

Costco Retail Pad

Warrenton, OR

100% Occupied, Four-Tenant Retail Pad to Costco in Warrenton, OR

\$ | Price:
\$1,920,000

% | Cap Rate:
6.35%

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INVESTMENT HIGHLIGHTS

- 100% occupied, four-tenant retail center leased to a diverse mix of retail and professional services tenants with recent lease extensions demonstrating long-term commitment to the site.
- Outparcel to the only Costco within a 75-mile radius, positioned within Warrenton's primary retail hub alongside Home Depot and a newer-construction Walmart, driving consistent daily traffic to the trade area.
- Assumable debt at a 4.00% fixed interest rate through 2029 available to qualified buyers, generating a 7%+ cash-on-cash return at the list price.
- The adjacent Costco, Walmart, & Home Depot locations combine for over 3.9M annual visits, ensuring strong nearby daily-needs traffic (per Placer.ai).
- Additional future upside available through conversion to NNN leases.
- High-quality 2015 construction with an extended roof warranty, located outside the 100-year flood plain, minimizing future capital expenditure risk.
- High barriers to entry with limited developable land in the immediate submarket, protecting long-term occupancy and rent growth.
- Trade area extends from Cannon Beach, OR to SW Washington — the nearest comparable retail cluster (Costco, Walmart, Fred Meyer, Home Depot) is located in Battle Ground, WA, 75 miles away.
- Warrenton was Clatsop County's fastest-growing city over the last decade, with approximately 200 housing units currently under construction or awaiting approval.

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