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THE DIAMOND TEAM

*DEVELOPMENT LAND & INVESTMENT SALES • RETAIL & OFFICE LEASING  
TENANT & LANDLORD REPRESENTATION • MARKET & INVESTMENT ANALYSIS*

*LOCALLY OWNED. GLOBALLY CONNECTED.* | CAPACITY COMMERCIAL GROUP

# THE DIAMOND TEAM | WHO WE ARE



## MICHELLE D. ROZAKIS

*Partner, Principal Broker*

*13 Years Experience*

Landlord & Tenant Representation - Retail

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## GEORGE N. DIAMOND

*Partner, Principal Broker*

*40+ Years Experience*

Investment & Land Sales • Development • Leasing

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## NICHOLAS G. DIAMOND

*Partner, Principal Broker*

*17 Years Experience*

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## ABOUT THE DIAMOND TEAM

**The Diamond Team**, led by George along with his children Nicholas and Michelle, have worked together to provide their clients with a full brokerage experience. The team will often broker the sale of development land, handle the lease-up and then sell the property again, once stabilized. With strong experience in each facet of the real estate process, the Diamond Team understands the fundamentals that make deals successful.

All born and raised in Portland, the team shares a deep passion for shaping the community in which they live, work and play, and prides themselves on not only enjoying what they do, but also highly values the relationships and friendships built over the years with developers, investors, tenants and brokers they work with.

The Diamonds are proud to have joined Capacity Commercial Group in 2020 as partners after heading up the family-owned Real Estate Investment Group brokerage, originally founded by George and his brother over 40 years ago. The team is excited to continue serving the Portland metro and southwest Washington markets in all facets of commercial real estate sales, leasing and consulting in the coming years.

## ACCOMPLISHMENTS

**“RETAIL TEAM OF THE YEAR” 2018-2021 (4 Years)**

*Oregon & SW Washington Commercial Association of Brokers*

**PAST 5 YEARS (2017 - 2021)**

**173 SALES** for **\$619,094,417** Total Transaction Value

**311 LEASES** for **\$152,073,788** Total Rent Consideration

# THE DIAMOND TEAM | WHAT GIVES US THE EDGE



## SALES & LEASING EXPERIENCE

The Diamond Team enjoys the experience garnered from closing billions of dollars of sales transactions, including commercial and residential development land, shopping centers, office properties, NNN investment assets, multifamily buildings and mixed-use developments.

In addition, the team has closed over a thousand commercial leases and represents a portfolio of high-profile retail tenants in their search for the perfect space, as well as representing landlords looking to attract tenants to a new development or bolster leaseup on their property.

## NATIONAL MARKET COVERAGE

The Diamond Team achieves national market exposure through their well-rounded marketing plan as well as through the leverage of their professional affiliations and associations. The team has established

personal relationships with many of the top developers and investors both nationally and in the Portland metro area, and is equipped to utilize these connections to complement any real estate deal.

## PROPRIETARY CONTACT DATABASE

The Diamond Team is uniquely positioned to market listings directly to thousands of developers, investors and tenants through a decades-in-the-making private database of national, regional and local contacts. The team's longstanding

presence in the Portland metro area and professional connections with high-profile developers and investors has enabled them to offer unprecedented exposure of listings directly to qualified parties.

## DEEP LOCAL UNDERSTANDING

The Diamond Team enjoys a great familiarity with local zoning and development codes, opportunity zones, tax incentives and city regulations, giving them an edge in identifying the best and highest use of development land by potential buyers, whether for commercial, residential, multifamily or special purposes.

The team has served as broker to some of the largest development and redevelopment projects in the Portland area including Centennial Mills, the South Waterfront, Progress Ridge, Columbia Waterfront, Parkway Village at Sherwood, Oswego Village, Villebois and more. In addition, the team has sold over a thousand acres of residential development land in the past decade for over 2,000 single family home lots and 2,000 multifamily units.

