all indicative of its unique character, rich history, and stunning geographic beauty.

Portland stands out as the largest economic and population center on the West Coast between San Francisco and Seattle. Ranked as the nation's 26th largest Metropolitan Statistical Area (MSA), Portland's vibrant downtown and waterfront serve as the core of a metropolitan region hosting more than 2.5 million people.

### Economy

The city has attracted an impressive in-migration of technology-centric firms such as **Microsoft**, **Google**, **Mozilla**, and **Squarespace**, alongside organic growth from local giants like **Nike**, **Adidas**, **Intel**, and **Mentor Graphics**. This influx has fueled economic growth and contributed to record-low unemployment rates.

Known for encouraging entrepreneurship, fostering diversity, and promoting sustainability, Portland's eclectic culture draws in talented people who often become long-term residents.

Esteemed educational institutions, including **Oregon Health & Science University (OSHU)**, **Portland State University** and **Reed College**, contribute to the city's intellectual capital and education hub identity.

### Transit

The city's compact footprint and commitment to urban design provide convenient proximity to downtown, easy access to **Portland International Airport (PDX)**, and a plethora of outstanding amenities.

An extensive streetcar network and bike lanes, in addition to TriMet buses and MAX light rail, contribute to the overall accessibility of the city. These alternative commute options, a preference among young professionals, ultimately save time and money for both employers and employees in the region.

### Life & Culture

Livability and affordability are hallmarks of the Portland area, making it an ideal destination for those seeking a high quality of life. The region boasts abundant natural beauty, a mild climate, and a wide variety of housing options. The city's commitment to sustainability, seen in its extensive public transportation system and eco-friendly urban planning, further enhances its overall appeal.

Portland shines as a cultural and artistic hub. A thriving artisan culture celebrated through craft breweries, distilleries, and coffee roasters emphasizes local and handmade products. The city hosts numerous theaters, galleries, and music venues, with the **Portland Art Museum** standing as a testament to its commitment to the arts.

### Culinary Scene

Culinary excellence and a thriving food scene, aptly earning Portland the nickname "*Beervana*," further contribute to its vibrant cultural identity. And let's not forget the food cart culture—Portland's food carts offer a diverse array of culinary delights, representing flavors from around the world scattered across the city in food cart pods. Strong community engagement is a hallmark, evident in various events, farmers' markets, and festivals that foster a close-knit atmosphere.



## MAJOR EMPLOYERS IN THE REGION



# PORTLAND REGION

intel®

 **PROVIDENCE**  
Health & Services



**Fred Meyer**



 **Lam**®  
RESEARCH



**usbank**



*Alaska*®  
AIRLINES

DAIMLER  
TRUCK



**Jacobs**



FISHER INVESTMENTS®



**The greater Portland-Vancouver-Hillsboro metro area is a West Coast cultural and economic hub. It occupies center stage in Oregon and southwest Washington's economic performance.**

**Historically reliant on timber, fishing and agriculture, the area is now known as a hotbed for technology, healthcare, finance, and apparel industries.**

**Often called the "Silicon Forest",** the area enjoys the presence of major information and technology companies such as Intel, Hewlett-Packard, Tektronix, Siemens, Salesforce, and Boeing.

**Healthcare is a major employment driver** in the region. Numerous hospitals and medical research centers including OHSU, Kaiser Permanente, Providence, Legacy Health and PeaceHealth are integral to the physical and economic health of the region.

**Globally-recognized sports and outdoor performance apparel** companies such as Nike and Columbia Sportswear are headquartered in the area.

**Portland's proximity to Silicon Valley and Seattle** has made it an attractive destination for many California and Washington-headquartered technology companies to maintain operations in the area with its business-friendly environment and growing inventory of class-A office-focused real estate.

