

LEASE

GROUND LEASE REDEVELOPMENT OPPORTUNITY | PRIME LOCATION

2512 E Portland Rd Newberg, OR 97132



PROPERTY DESCRIPTION

Situated in a highly desirable area, this property enjoys excellent visibility and accessibility. It is strategically located at the signalized intersection of HWY 99 and Elliott Rd., near major transportation routes, bustling commercial centers, and residential communities, ensuring a steady flow of potential customers and tenants.

The property is available for a ground lease, providing the unique advantage of owning the improvements while leasing the land. This arrangement offers a cost-effective solution for investors, allowing them to maximize their return on investment without the burden of purchasing the land outright.

Boasting an expansive lot size, this property offers abundant space for various development opportunities. Whether you envision a retail center, hotel, medical complex, storage unit, or mixed-use project, the possibilities are endless.

LOCATION DESCRIPTION

Newberg is home to 22,645 + people and enjoys a diverse economic base. The city is located approximately 25 miles southwest of Portland, Oregon, on US Highway 99W on the northeast side of Yamhill County situated in the heart of the Willamette Valley wine region, which is renowned for its award-winning Pinot Noir wines.

The economy is primarily driven by agriculture, with a particular focus on the wine industry. Other major industries in the area include manufacturing, healthcare, and education. Newberg is also home to George Fox University, a private Christian liberal arts university that offers undergraduate and graduate programs in a variety of fields. Newberg has seen growth in the tourism, technology, and renewable energy sectors in recent years.

This economic diversification has contributed to the city's resilience and its ability to attract new businesses and investment.

Shadya Jones
O: 503 884 6281

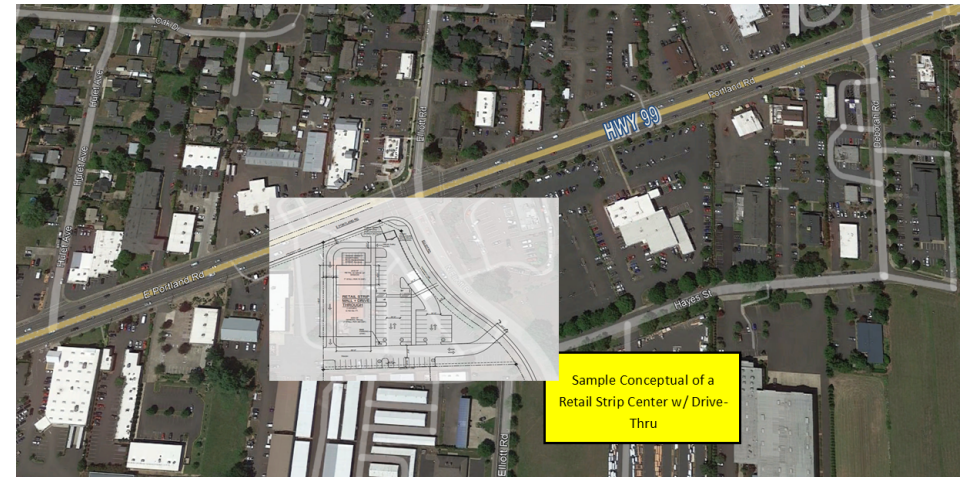


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COMMERCIAL**
MOUNTAIN WEST
REAL ESTATE

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GROUND LEASE REDEVELOPMENT OPPORTUNITY | PRIME LOCATION

2512 E Portland Rd Newberg, OR 97132



OFFERING SUMMARY

Ground Lease Rate:	Please call listing broker
Lot Size:	1.43 AC 62,313 SF
Zoning:	C-2
ADT:	29,000 +

PROPERTY OVERVIEW

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[Coldwell Banker Commercial MWRE](#)

