



# PETCO & GENTLE DENTAL

717 SE Geary St | Albany, OR 97321

Asking Price: \$4,915,000 | Cap Rate: 7.75%

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## INVESTMENT HIGHLIGHTS

- ◇ Daily-Needs Tenancy: Petco and Gentle Dental offer essential, service-based retail and healthcare, driving consistent traffic and demand.
- ◇ Top-Performing Petco: Ranks in the 87th percentile nationally with 248K annual visits (Placer.ai).
- ◇ Durable Occupancy: Petco has operated for 17+ years and Gentle Dental for ~13 years, demonstrating long-term location strength.
- ◇ Prime Retail Location: Positioned in Albany's core retail corridor near Heritage Mall, a 407K SF regional center with 3.5M+ annual visits.
- ◇ Strong Regional Access: Located at the Hwy 20 and OR 99E interchange with direct I-5 access and 68K+ daily traffic counts.
- ◇ Growing, Diverse Market: Steady population and income growth, diverse employment base, and a tight 2.8% retail vacancy rate.



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