

FedEx[®]

Office

Leased Investment

SW ALDER ST & SW 2ND AVE
PORTLAND, OREGON

For Sale

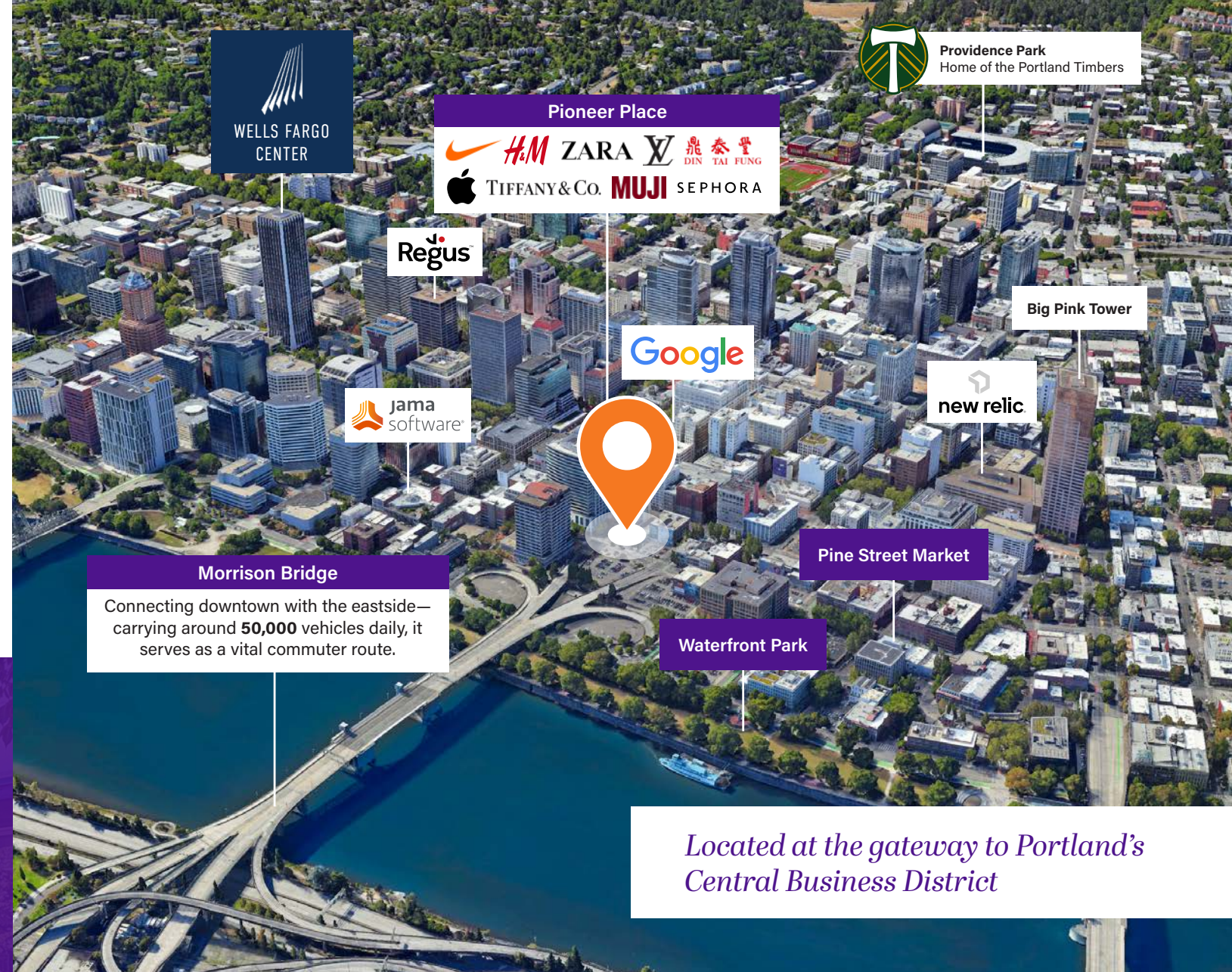
PRICE

\$3,900,000

2027 CAP RATE

7.88%

The site has been occupied by FedEx Office for over 30 years, offering investors stable cash flow backed by a long-term, credit-rated tenant. The existing lease has minimal landlord responsibilities. The property is strategically located at the gateway to Portland's central business district with dedicated parking at Alder St and 2nd Ave. The site also provides convenient access to the city's residential neighborhoods and cultural core, surrounded by office towers and hotels, with direct access to East Portland via the Morrison Bridge. The investment offers an investor both cash flow from a long-term credit tenant and exceptional upside potential through future redevelopment.