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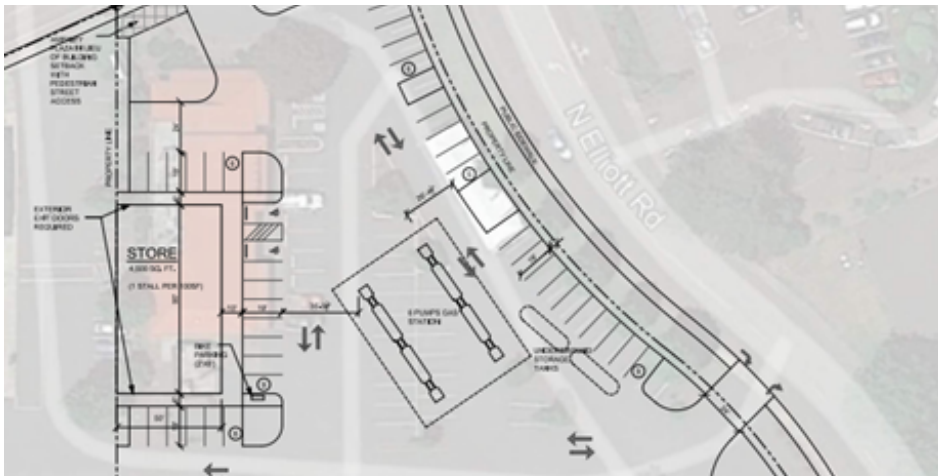
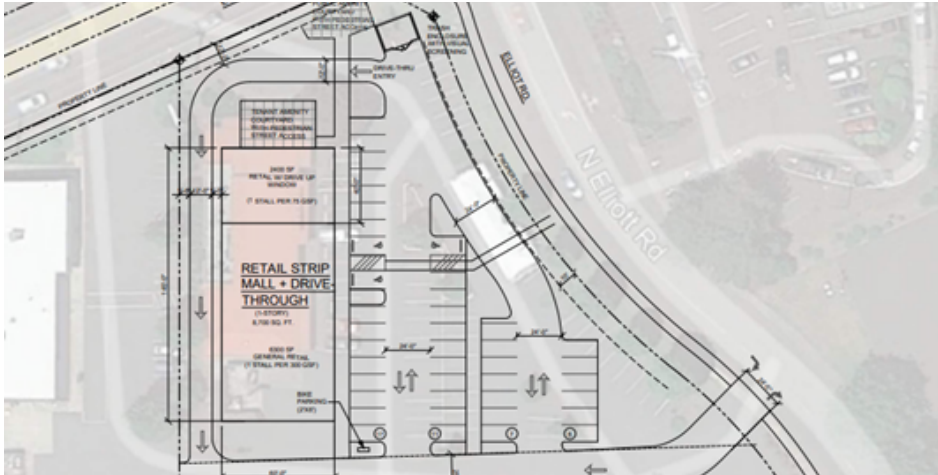


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SAMPLE CONCEPTUAL PLANS | RETAIL STRIP W/DRIVE -THRU | C-STORE W/GAS

2512 E Portland Rd Newberg, OR 97132



PROPERTY HIGHLIGHTS

- Approximately 1.46 Acres (63,598 SF) | Gross
- Drive-Thru permitted
- Abundant space for various development opportunities
- Zone- C2 Community Commercial
- Tremendous Traffic Counts
- Permitted uses per City of Newberg: retail to include drive-thru, retail sales, convenience store, gas stations, hotel, medical, mixed-use, daycare, education services, self-service storage, multi-family - (conditional use) to name a few
- Located at the signalized intersection of Hwy 99 and Elliott Rd
- Please do not disturb tenant (please call broker to discuss the current tenant terms)

