

2616 Pine Street Duplex

OFFERING MEMORANDUM

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2616 SE Pine Street
Portland, OR 97214

CCRE
CONSTANT COMMERCIAL REAL ESTATE, INC.

2616 Pine Street Duplex

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Exclusively Marketed by:



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Brokerage License No.: 201250517

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2616 PINE STREET DUPLEX

01

Executive Summary

Investment Summary

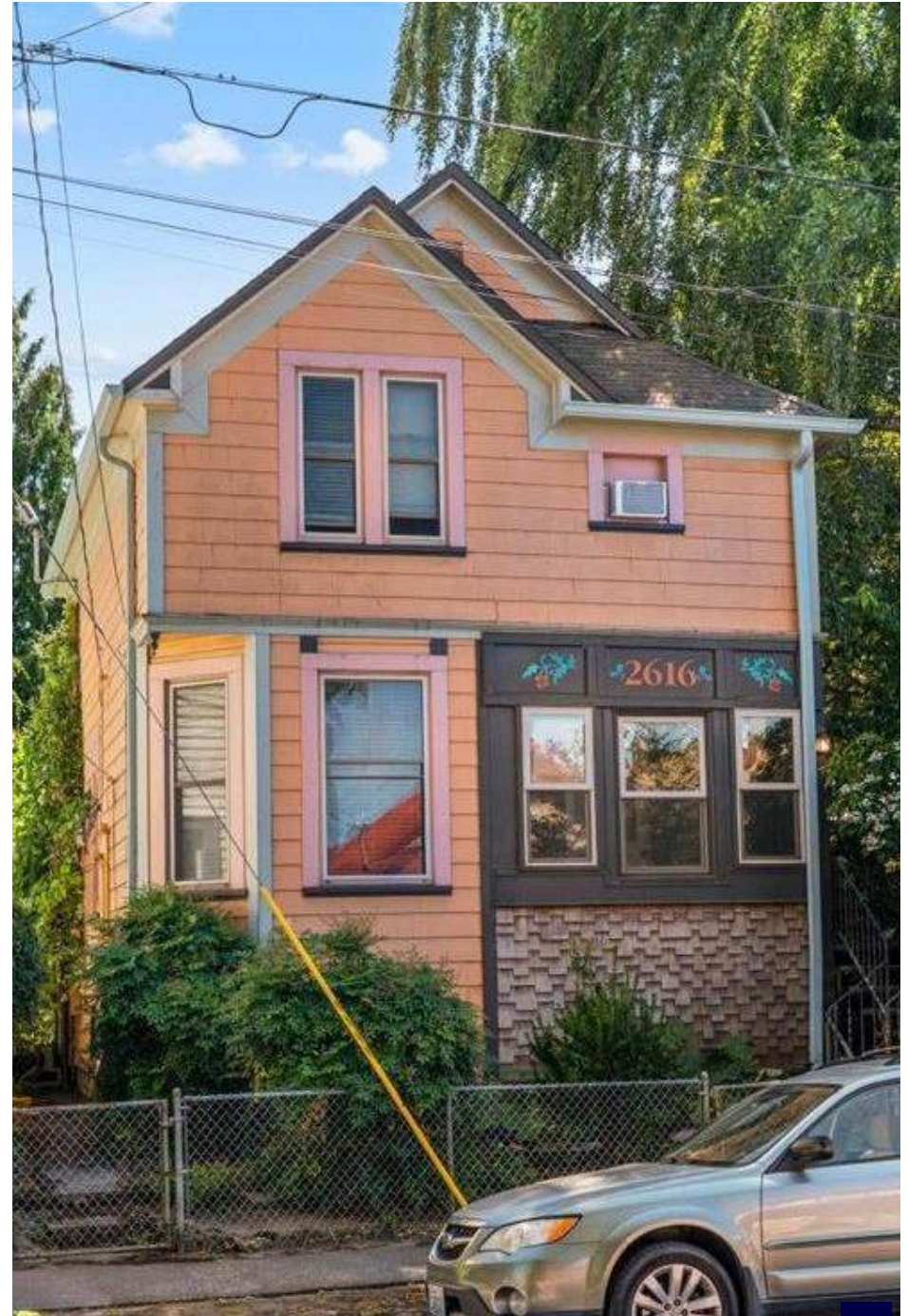
OFFERING SUMMARY

ADDRESS	2616 SE Pine Street Portland OR 97214
COUNTY	Multnomah
MARKET	Portland Metro
SUBMARKET	Buckman
BUILDING SF	1,393 SF
LAND SF	2,500 SF
NUMBER OF UNITS	2
YEAR BUILT	1898
APN	1N1E36CC 09400
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$650,000
PRICE PSF	\$466.62
PRICE PER UNIT	\$325,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	36,519	263,972	493,731
2026 Median HH Income	\$92,127	\$102,265	\$101,987
2026 Average HH Income	\$129,016	\$142,960	\$141,266



- Two-unit Victorian, built in 1898, on a classic Kerns block blocks from the SE 28th Avenue restaurant and coffee corridor and minutes to the Central Eastside. Two 1 bed / 1 bath units — 740 sq ft down, 650 up — each with a private entrance and period detail throughout: arched openings, picture rail, deep window casings, and bay windows in both the living room and the kitchen. The vacant lower unit is