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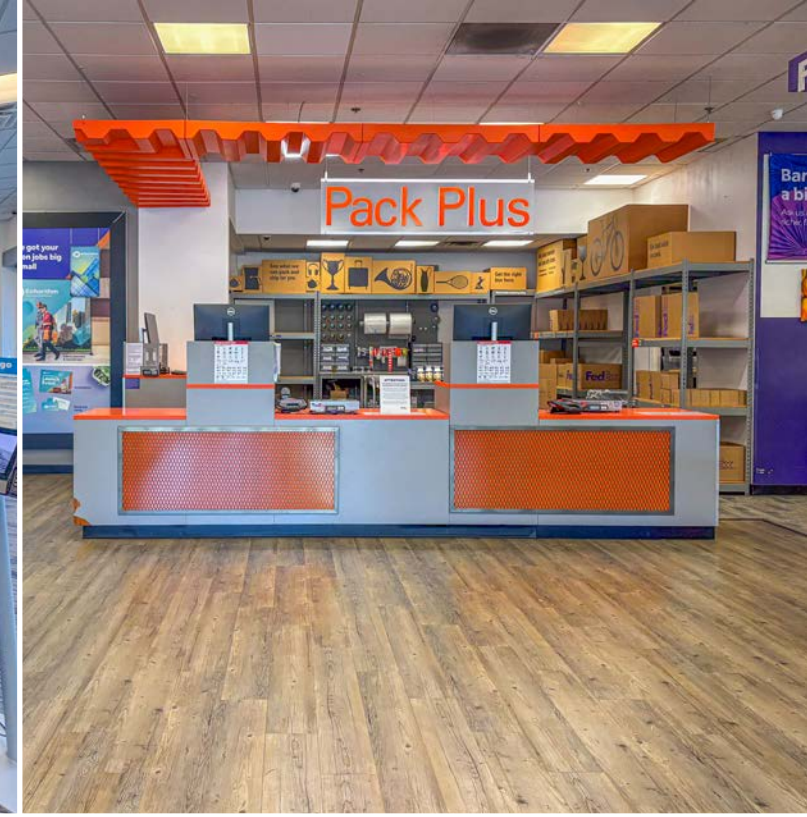
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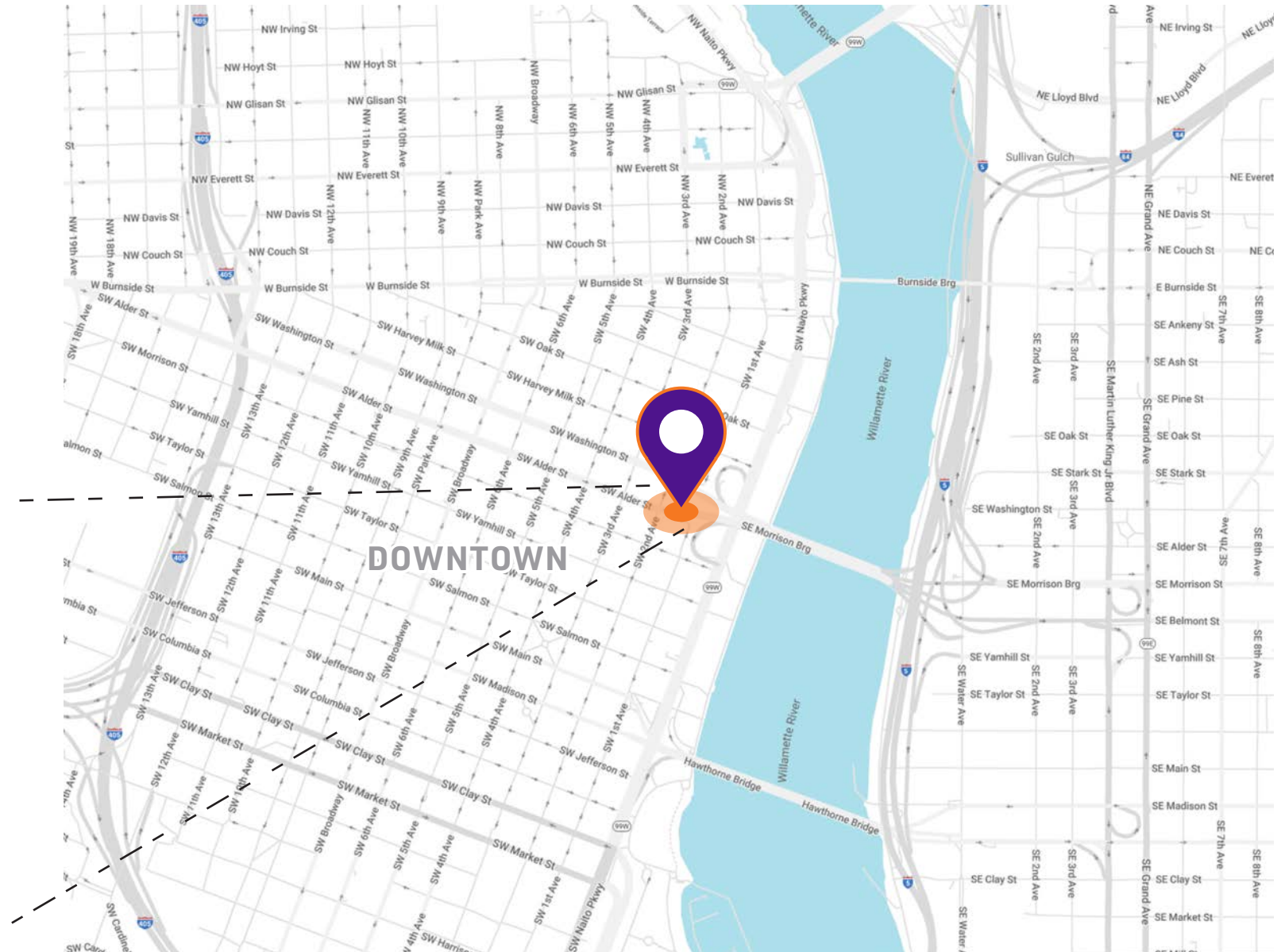
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INVESTMENT HIGHLIGHTS