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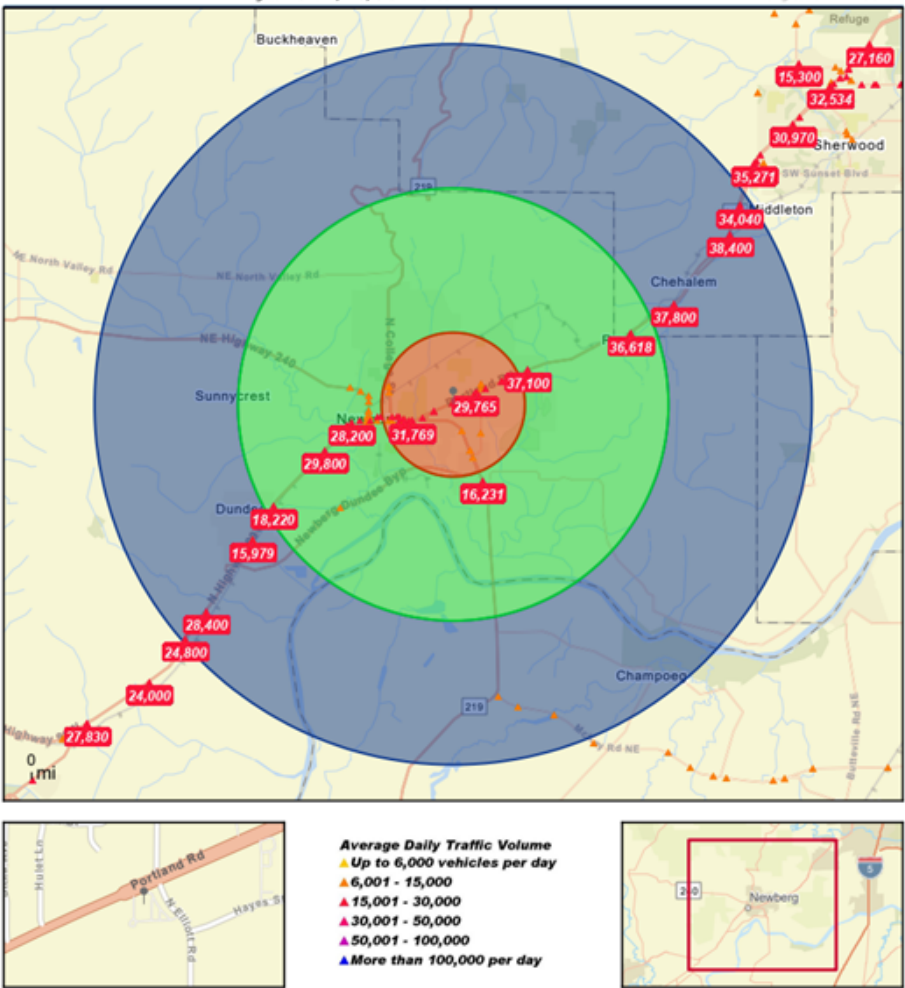


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AVERAGE DAILY TRAFFIC 1,3,5 MILES

