

# INVESTMENT OPPORTUNITY

## \$1,500,000 – ARCHWAY PLACE @ NYE BEACH, NEWPORT



### PROPERTY SUMMARY

**5,250 SF Retail**

**5.54% CAP**

**100% Occupied  
by 4 Tenants on  
multi-year leases  
with options to  
renew.**

**Onsite parking lot  
for employees  
and customers.**



Amazing Investment opportunity in the trendy coastal neighborhood of Nye Beach in Newport, Oregon! Archway Place is a 5,250 SF retail property with 8 parcels - divided into 4 suites, 100% occupied - all leases are multi-year w/ renewal options & all are NNN (individually metered for electricity). Cap rate is 5.54% w/ a 5-year AVG of 5.8%. Built in 2008, Archway Place is exceptionally well maintained. Onsite parking lot for employees and customers. Residential condos above retail spaces. Retail space addresses are: 305 NW Coast St, 315 NW Coast St, 701 Beach Dr and 715 Beach Dr. HOA account covers most/all maintenance and improvements.

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Licensed in the State of Oregon



The information contained here in was compiled from data furnished by the property owner and/or other sources deemed reliable; however, accuracy is not guaranteed.

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