



FOR SALE



## SE DIVISION ST REDEVELOPMENT

**Located Along the Thriving Division St Entertainment District**

10,000 SF Building

**Price: \$1,500,000 (\$150/SF)**

**4815-4831 SE Division St, Portland, OR 97206**

- Mix of month-to-month and shorter-term tenants.
- Prime retail frontage along SE Division.
- Nearby many notable restaurants and retailers.
- Zoning: [CM2 \(Commercial/Mixed Use 2\) - View Online](#)
- Phenomenal redevelopment potential.

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# PROPERTY SUMMARY



## Property Overview

Address	4815-4831 SE Division St, Portland, OR 97206
Sale Price	\$1,500,000 (\$150/SF)
Zoning	CM2(d) (Commercial/Mixed Use 2)
Lot Size	Approx. 0.23 Acres / 10,000 SF
Parcel ID	R168889
Tenants	Kindred Dog PDX, New Rose Tattoo, Portland Bicycle Emporium, Upstairs Basement PDX

**Capacity Commercial Group** is pleased to exclusively present for sale a classic 1927 vintage retail redevelopment opportunity.

Located along SE Division, the area is known for its walkability, award winning restaurants, and boutique shopping experiences. This building offers an opportunity for an investor to breathe life into an older building through redevelopment.

The building currently has 5 separate suites and is leased to four tenants. There is one recent vacancy. Tenants are on a mix of MTM and term leases. Please contact us for further details on current tenancy mix.

## Nearby Highlights

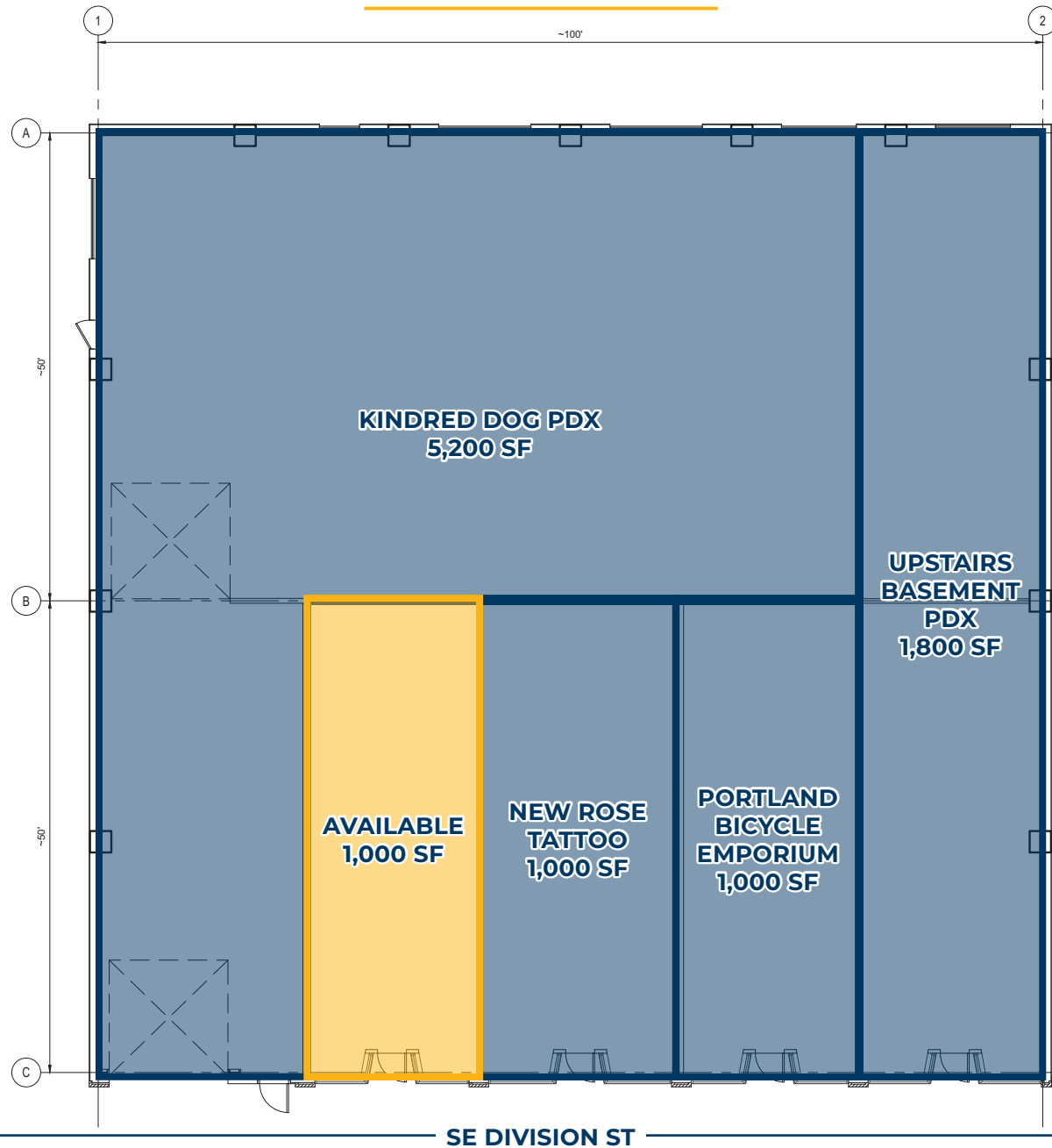
- Stumptown Coffee
- Los Gorditos
- Matt's BBQ Tacos
- DC Vegetarian
- Petite Provence
- Rangoon Bistro
- Rain or Shine Coffee House
- Pizzicato Pizza
- Trade Up Music
- Loprinzi's Gym
- Futura Coffee Roasters
- Marino Cafe
- Village Merchants
- Tropical Hut
- Center for the Arts