ready for an owner-occupant or immediate lease-up, with fresh paint, wood-look flooring, a white shaker kitchen with generous pantry storage, updated full bath, and screened porch entry. The upper unit is occupied at \$1,495. Rare for the neighborhood, the property includes off-street parking with a private driveway and detached garage. Full basement adds shared laundry plus substantial workshop and storage. Fenced yard under mature trees.



02

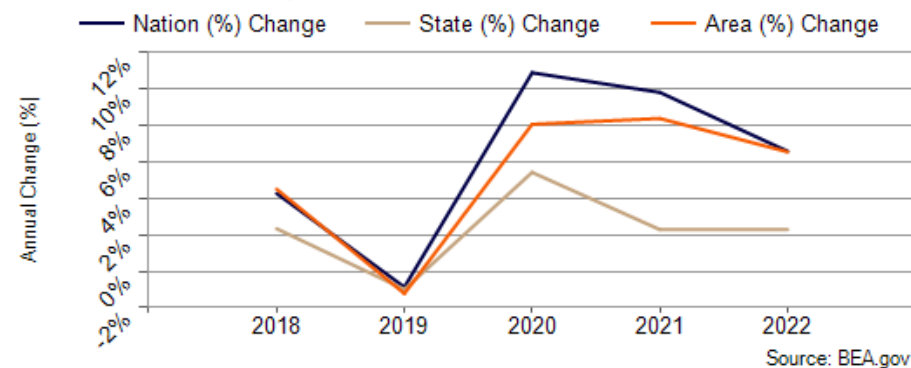
Location

Location Summary

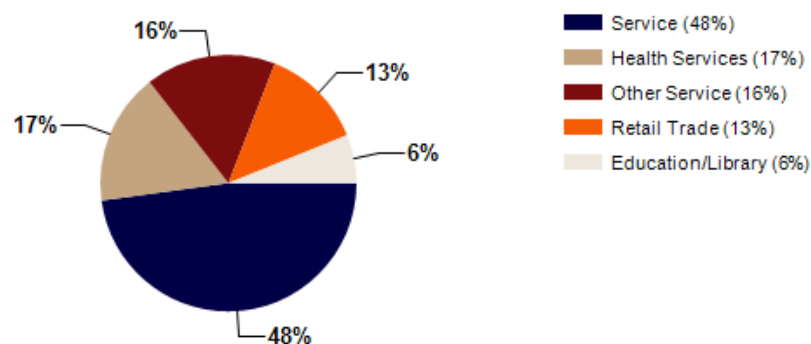
2616 PINE STREET DUPLEX

- 2616 SE Pine sits mid-block in Kerns, one of Portland's most established close-in eastside neighborhoods. The SE 28th Avenue corridor, long known as Restaurant Row, begins two blocks east: Ken's Artisan Pizza has anchored the strip since 2006, alongside Bamboo Sushi, Crema, Cheese & Crack, and Holman's, in business since 1933. The Art Deco Laurelhurst Theater, built in 1923, is three blocks north at 28th and Burnside. Belmont and Hawthorne's markets and shops lie a short walk south, while the Central Eastside's breweries, distilleries, and studios are minutes west with the bridges and downtown just beyond. Laurelhurst Park — 32 acres, established 1909 and listed on the National Register of Historic Places — is a straight shot east on Stark. Frequent bus service runs on Burnside and Stark, and the flat eastside grid makes almost everything bikeable.