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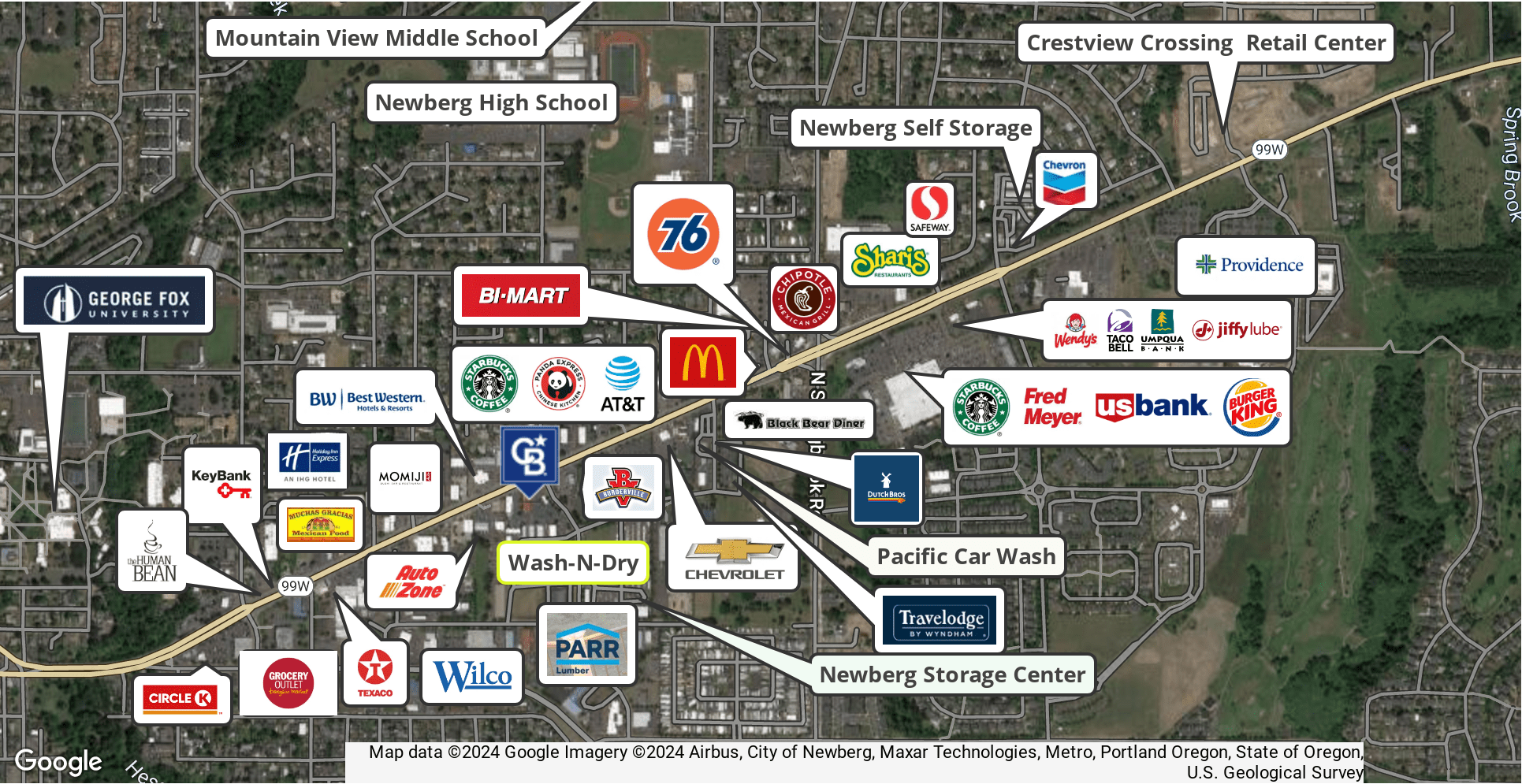


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AERIAL

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2512 E Portland Rd Newberg OR
Ring of 1 mile

Green Acres

Dominant Tapestry Segment

KEY FACTS



14,114

Total Population



\$420,000

Median Home Value



632

Businesses



18,072

Daytime Population



34.4

Median Age



0.36%

2020-2023
Pop Growth
Rate



\$34,236

Per Capita
Income



2.5

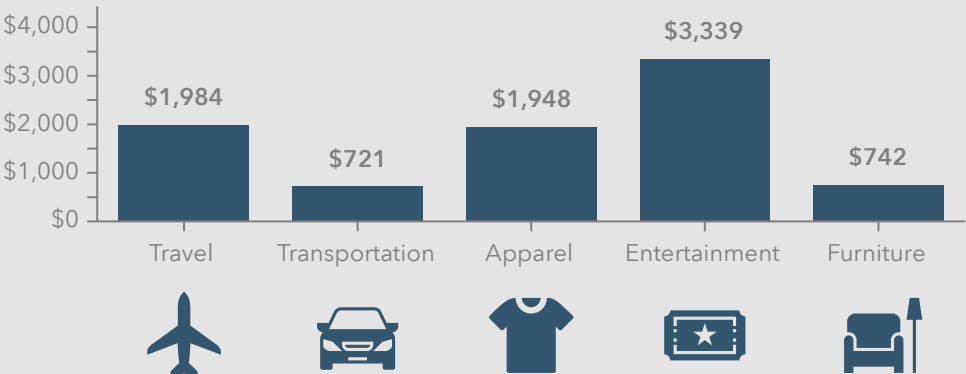
Avg Household
Size



\$76,802

Median Household
Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

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Spending facts are average annual dollars per household