Nearby transit includes TriMet Bus Routes 14 and FX2.



# FLOOR PLANS

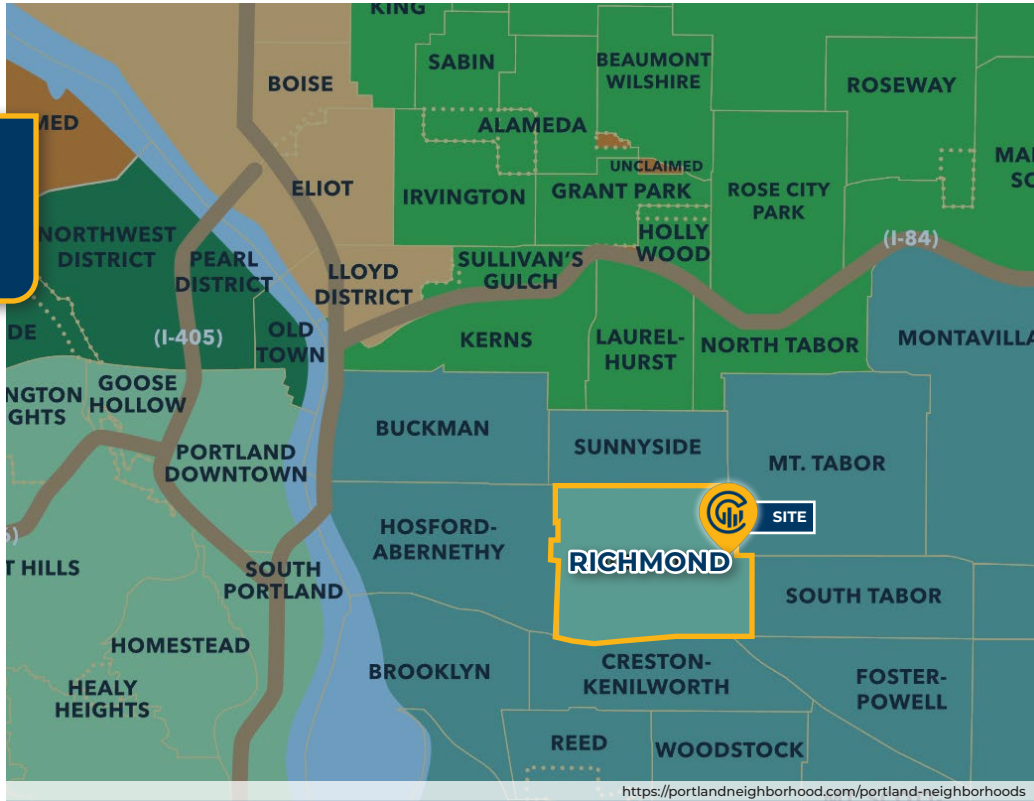
## FLOOR PLANS







# RICHMOND NEIGHBORHOOD



<https://portlandneighborhood.com/portland-neighborhoods>

# A+

Richmond is a neighborhood in Portland, Oregon with a population of 13,413. Living in Richmond offers residents an urban suburban mix feel and most residents own their homes. In Richmond there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in Richmond and residents tend to be liberal. The public schools in Richmond are highly rated.

- Read more about on [Richmond](#) Niche.

**A-**

**PUBLIC SCHOOLS**

**B+**

**JOBS**

**C+**

**HOUSING**

**A+**

**NIGHT LIFE**

**A**

**GOOD FOR FAMILIES**

**B**

**DIVERSITY**

## NEARBY HIGHLIGHTS



### Stumptown Coffee Roasters

Coffee bar chain offering house-roasted direct-trade coffee, along with brewing gear & whole beans.



### Petite Provence Boulangerie & Patisserie

French-inspired cafe offering meals from breakfast to dinner, plus baked goods & espresso drinks.



### Los Gorditos

Local Mexican chain serving traditional & vegan tacos, burritos & plates in a casual setting.



### DC Vegetarian

Popular spot with hearty vegan eats from burgers to hot subs, plus cocktails & cans of craft beer.