Multnomah County GDP Trend



Major Industries by Employee Count



Largest Employers

Intel Corporation	23,192
Oregon Health & Science University (OHSU)	20,917
Providence Health & Services – Oregon	20,700
Kaiser Foundation Health Plan of the Northwest	13,086
Fred Meyer Stores	9,000
Portland Public Schools	7,638
City of Portland	6,631
Multnomah County	5,626



03

Property Description

Property Features
Floor Plan
Property Images

2616 PINE STREET DUPLEX

PROPERTY FEATURES

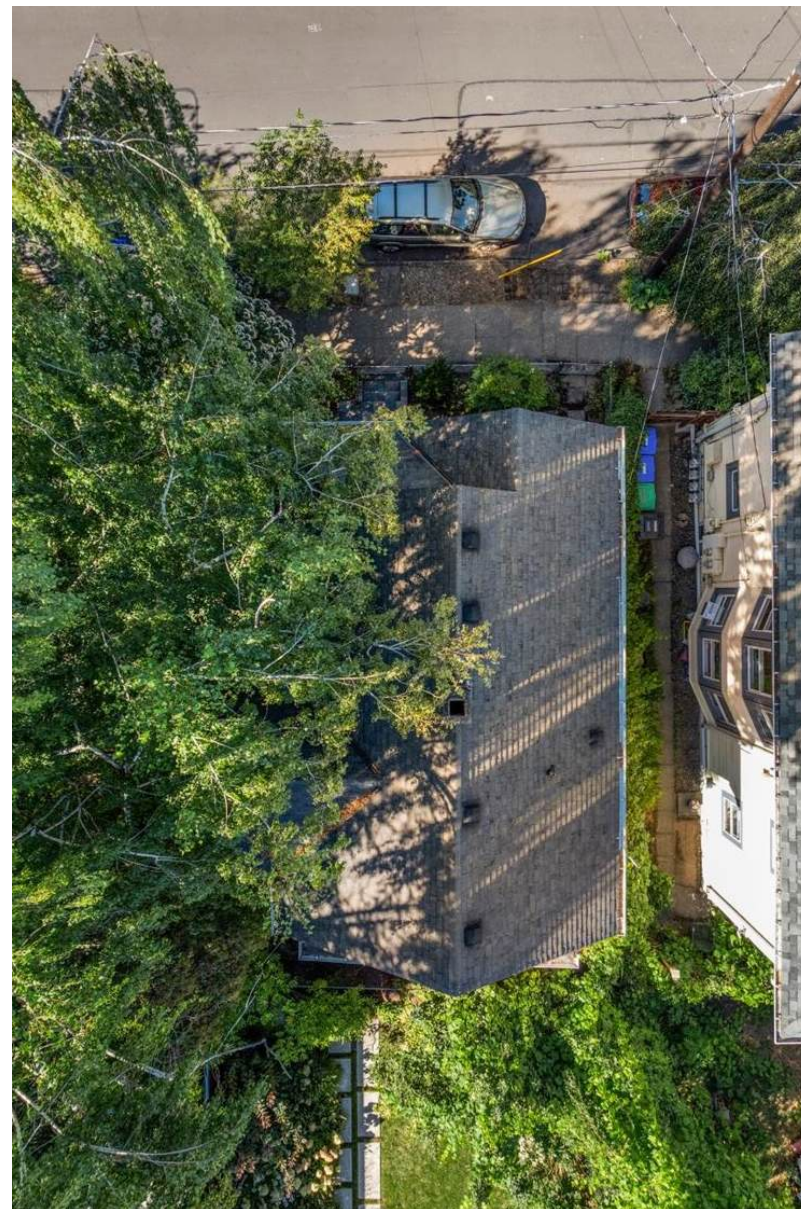
NUMBER OF UNITS	2
BUILDING SF	1,393
LAND SF	2,500
YEAR BUILT	1898
# OF PARCELS	1
ZONING TYPE	R5
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
WASHER/DRYER	Shared-basement