- **Credit Tenant** — **FedEx Corporation** is a global logistics leader and one of the largest publicly traded companies in the U.S., ranked #49 by revenue on the Fortune 500 list. The tenant holds investment-grade credit ratings of BBB (S&P) and Baa2 (Moody's), offering reliable, long-term income backed by a blue-chip guarantor.
- **Prime Location** — Freestanding building with dedicated onsite parking and additional off site parking positioned at the gateway to Portland's Business District, surrounded by high-rise offices, residential, and hotels.
- **Visibility and Access** — Located at the signalized intersection of SW 2nd Ave & SW Alder St at the Morrison bridgehead providing convenient access to Portland's CBD and surrounding neighborhoods.
- **Established Occupancy** — **FedEx Office** has occupied the premises for over 30 years.
- **Future Redevelopment Opportunity** — The property is zoned CX (Central Commercial) with a low existing FAR, offering significant upside potential for future high-density development, including residential, office, or hotel use. The site is uniquely positioned to capitalize on views of the Willamette River and East Portland.



Address	221 SW Alder St, Portland, OR 97204
Total Building Area	11,600 SF
Lot Size	0.22 Acres
Year Built	1956
Property Type	Retail
Zoning	CX (LINK)
Traffic Count:	SW Alder St: 10,816 CPD SE Morrison Bridge: 50,000 CPD
APN	R245967



Please contact broker for detailed pro forma financials, lease terms, and full offering materials.