2512 E Portland Rd Newberg OR
Ring of 3 miles

Green Acres

Dominant Tapestry Segment

KEY FACTS



30,526

Total Population



\$461,318

Median Home Value



1,029

Businesses



29,587

Daytime Population



37.1

Median Age



0.62%

2020-2023
Pop Growth
Rate



\$38,670

Per Capita
Income



2.6

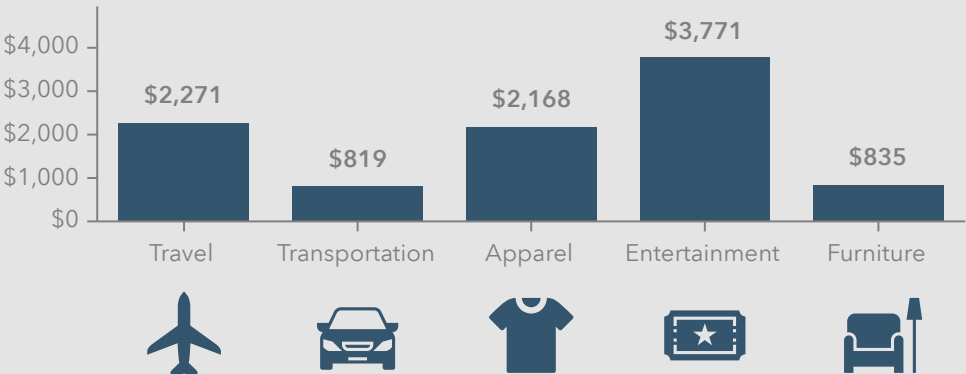
Avg Household
Size



\$85,291

Median Household
Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

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Spending facts are average annual dollars per household

2512 E Portland Rd Newberg OR
Ring of 5 miles

Green Acres

Dominant Tapestry Segment

KEY FACTS



38,276

Total Population



\$483,878

Median Home Value



1,315

Businesses



35,378

Daytime Population



38.6

Median Age



0.62%

2020-2023
Pop Growth
Rate



\$40,839

Per Capita
Income



2.7

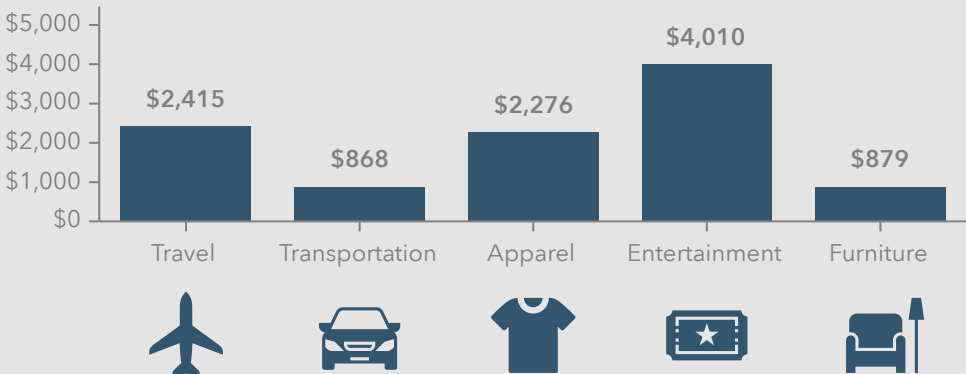
Avg Household
Size



\$88,407

Median Household
Income

KEY SPENDING FACTS



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Spending facts are average annual dollars per household



INITIAL AGENCY DISCLOSURE PAMPHLET

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.

Revised 9/9/2013