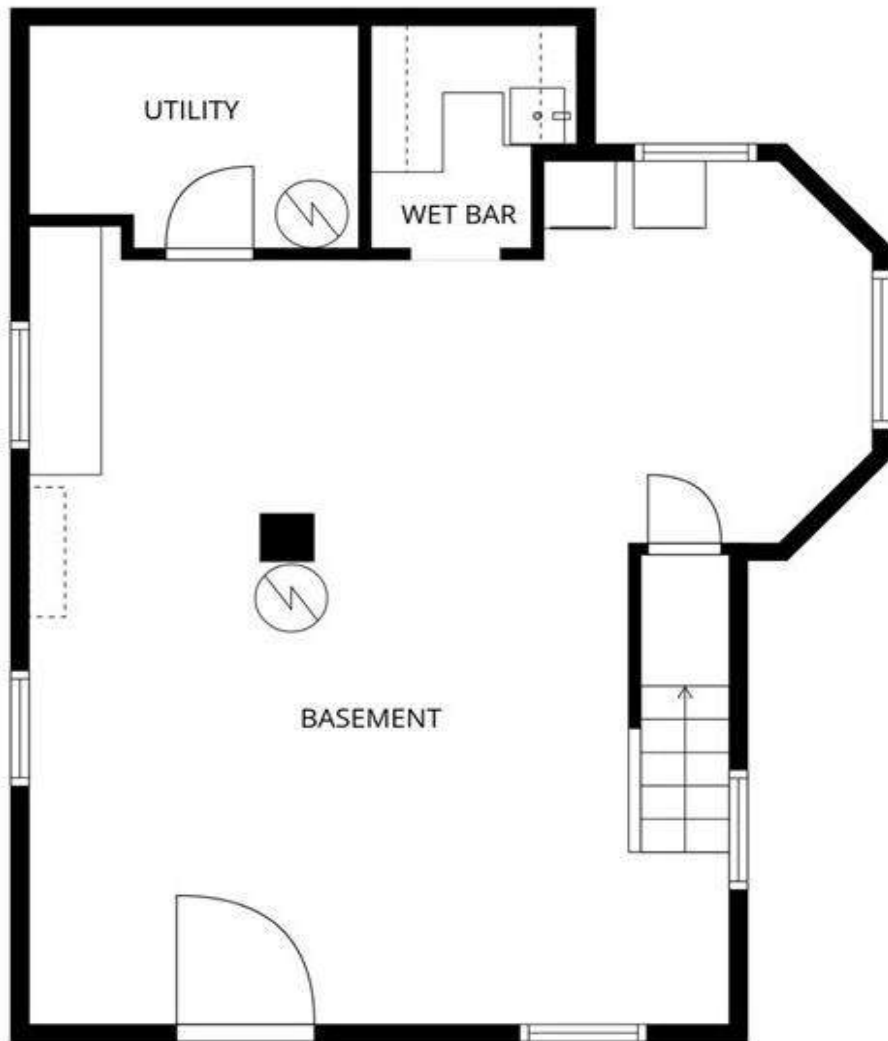
UTILITIES

WATER	Billed-back
TRASH	Owner-paid
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Wood
ROOF	Composition
STYLE	Victorian





