



# 1670 Highway 126 - Dunes Village Shopping Center

Florence, Oregon 97439 (Lane County) - Lane County Submarket



Retail

## Property Summary

GLA	11,792 SF
Built/Renovated	1984/2013
Tenancy	Multiple
Asking Rent	Withheld
Frontage	120' on Hwy 126



## Property Details

Land Area	0.68 AC (29,621 SF)	Building FAR	0.40
Zoning	commercial	Parcel	0794857

## Previous Sale

Sale Date	8/29/2015	Sale Price	\$1,700,000 (\$144.17/SF)
Comp ID	3384081	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	7.0%

## Transportation

Parking Details	Ratio of 4.25/1,000 SF
Traffic Volume	13,712 on 8th St (2025); 13,035 on 4th St (2025); 13,702 on 8th St (2024); 1,640 on Oregon Coast Hwy (2020); 7,127 on Quince St (2018); 12,858 on 10th St (2023); 13,032 on 10th St (2025); 5,587 on N Fork Rd (2023); 8,385 on Spruce St (2023)
Frontage	120' on Hwy 126
Walk Score ®	Very Walkable (73)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dollar Tree	1	7,688	-	Apr 2021	-
H&R Block	1	2,055	-	Sep 2019	Aug 2025
Smart Wireless	1	2,049	-	Sep 2014	-

Showing 3 of 3 Tenants

## Contact Details

### Primary Leasing Company

**First Commercial RE Advisor**  
51557 6th St  
Scappoose, OR 97056 USA  
(503) 730-7924  
www.1stcommercialrealestate.com

**Michael Foley**  
Managing Partner

mikefoleyfc@gmail.com

(503) 730-7924





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## Contact Details (Continued)

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### Recorded Owner

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#### Sadakah Ent Llc

1727 13th Ave  
Portland, OR 97212 USA

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### True Owner

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#### Dany Sadakah

1727 13th Ave  
Portland, OR 97212 USA  
(503) 249-1100

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