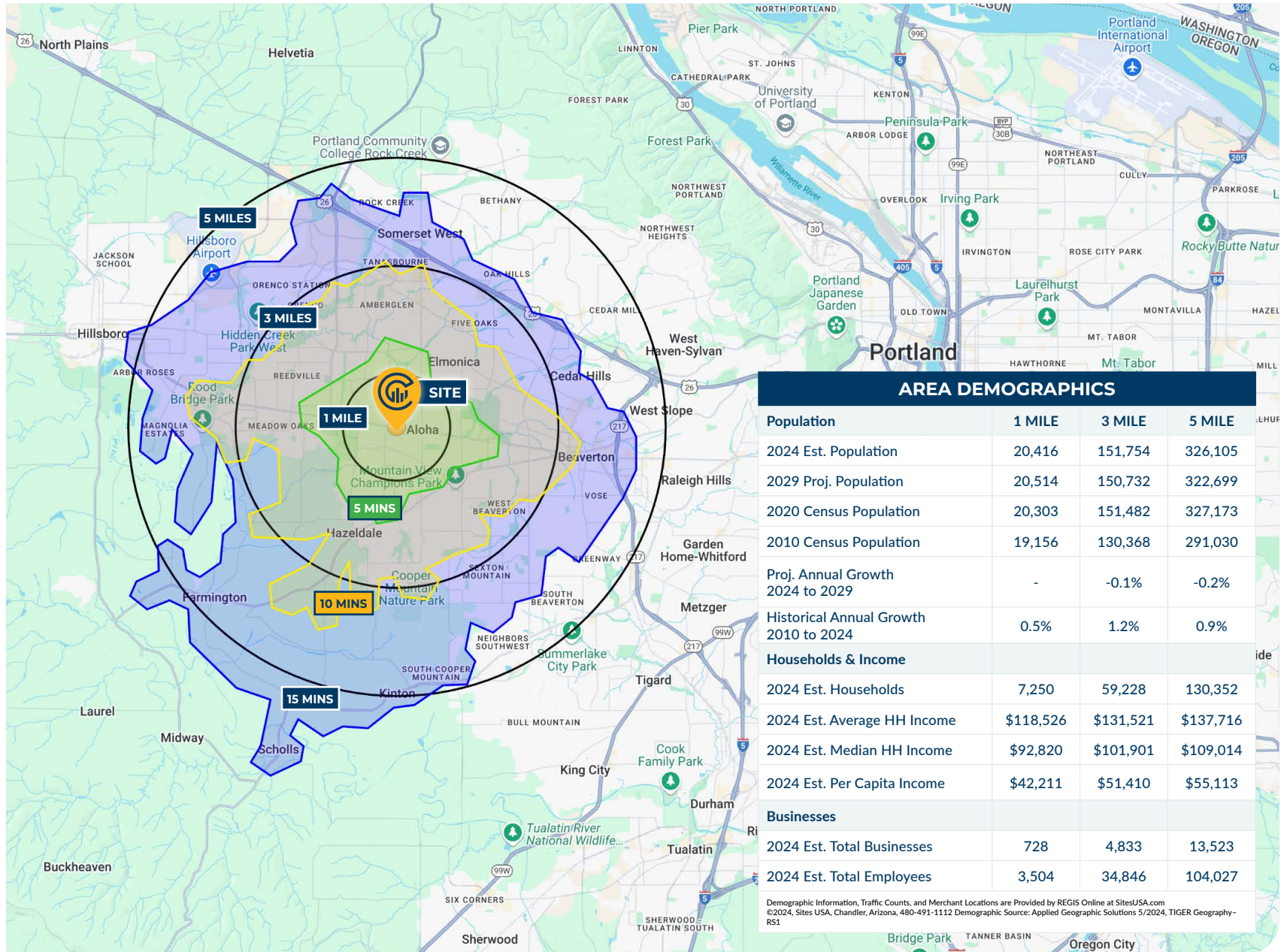
<https://www.greaterportlandinc.com/research-center/major-employers>





# DRIVE TIMES & DEMOGRAPHICS

## PROPERTY DRIVE-TIME & DEMOGRAPHICS





# OREGON INITIAL AGENCY DISCLOSURE PAMPHLET



## OREGON REAL ESTATE DISCLOSURE

*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 all 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:

1. 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
2. The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

### Duties and Responsibilities of a 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.

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 transaction 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 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 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 a 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.

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;
2. To the buyer, the duties listed above for a buyer's agent; and
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 the 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 instructions 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 a client without your knowledge and consent.*



# SHERWIN WILLIAMS

19405 SW TUALATIN VALLEY HWY,  
BEAVERTON, OR 97003

CELEBRATING  
**20**  
YEARS  
OF CAPACITY

## REPRESENTED BY

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