1st floor



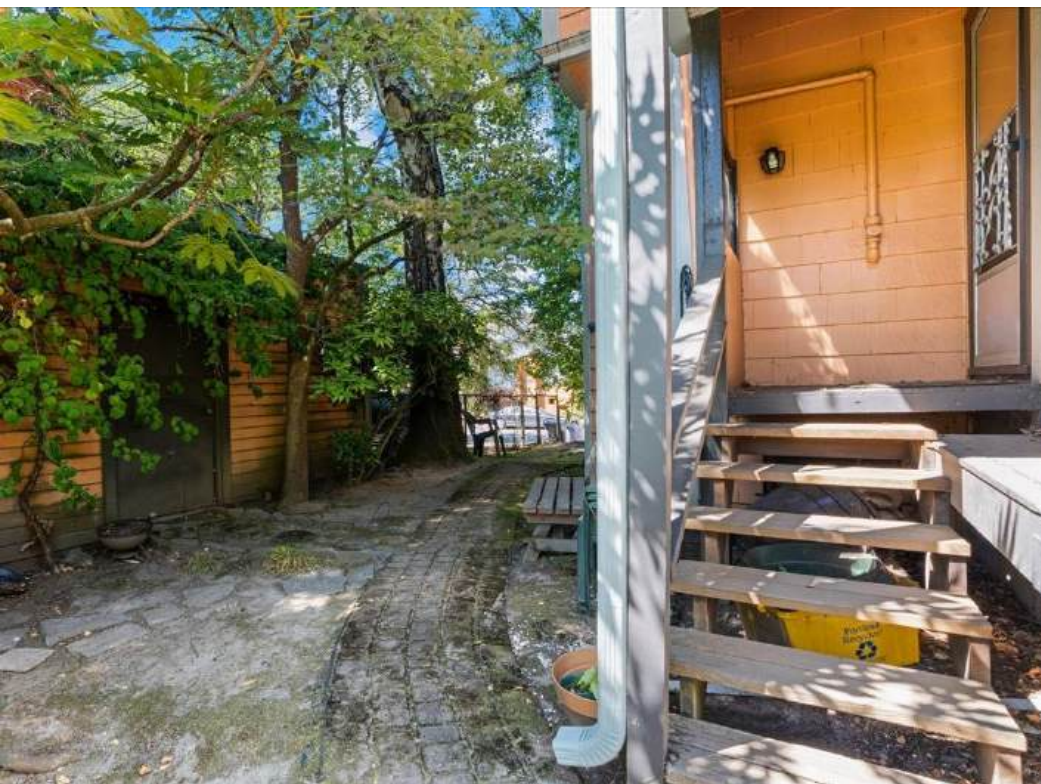
2nd floor



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Constant Commercial Real Estate Inc
FLOOR PLAN CREATED BY CUSCO, 1200 Meadows Rd., Lake Oswego, OR 97035
RELIABLE BUT NOT GUARANTEED.

Floor Plan | 2616 Pine Street Duplex









2616 PINE STREET DUPLEX

04

Rent Roll

Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Move-in Date	Notes
Upper	1 bd + 1 ba	650	\$2.30	\$1,495.00	10/27/2023	
Lower	1 bd + 1 ba	740				Vacant - ready for owner occupant or lease up
Totals / Averages		1,390	\$2.30	\$1,495.00		



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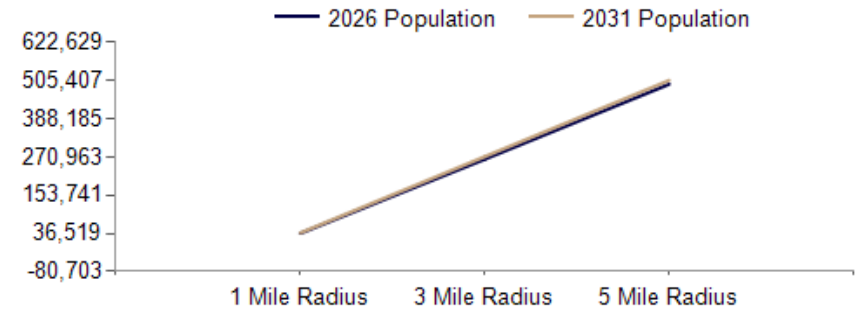
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Demographics

