2965 & 2995
RYAN DRIVE SE
Salem, OR 97301

2965 & 2995 RYAN DRIVE COMBINED PRICE · $8,700,000
2965 RYAN DRIVE CAN BE SOLD INDIVIDUALLY

OFFICE

Alex Rhoten
503.587.4777
arhoten@cbcre.com

Kelsi Sands
503.587.4777
ksands@cbcre.com

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2965 & 2995 RYAN DRIVE SE
Salem, OR 97301

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2965 & 2995 Ryan Drive SE
Salem, OR 97301
2965 & 2995 RYAN DRIVE SE
Salem, OR 97301

2965 Ryan Drive · 1.29 acres · 40 Parking Spaces

2995 Ryan Drive · 1.21 acres · 79 Parking Spaces

2.50 Total Combined Acres · 119 Total Combined Parking Spaces

SALE

Alex Rhoten
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Kelsi Sands
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OFFERING SUMMARY

<table>
<thead>
<tr>
<th>Property</th>
<th>Specification</th>
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<tbody>
<tr>
<td>2965 Ryan Drive Individual Price</td>
<td>$2,750,000</td>
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<tr>
<td>2965 Ryan Drive Lot Size</td>
<td>1.29 Acres</td>
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<tr>
<td>2965 Ryan Drive Year Built</td>
<td>1992</td>
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<tr>
<td>2965 Ryan Drive Building Size</td>
<td>14,630</td>
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</table>

Zoning: CR

NOI: $192,572.88

PROPERTY OVERVIEW

INVESTMENT OPPORTUNITY

Well maintained two-story, single tenant, professional office building with beautiful landscaping. This building contains an open office area, an exercise room, men and women's restrooms that have attached locker rooms and showers, a staff break room with a kitchen, access to an outdoor patio, a large meeting room, storage area, and four private offices with reception area and a bullpen. The second floor is elevator-served. It features skylights throughout, as well as an overlook that opens to below in the central corridor.

This property features ample parking with approximately 40 surface spaces. Well located just North of Highway 22 off Hawthorne Ave NE.

PROPERTY HIGHLIGHTS

- Current tenant is a well established medical provider
- Zoning: CR
- Frontage: 139' Along Ryan Drive SE
- Tenants lease term is five years with two five-year renewal options
- 1/2 Mile to I-5 which allows for immediate freeway access

COLDWELL BANKER COMMERCIAL
MOUNTAIN WEST REAL ESTATE
2965 Ryan Drive · Estimated Building Size · Not to Scale

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CBCRE.COM

1.29 acres

40 Parking Spaces

± 14,630 SF

MOUNTAIN WEST REAL ESTATE

2965 RYAN DRIVE SE
Salem, OR 97301

S A L E
2965 Ryan Drive · Building View - Beautiful Landscaping
2965 Ryan Drive SE
Salem, OR 97301

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SALE

COLDWELL BANKER COMMERCIAL
MOUNTAIN WEST REAL ESTATE
2965 RYAN DRIVE SE
Salem, OR 97301

SALE

2965 Ryan Drive

2965 Ryan Drive · Stairway

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OFFERING SUMMARY

**Sale Price For Both Properties:** $8,700,000

**2995 Ryan Drive Lot Size:** 1.21 Acres

**2995 Ryan Drive Year Built:** 2010

**2995 Ryan Drive Building Size:** 21,973 SF

**Zoning:** CR

**NOI:** $413,255.16

PROPERTY OVERVIEW

INVESTMENT OPPORTUNITY

Well maintained two-story, multi-tenant, professional office building in a great location. This building contains single and double offices, an open office space, conference room with an attached outdoor patio, print/mail room, storage, employee break room, and an exercise room with two attached single restrooms with showers.

This building provides ample parking with approximately 79 surface spaces. Well located just North of Highway 22 off Hawthorne Ave NE.

PROPERTY HIGHLIGHTS

- Zoning: CR
- Frontage: 58' Along Ryan Drive SE
- Tenants lease term is ten years with two five-year renewal options
- 1/2 Mile to I-5 which allows for immediate freeway access
2995 RYAN DRIVE SE
Salem, OR 97301

SALE

1.21 acres
79 Parking Spots

Building Size

± 21,973 SF

2995 Ryan Drive · Estimated Building Size · Not to Scale
2995 RYAN DRIVE SE
Salem, OR 97301

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SALE

2995 Ryan Drive · Building View
FIRST FLOOR
Salem, OR 97301

SALE

2995 Ryan Drive
2995 Ryan Drive · Breakroom
2995 Ryan Drive · Updated Bathrooms
2995 Ryan Drive · Shower

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COLDWELL BANKER COMMERCIAL
MOUNTAIN WEST REAL ESTATE
SECOND FLOOR
Salem, OR 97301

SALE

2995 Ryan Drive · Second Floor · Floor Plan

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SECOND FLOOR
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2995 Ryan Drive

SALE

2995 Ryan Drive

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SALE

COLDWELL BANKER COMMERCIAL
MOUNTAIN WEST REAL ESTATE
Zone X (500-year)-An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.
2965 & 2995 Ryan Drive SE
Salem, OR 97301

Habaneros Mexican Food
Burger Basket Inc
Coffee In Motion
Dairy Queen Grill & Chill
Wells Fargo
First Interstate Bank
AT&T
Walmart


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COLDWELL BANKER COMMERCIAL
MOUNTAIN WEST REAL ESTATE
**POPULATION**

<table>
<thead>
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<th>1 MILE</th>
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<tbody>
<tr>
<td>Total population</td>
<td>5,666</td>
<td>226,763</td>
<td>339,558</td>
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<tr>
<td>Median age</td>
<td>34.3</td>
<td>33.8</td>
<td>35.7</td>
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<tr>
<td>Median age (Male)</td>
<td>32.2</td>
<td>32.7</td>
<td>34.6</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>37.0</td>
<td>35.5</td>
<td>37.0</td>
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</table>

**HOUSEHOLDS & INCOME**

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<tr>
<th></th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
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<tbody>
<tr>
<td>Total households</td>
<td>1,877</td>
<td>83,687</td>
<td>125,928</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>3.0</td>
<td>2.7</td>
<td>2.7</td>
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<tr>
<td>Average HH income</td>
<td>$38,385</td>
<td>$52,949</td>
<td>$59,330</td>
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<tr>
<td>Average house value</td>
<td>$153,543</td>
<td>$204,126</td>
<td>$226,349</td>
</tr>
</tbody>
</table>

*Demographic data derived from 2010 US Census*
MEET THE TEAM
Salem, OR 97301

ALEX RHOTEN
Owner/Principal Broker
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KELSI SANDS
Broker
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OR #201224830
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 seller except under subpoena or court order, even after termination of the agency relationship; and
7. To obey the lawful instructions of both parties.

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.