COSTAR PAGE 

PRICE

\$3,900,000

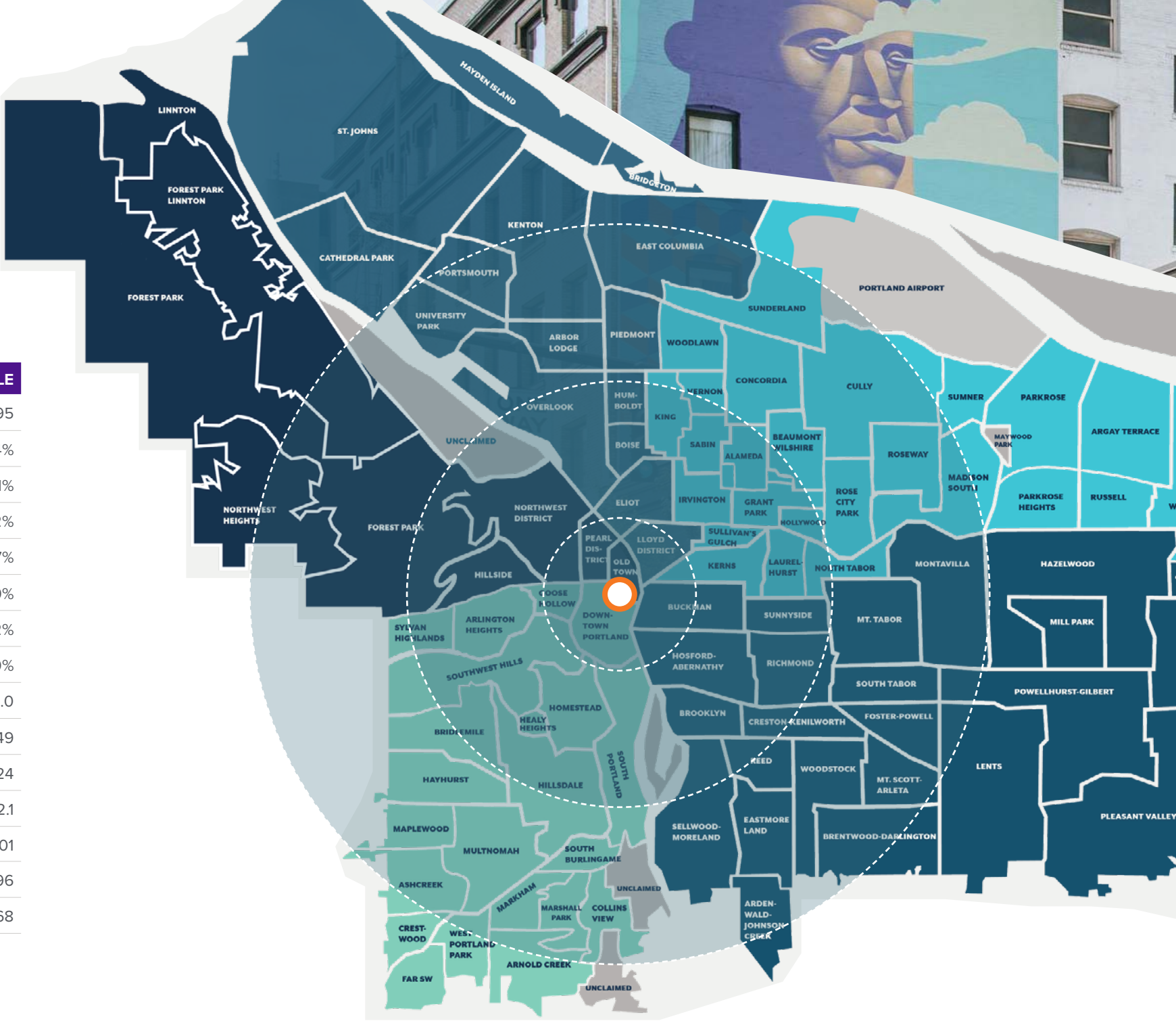
2027 CAP RATE

7.88%

Strategically Positioned to Serve an Affluent, Educated, and Expanding Urban Population

	1 MILE	3 MILE	5 MILE
Estimated Population	50,130	211,377	451,695
White	71.1%	75.4%	75.4%
Hispanic or Latino Population	11.5%	10.1%	10.1%
Black or African American	6.3%	5.4%	5.2%
American Indian or Alaska Native	1.2%	0.8%	0.7%
Asian	8.7%	6.8%	6.9%
Hawaiian or Pacific Islander	0.3%	0.2%	0.2%
Other	3.6%	2.9%	3.0%
Median Age	39.2	38.5	39.0
Estimated Households	25,812	108,748	212,649
Average Household Income	\$107,798	\$140,396	\$146,424
Average Household Size	1.8	1.9	2.1
Median Home Value	\$591,515	\$738,171	\$677,101
Daytime Population	122,971	280,910	439,396
College Education or Higher	23,079	112,027	224,268