THE DIAMOND TEAM



# THE DIAMOND TEAM | WHAT GIVES US THE EDGE



## UNIQUELY CONNECTED

The Diamond Team maintains relationships with the most active developers in the Portland / SW Washington area, as well as direct contacts with all of the national and large regional homebuilders. The ability to put their clients' properties in front of the right eyes from the get-go has proven to be an asset and a major differentiator from other brokerages.

## DEDICATED SUPPORT STAFF

The Diamond Team is backed by their own dedicated staff within Capacity Commercial Group who assist in market research, valuations, property touring, transaction coordination, title and escrow services, property outreach, design and marketing of listing materials and follow-up with prospective buyers, tenants or other parties. This support structure allows the brokers to respond quickly to changing needs and keep focus on their clients.

## COMPREHENSIVE MARKETING PLAN

The Diamond Team combines their extensive contact network with industry-standard listing platforms for ensuring maximum property exposure, both local and nationally. Capacity Commercial Group covers the costs for all email campaigns, industry site subscriptions and on-site property signage.

Marketing exposure is achieved through the brokers' proprietary contact database, Costar / Loopnet, Vertical Email (local broker outreach) and the CREXi commercial real estate marketplace. Each marketing plan may also be tailored to the needs of each client and their individual needs and wishes for their listing.

### LISTING EXPOSURE



### TEAM MEMBERSHIPS



THE DIAMOND TEAM



**ALAMO MANHATTAN BLOCKS**

**FOR LEASE** RETAIL • SERVICE • GROCERY

*New 4-Block Waterfront Superblock Development  
35,000+ SF Commercial | 1,207 Units | Portland OR*

**ALTA CIVIC STATION**

**FOR LEASE** RETAIL • SERVICE • RESTAURANT

*New Mixed-Use Community Near Gresham Station  
8,500+ SF Commercial | 318 Units | Gresham OR*

**THE GOSSAMER**

**FOR LEASE** RETAIL • SERVICE SPACE

*New Mixed-Use Building in Portland's Pearl District  
8,300+ SF Commercial | 204 Units | Portland OR*

**THE VANTAGE AT COLUMBIA PALISADES**

**FOR LEASE** RETAIL • SERVICE • DRIVE-THRU

*New Retail & Office Development off SE 192nd  
18,300+ SF Commercial | 4 Buildings | Camas WA*

**MODERA AKOYA**

**FOR LEASE** RETAIL • SERVICE • RESTAURANT

*New Mixed-Use Building in Portland's Pearl District  
15,100+ SF Commercial | 291 Units | Portland OR*

**MODERA MORRISON**

**FOR LEASE** RETAIL • SERVICE • RESTAURANT

*New Mixed-Use Building in Buckman, SE Portland  
10,100+ SF Commercial | 247 Units | Portland OR*

**OSWEGO VILLAGE**

**FOR LEASE** RETAIL • SERVICE • RESTAURANT

*Retail Space in Newly-Remodeled Shopping Center  
95,700+ SF Neighborhood Center | Lake Oswego OR*

**PORTLAND ASTORIA**

**FOR LEASE** RETAIL • SERVICE • RESTAURANT

*New Mixed-Use Building in Downtown Portland  
14,700+ SF Commercial | 348 Units | Camas WA*

**THE DYLAN**

**FOR LEASE** RETAIL • SERVICE • CAFE SPACE

*New Mixed-Use Building on the South Waterfront  
6,100+ SF Commercial | 232 Units | Portland OR*

**THE OVERLAND**

**FOR LEASE** RETAIL • SERVICE • RESTAURANT

*New Mixed-Use Building in the Tigard Triangle Area  
8,300+ SF Commercial | 219 Units | Tigard OR*

**THE PERCH**

**FOR LEASE** RETAIL • SERVICE • RESTAURANT

*New Mixed-Use Building in Overlook, North PDX  
~5,000 SF Commercial | 141 Units | Portland OR*

**WEST END DISTRICT**

**FOR LEASE** RETAIL • SERVICE • RESTAURANT

*New Mixed-Use Community in Downtown Beaverton  
34,400+ SF Commercial | 424 Units | Beaverton OR*