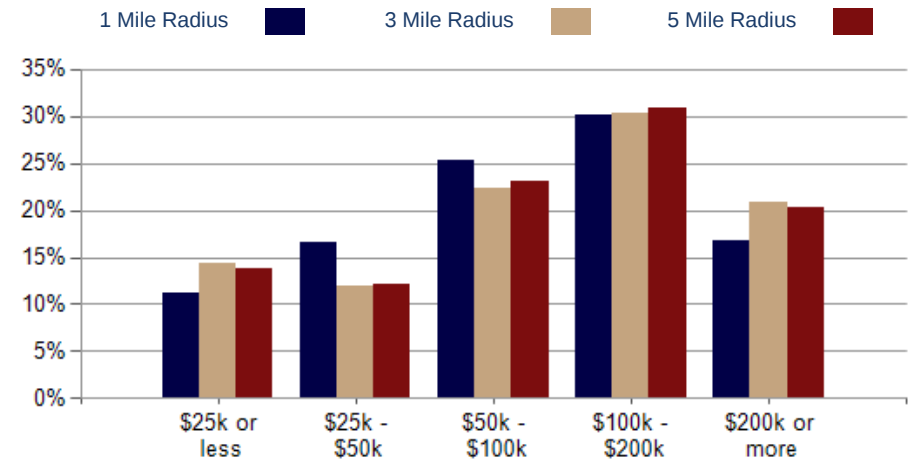
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,468	195,052	390,700
2010 Population	28,773	210,878	419,476
2026 Population	36,519	263,972	493,731
2031 Population	38,077	271,833	505,407
2026 African American	984	12,088	27,120
2026 American Indian	263	2,552	5,450
2026 Asian	1,666	17,158	37,128
2026 Hispanic	3,411	24,573	53,803
2026 Other Race	996	8,004	20,910
2026 White	28,225	192,820	343,580
2026 Multiracial	4,338	30,709	57,408
2026-2031: Population: Growth Rate	4.20%	2.95%	2.35%

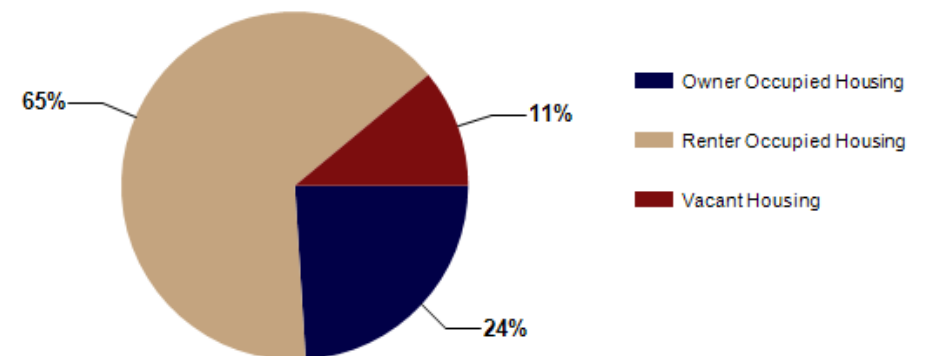
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,304	12,583	20,022
\$15,000-\$24,999	859	6,478	11,077
\$25,000-\$34,999	1,453	6,851	12,029
\$35,000-\$49,999	1,728	9,030	15,087
\$50,000-\$74,999	2,535	15,306	26,734
\$75,000-\$99,999	2,310	14,317	25,256
\$100,000-\$149,999	3,504	24,065	42,403
\$150,000-\$199,999	2,272	16,041	26,928
\$200,000 or greater	3,203	27,444	45,618
Median HH Income	\$92,127	\$102,265	\$101,987
Average HH Income	\$129,016	\$142,960	\$141,266



