

Unitus Community Credit Union & Akira Sushi

Gresham, OR

100% Occupied Two-Tenant Retail Pad with High Visibility in Gresham, OR

Price:
\$2,370,000

Cap Rate:
6.40%

View Full OM 

THE OFFERING

- 100% leased, two-tenant retail pad within Gresham Town Fair — a ±264K SF community shopping center.
- NNN structure — both tenants reimburse CAM, property taxes, and insurance; landlord responsibility is limited to roof, structure, and common areas.
- Unitus Community Credit Union, an 85+ year Oregon-based institution with ~\$1.8B+ in assets, is in place through February 2029 and holds a center exclusive.
- Akira Sushi signed a brand-new 10-year lease backed by a personal guaranty from a multi-unit operator (four-plus Portland-area restaurants), completing a full restaurant buildout.
- Contractual 2.5% annual rent increases across both tenants.
- Hard-corner position at NW Division St & NW Eastman Pkwy with 25k VPD within an anchor-driven center (Ross, Dick's Sporting Goods, PetSmart).
- High-density trade area — 235,000+ residents within five miles; walking distance to MAX Light Rail; adjacent to the new East County Library (2026).

OFFERED EXCLUSIVELY BY

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