**DIAMOND TEAM | RETAIL LEASING HIGHLIGHTS - 100% LEASED**



**PLATFORM DISTRICT**



**LEASED** RETAIL • SERVICE • RESTAURANT

*Mixed-Use Community at Orenco Station (2015)*  
48,000+ SF Commercial | 1,000+ Units | Hillsboro OR

**SHOPPES AT PROGRESS RIDGE**



**LEASED** RETAIL • RESTAURANT • OFFICE

*Retail & Office Development at Progress Ridge (2016)*  
34,800+ SF Commercial | 2 Buildings | Beaverton OR

**MODERA BELMONT**



**LEASED** RETAIL • SERVICE • RESTAURANT

*Mixed-Use Building In Close-In SE PDX (2018)*  
11,300+ SF Commercial | 200 Units | Portland OR

**PARKWAY VILLAGE - PHASE I**



**LEASED** RETAIL • SERVICE • RESTAURANT

*Anchored Shopping Center Development (2014)*  
191,000+ SF Commercial | 7 Buildings | Sherwood OR

**HAZEL DELL MARKETPLACE**



**LEASED** RETAIL • RESTAURANT • ANCHOR

*Anchor & Retail in Redeveloped Shopping Center*  
190,000+ SF Commercial | Hazel Dell, Vancouver WA

**HOTEL INDIGO**



**LEASED** RETAIL • RESTAURANT • CAFE SPACE

*Block 4 of 'The Waterfront Vancouver' Development*  
20,000+ SF Commercial | 138 Rooms | Vancouver WA

**ATWATER PLACE**



**LEASED** RETAIL • SERVICE • GYM • OFFICE

*Mixed-Use Building on the S. Waterfront (2007)*  
11,300+ SF Commercial | 200+ Condos | Portland OR

**THE CIVIC**



**LEASED** RETAIL • SERVICE • RESTAURANT

*Mixed-Use Building Next to Providence Park (2007)*  
37,000+ SF Commercial | 261 Condos | Portland OR

**EDDYLINE AT BRIDGEPORT**



**LEASED** RETAIL • SERVICE • RESTAURANT

*Luxury Mixed-Use Community (2014) in Tigard*  
22,900+ SF Commercial | 367 Units | Tigard OR

**OLD MILL MARKETPLACE**



**LEASED** RETAIL • RESTAURANT • CAFE SPACE

*Starbucks- Anchored Retail Development (2017)*  
9,800+ SF Commercial | 1 Building | Newberg OR

**COOK STREET APARTMENTS**



**LEASED** RETAIL • SERVICE • OFFICE SPACE

*Mixed-Use Building in North Portland (2016)*  
15,700+ SF Commercial | 206 Units | Portland OR

**PROGRESS RIDGE TOWNSQ.**



**LEASED** RETAIL • RESTAURANT • ANCHOR

*Anchored Shopping Center Development (2011)*  
213,000+ SF Commercial | Beaverton OR

# THE DIAMOND TEAM | TENANT REPRESENTATION

THE BEST LOCATION FOR  
YOUR BUSINESS

TENANT  
REPRESENTATION

## RESTAURANT, FOOD & BEVERAGE



## RETAIL & SERVICES



The Diamond Team at Capacity Commercial Group is prepared to handle all aspects of the Tenant Representation process and represents a portfolio of local, regional and national tenants looking to open new business locations in the Portland area.

From researching potential markets that match your demographic profile to presenting buildings and sites that meet your space requirements, The Diamond Team has the unique insight, skills and connections to match your business or new location to the perfect space, supporting you in negotiating the lease and helping identify and map your competition and major retailers.

Even after your lease is signed, the team can assist in locating a contractor and guiding you through the bid process.