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: ccr



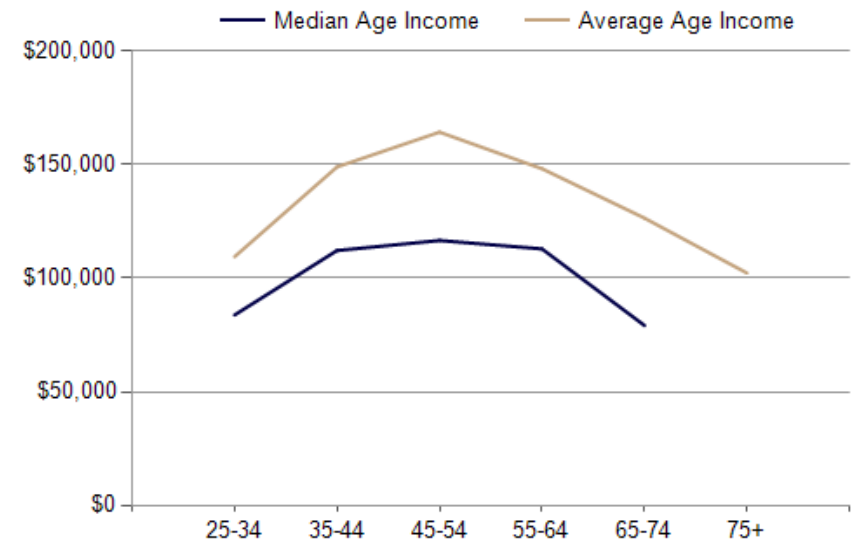
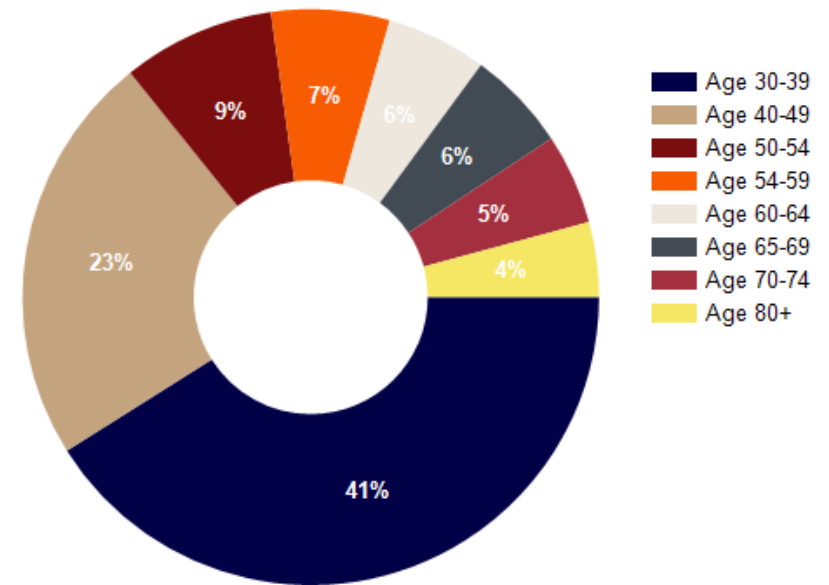
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	5,698	31,841	51,519
2026 Population Age 35-39	4,241	26,202	47,893
2026 Population Age 40-44	3,222	22,702	43,677
2026 Population Age 45-49	2,390	18,274	35,696
2026 Population Age 50-54	2,072	16,615	31,842
2026 Population Age 55-59	1,606	14,011	26,712
2026 Population Age 60-64	1,366	11,697	23,242
2026 Population Age 65-69	1,369	11,495	22,493
2026 Population Age 70-74	1,230	10,857	20,967
2026 Population Age 75-79	1,018	8,366	16,032
2026 Population Age 80-84	533	4,654	8,951
2026 Population Age 85+	397	3,457	7,232
2026 Population Age 18+	32,912	232,097	421,410
2026 Median Age	36	38	39
2031 Median Age	37	39	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,746	\$94,052	\$98,513
Average Household Income 25-34	\$109,450	\$130,816	\$133,342
Median Household Income 35-44	\$112,177	\$127,512	\$125,641
Average Household Income 35-44	\$149,021	\$173,615	\$169,527
Median Household Income 45-54	\$116,608	\$132,905	\$125,472
Average Household Income 45-54	\$164,321	\$173,610	\$165,908
Median Household Income 55-64	\$112,877	\$109,765	\$107,540
Average Household Income 55-64	\$148,204	\$147,306	\$146,333
Median Household Income 65-74	\$79,133	\$85,299	\$78,712
Average Household Income 65-74	\$126,454	\$127,258	\$119,209
Average Household Income 75+	\$102,231	\$105,474	\$104,423

Population By Age



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