SOURCE: SITES USA, 2025



PORTLAND, OREGON



LOCATION

- **Strategic Location** – Portland sits at the confluence of the Willamette and Columbia Rivers, offering strong logistics advantages with deep-water ports, rail access, and proximity to major West Coast markets.
- **Population & Demographics** – With over 645,000 residents and a metro area exceeding 2.5 million, Portland continues to attract a highly educated workforce, especially in tech, sustainability, and creative industries. The City of Portland projects the market will draw over 15 million annual visitors.
- **Livability & Demand Drivers** – Known for its walkability, strong transit network, and urban greenery, Portland remains a top-tier market for mixed-use development and adaptive reuse projects.

ECONOMY

- **Tech & Innovation Hub (“Silicon Forest”)** – The city houses a growing cluster of technology firms, attracting talent and driving demand for flex office and creative workspace.
- **Industrial & Logistics Strength** – Portland’s access to Interstate 5 and port infrastructure positions it as a prime location for last-mile distribution and industrial development, particularly with e-commerce expansion.
- **Affordability** – Portland’s cost of living is approximately 19% lower than Seattle, 29% lower than San Francisco and 28% lower than Los Angeles, making it an attractive place to live.
- **Athletic / Outdoor Brands Headquarters** – The Portland MSA is recognized as a hub for athletic and outdoor apparel, serving as global or regional headquarters for Nike, Columbia Sportswear, Adidas, and Under Armour.

MAJOR DEVELOPMENTS

- **Broadway Corridor Redevelopment** – Less than one mile from the FedEx site, this 34-acre project—managed by Prosper Portland, the city’s economic development agency—will transform the former U.S. Postal Service site in Northwest Portland. The vision is to create a high-density neighborhood that connects the Pearl District and Old Town, featuring mixed-income housing, office and retail space, and new public parks.
- **OMSI District Redevelopment** – This \$500M+ transformation of the Oregon Museum of Science & Industry area will create a high-density, transit-connected neighborhood with housing, retail, and waterfront activation.
- **South Waterfront Expansion** – One of the largest urban redevelopment projects in the U.S., this area continues to see high-rise residential and medical research investment, reinforcing Portland’s life sciences sector.
- **James Beard Public Market (Opening Spring 2027 at SW 6th & Alder, Downtown Portland)** – A new ~40,000 SF year-round food hall and marketplace in the historic Selling and Ungar buildings, featuring 40+ local vendors, restaurants, and a teaching kitchen—designed to be a cultural anchor and catalyst for downtown Portland, with full build-out by Fall 2026.





The World On Time.

FedEx was founded in 1971 by Frederick W. Smith in Little Rock, Arkansas, with a vision to revolutionize overnight shipping. Officially launching in 1973, the company pioneered the hub-and-spoke distribution model, with its headquarters and primary air cargo hub in Memphis, Tennessee. Today, FedEx is a global logistics leader, operating in 220+ countries and territories and delivering 16.5 million packages daily through its extensive air, ground, and freight network. The company has consistently driven industry advancements, introducing real-time package tracking and investing in AI, robotics, and autonomous delivery to enhance logistics efficiency.

As e-commerce and global trade continue to grow, FedEx remains committed to innovation, sustainability, and modernization. The company is expanding its fleet of electric delivery vehicles, fuel-efficient aircraft, and carbon-neutral shipping solutions to reduce its environmental footprint. A critical player in the \$10+ trillion supply chain industry, FedEx helps businesses and consumers stay connected with fast, reliable delivery services. Its guiding principle, “Where Now Meets Next,” reflects its dedication to shaping the future of global logistics through cutting-edge technology and world-class service.

FEDEX OFFICE
LOCATIONS (U.S.)

2,000+

TOTAL
EMPLOYEES

430K

YEAR
FOUNDED

1971

NASDAQ

FDX

S&P RATING

BBB



PRINTING & SHIPPING

Portland's business community depends on efficient printing, shipping, and office services. From custom prints to overnight deliveries, these businesses support professionals, entrepreneurs, and remote workers alike.



GROWING ON-DEMAND SERVICES

As businesses and entrepreneurs seek quick turnaround times, demand for same-day printing, digital design, and online ordering continues to grow.