## SERVICES OFFERED TO TENANTS:

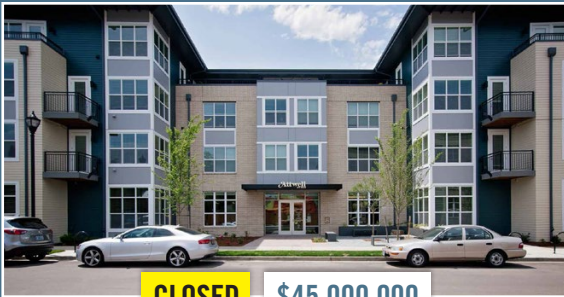
- RESEARCH POTENTIAL MARKETS THAT MATCH THE IDEAL DEMOGRAPHIC PROFILE
- PRESENT BUILDINGS AND SITES THAT MEET SPACE REQUIREMENTS
- SUPPORT IN NEGOTIATING THE LEASE, INCLUDING TENANT IMPROVEMENT
- IDENTIFY AND MAP THE COMPETITION AND OTHER MAJOR RETAILERS
- ASSIST IN LOCATING A CONTRACTOR AND GUIDING TENANTS THROUGH THE BID PROCESS
- ASSIST IN LEASE REVIEW AND LEASE NEGOTIATIONS

**SALES - SOLD LISTINGS**

# DIAMOND TEAM | INVESTMENT SALE HIGHLIGHTS - CLOSED LISTINGS



## ATTWELL OFF MAIN



**CLOSED** \$45,000,000

*Trophy 2017 Multifamily | 165 Units | Tigard OR*

## OLYMPIC MILLS



**CLOSED** \$ MARKET

*Historic Creative Office | 112,900 SF | Portland OR*

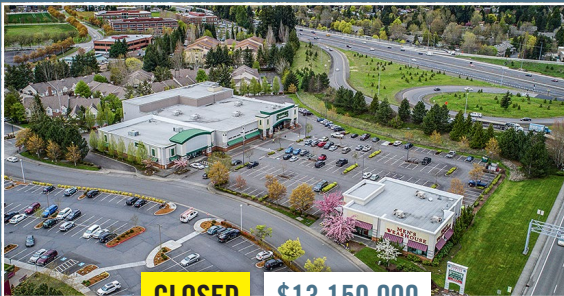
## TRIMACO WAREHOUSE



**CLOSED** \$14,988,000

*Multi-Tenant Industrial | 112,526 SF | Ridgefield WA*

## TANASBOURNE CENTER



**CLOSED** \$13,150,000

*Long-Term Retail NNN | 46,904 SF | Hillsboro OR*

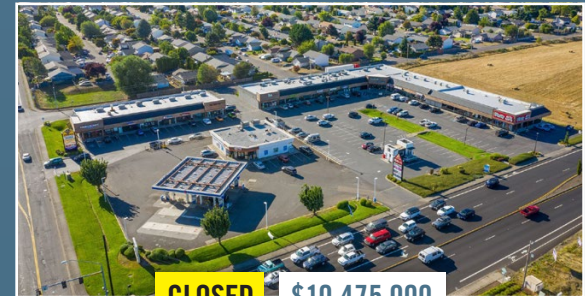
## 192<sup>ND</sup> STATION SOUTH



**CLOSED** \$11,270,000

*NNN Retail / Office | 25,193 SF | Vancouver WA*

## 164<sup>TH</sup> PLAZA VANCOUVER



**CLOSED** \$10,475,000

*NNN Retail Center | 38,654 SF | Vancouver WA*

## SPECIALIZING IN

RETAIL • SHOPPING CENTERS • MULTIFAMILY • OFFICE • INDUSTRIAL • ASSET PORTFOLIOS • SINGLE AND MULTI-TENANT • STABILIZED • LEASEBACK • 1031 EXCHANGE • VALUE-ADD