### Matt's BBQ Tacos

Matt's BBQ, all served on our house made lard infused flour or vegan corn tortillas that are pressed and cooked to order. Breakfast served all day.



### Mt. Tabor Park

Large forested park covering an extinct volcano with tennis courts, a playground & 360-degree views.



# MAJOR EMPLOYERS IN THE REGION



The greater Portland-Vancouver-Hillsboro metro area is a West Coast cultural and economic hub. It occupies center stage in Oregon and southwest Washington’s economic performance.

Historically reliant on timber, fishing and agriculture, the area is now known as a hotbed for technology, healthcare, finance, and apparel industries.

Often called the “Silicon Forest”, the area enjoys the presence of major information and technology companies such as Intel, Hewlett-Packard, Tektronix, Siemens, Salesforce, and Boeing.

Healthcare is a major employment driver in the region. Numerous hospitals and medical research centers including OHSU, Kaiser Permanente, Providence, Legacy Health and PeaceHealth are integral to the physical and economic health of the region.

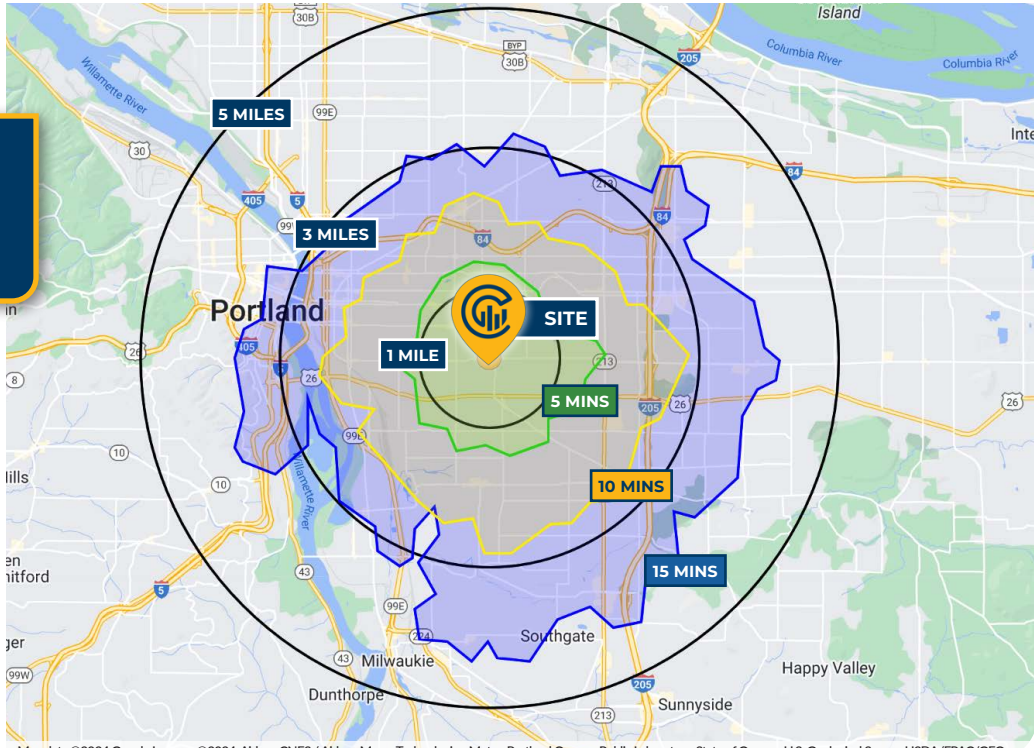
Globally-recognized sports and outdoor performance apparel companies such as Nike and Columbia Sportswear are headquartered in the area.

Portland’s proximity to Silicon Valley and Seattle has made it an attractive destination for many California and Washington-headquartered technology companies in the area with its business-friendly environment and growing inventory of class-A office-focused real estate.

<https://www.greaterportlandinc.com/research-center/major-employers>



# DRIVE TIMES & DEMOGRAPHICS



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	28,924	210,917	513,861
2029 Projected Population	27,561	204,748	502,979
2020 Census Population	31,231	217,370	522,889
2010 Census Population	27,152	192,369	464,523
Projected Annual Growth 2024 to 2029	-0.9%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2024	0.5%	0.7%	0.8%
Households & Income			
2024 Estimated Households	13,353	97,043	235,458
2024 Est. Average HH Income	\$154,762	\$133,567	\$129,733
2024 Est. Median HH Income	\$112,638	\$99,626	\$93,559
2024 Est. Per Capita Income	\$71,615	\$61,762	\$59,791
Businesses			
2024 Est. Total Businesses	1,893	15,405	38,763
2024 Est. Total Employees	8,896	110,325	314,248

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1



89

Walk Score®  
"Very Walkable"



93

Bike Score®  
"Biker's Paradise"



53

Transit Score®  
"Good Transit"

Ratings provided by  
www.walkscore.com/

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