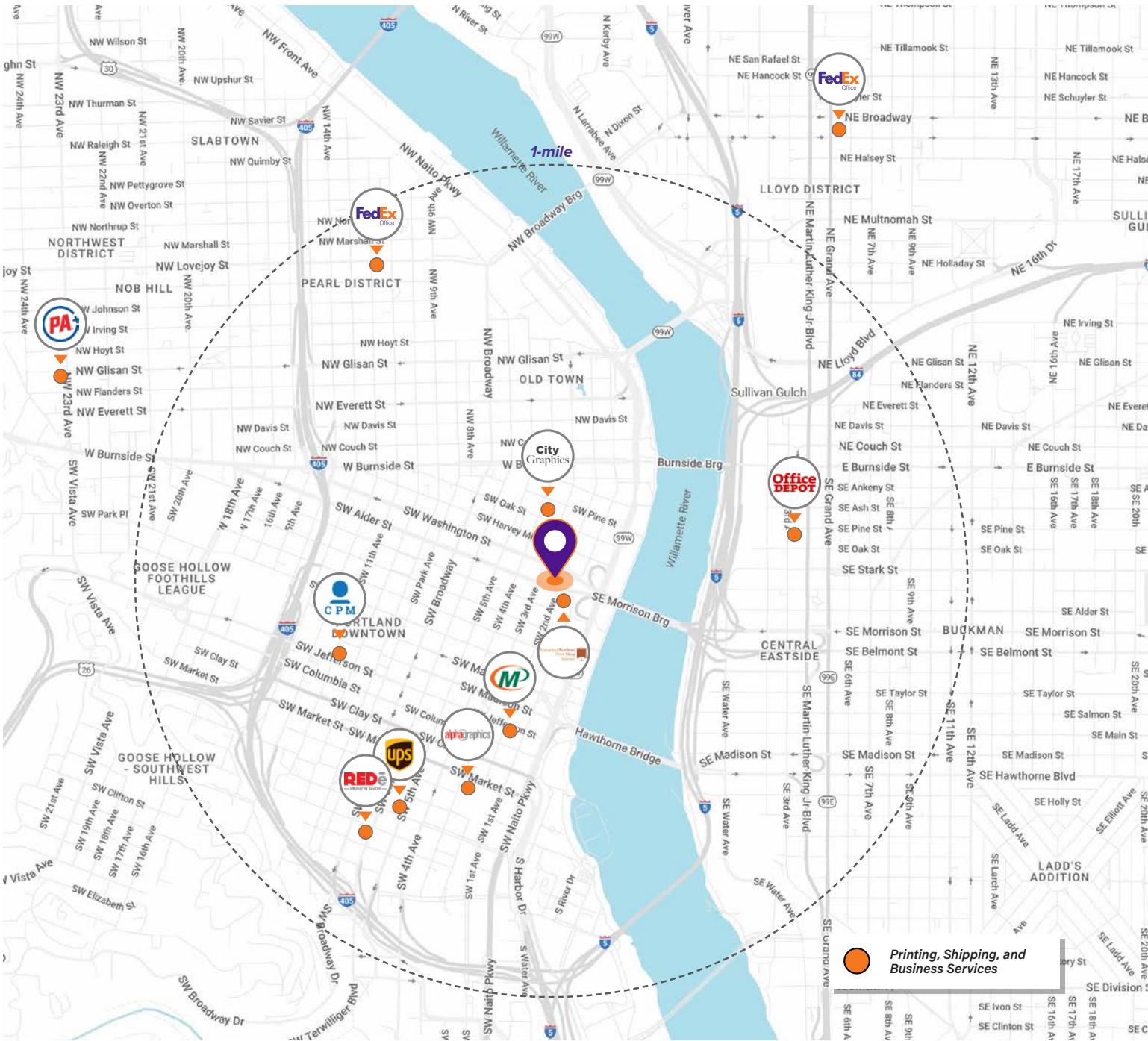
ECO-FRIENDLY VALUES

Many Portland-based print shops are adopting sustainable practices, such as print-on-demand, recycled paper options, and energy-efficient printing processes.



HANDLING & SHIPPING DEMAND

Shipping centers such as FedEx are broadening their services—offering document shredding, secure package handling, signage printing, and passport photos—to meet growing customer demand.





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