### THE SHOPPES AT PROGRESS RIDGE



**2 DEALS CLOSED** | **\$16,000,907 TOTAL**

*Trophy NNN Retail / Office | 34,867 SF | Beaverton OR*

### WOODBURN STATION A-B-C



**CLOSED** | **\$8,050,000**

*Trophy NNN Retail | 13,850 SF | Woodburn OR*

### SALMON CREEK CENTER



**CLOSED** | **\$6,975,000**

*NNN Retail / Office | 26,720 SF | Vancouver WA*

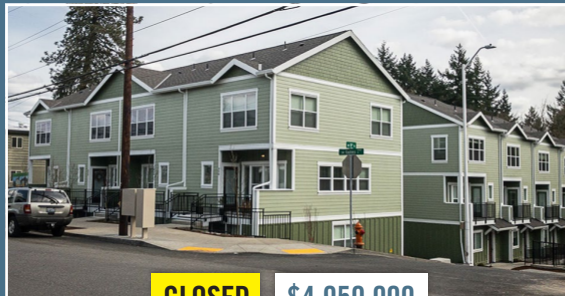
### ORCHARDS WALGREENS



**CLOSED** | **\$6,400,000**

*Long-Term Retail NNN | 75 Year Lease | Vancouver WA*

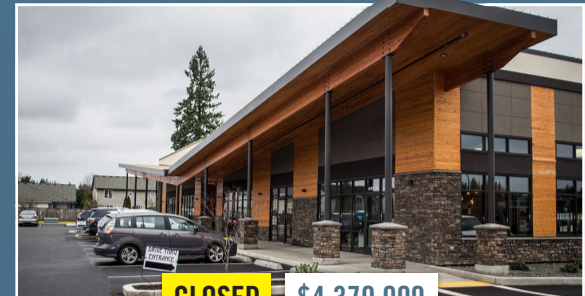
### GAINES ST. TOWNHOME APTS.



**CLOSED** | **\$4,950,000**

*Trophy 2018 Four-Plex | 12 Units | Portland OR*

### 192<sup>ND</sup> PLAZA WEST



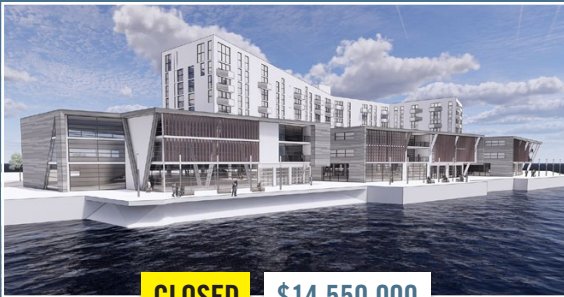
**CLOSED** | **\$4,370,000**

*Trophy NNN Retail | 9,142 SF | Vancouver WA*

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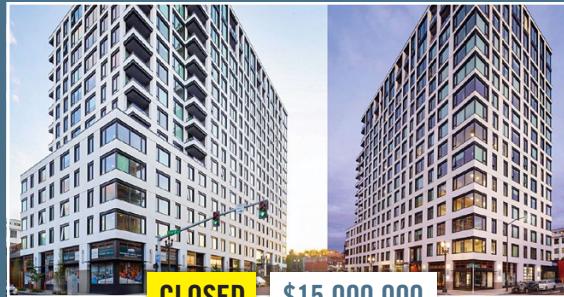
**RENAISSANCE BOARDWALK**



**CLOSED** \$14,550,000

*Mixed-Use Development Site | 2.03 AC | Vancouver WA*

**'THE RODNEY' GROUND LEASE**



**CLOSED** \$15,000,000

*Mixed-Use Bldg. Ground Lease | 19K+ SF | Portland OR*

**AMBERGLEN MULTIFAMILY**

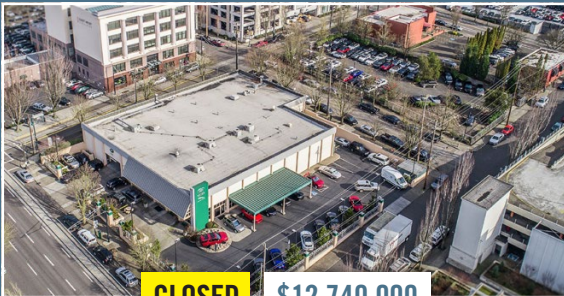
**TWO DEVELOPMENT SITES**



**2 DEALS CLOSED** \$6,593,000 TOTAL

*Planned Units | 12.91 Total AC | Hillsboro OR*

**LLOYD DISTRICT BLOCKS**



**CLOSED** \$12,740,000

*1.5 Redevelopment Blocks | 58,000 SF | Portland OR*

**WATERFRONT BLOCKS 1-4**



**4 DEALS CLOSED** \$16,500,000 TOTAL

*Development Blocks | 140,000+ SF | Vancouver WA*

**N. COLUMBIA INDUSTRIAL**



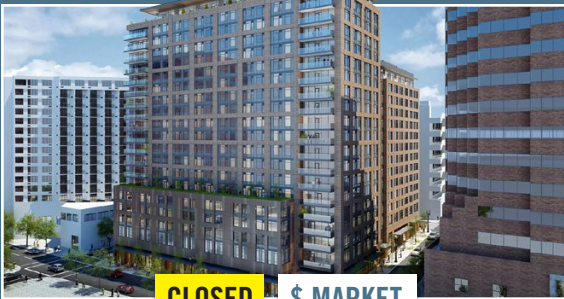
**CLOSED** \$7,900,000

*Heavy Industrial Site | 18.96 Gross AC | Portland OR*

**SPECIALIZING IN**

COMMERCIAL LAND • MULTIFAMILY LAND • SINGLE-FAMILY RESIDENTIAL SUBDIVISION LAND • MASTER-PLANNED LAND • MIXED-USE LAND • URBAN LAND / DEVELOPMENT BLOCKS

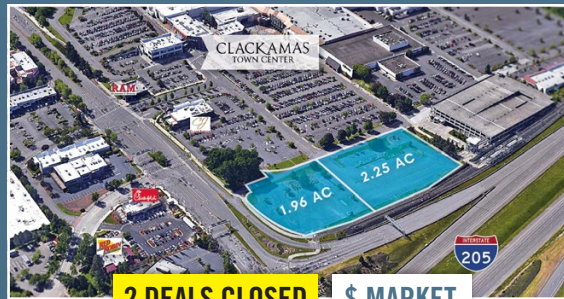
**BLOCK 53 DEVELOPMENT**



**CLOSED** \$ MARKET

*Full City Block for Mixed-Use | 0.92 AC | Portland OR*

**CLACKAMAS MALL PAD SITES**



**2 DEALS CLOSED** \$ MARKET

*Outparcels for Hotel Site | 4.21 AC | Happy Valley OR*

**CENTENNIAL MILLS**



**UNDER CONTRACT** \$ MARKET

*Urban Redevelopment Site | 4.44 AC | Portland OR*

**SOUTH COOPER MTN. APTS.**

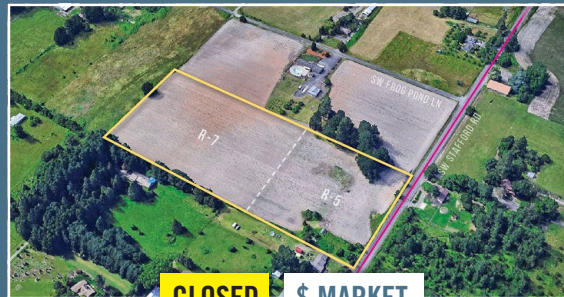
*SCM HEIGHTS & THE RIDGE @ SCM*



**2 DEALS CLOSED** \$12,570,000 TOTAL

*Multifamily Land | 459 Planned Units | Beaverton OR*

**FROG POND RESIDENTIAL**



**CLOSED** \$ MARKET

*Subdivision Land | 10 AC | Wilsonville OR*

**RIDGEFIELD I-5 LAND**



**UNDER CONTRACT** \$12,317,200

*Industrial Develop. Land | 46.48 AC | Ridgefield WA*

**SPECIALIZING IN**

COMMERCIAL LAND • MULTIFAMILY LAND • SINGLE-FAMILY RESIDENTIAL SUBDIVISION LAND • MASTER-PLANNED LAND • MIXED-USE LAND • URBAN LAND / DEVELOPMENT BLOCKS