



**FOR SALE**



## 3322-3400 SE 122ND AVENUE

### Rare Owner-User Opportunity in South East Portland

11,720 SF (2 Buildings) | \$2,323,817 (\$198/SF)

#### 3322-3400 SE 122nd Ave, Portland, OR 97236

- 11,720 Total SF Quality Concrete Tilt-up Industrial Showroom
  - Building A - 9,580 SF Retail Showroom/Shop/Office
  - Building B - 2,140 SF Office/Residential Building
- Paved/Fenced Parking/Yard Storage Area
- Flexible Zoning
- Two (2) tax lots R334152 & R334151

#### JOHN BAUSONE

Associate Broker | Licensed in OR

503-425-1206 | [johnbausone@capacitycommercial.com](mailto:johnbausone@capacitycommercial.com)

#### NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

503-222-2655 | [ndiamond@capacitycommercial.com](mailto:ndiamond@capacitycommercial.com)



PROPERTY SUMMARY



PROPERTY DETAILS	
Address	3322-3400 SE 122nd Ave, Portland, OR 97236
Available Space	11,720 Total SF
Building A	9,580 SF Retail Showroom/Shop/Office
Building B	2,140 SF Office/Residential Building
Lot Size	25,349 SF on Two Tax Lots
Grade Loading	Three (3) Grade Level Roll-Up Doors
Parking	Secured and Paved Yard
Zoning	CM1: Commercial Mixed Use 1 • Allowing for a Wide Range of Retail, Office and Residential Uses
Price	\$2,323,817 (\$198/SF)

Location Features

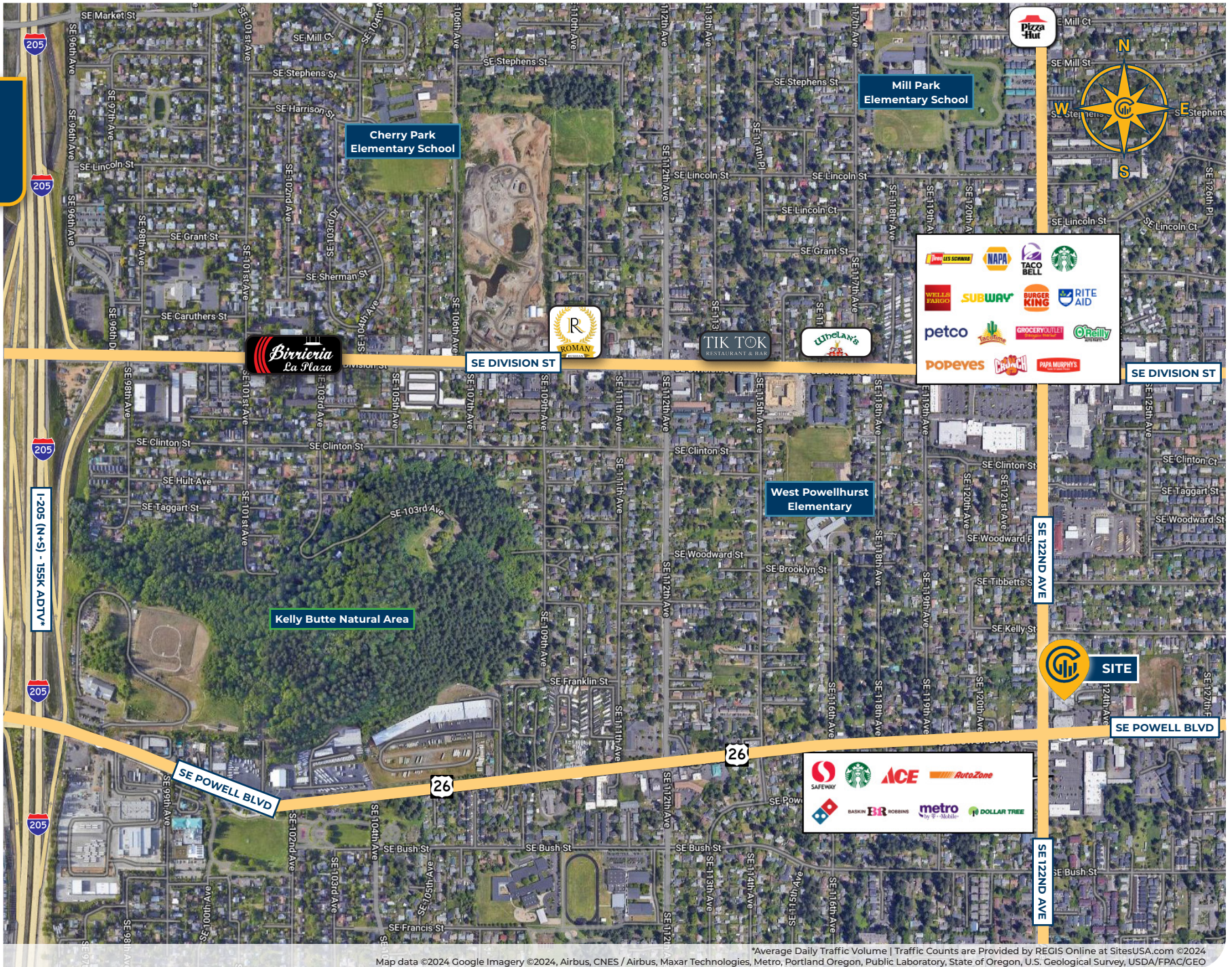
- Located in the Powellhurst-Gilbert Neighborhood
- Excellent Frontage, Traffic, and Exposure on SE 122nd Avenue
- Close Proximity to I-205

Nearby Highlights

- Safeway
- Ace Hardware
- Baskin-Robbins
- Birrieria La Plaza
- China Star Chinese Restaurant
- Crunch Fitness
- Daily Planet
- Dollar Tree
- Grocery Outlet
- Kelly Butte Natural Area
- Mall 205
- Petco
- Popeyes
- Powell Garden Supply
- Rite Aid
- Subway
- Target
- Tik Tok Restaurant and Bar
- Whelan's Irish Pub
- Wild Brewz



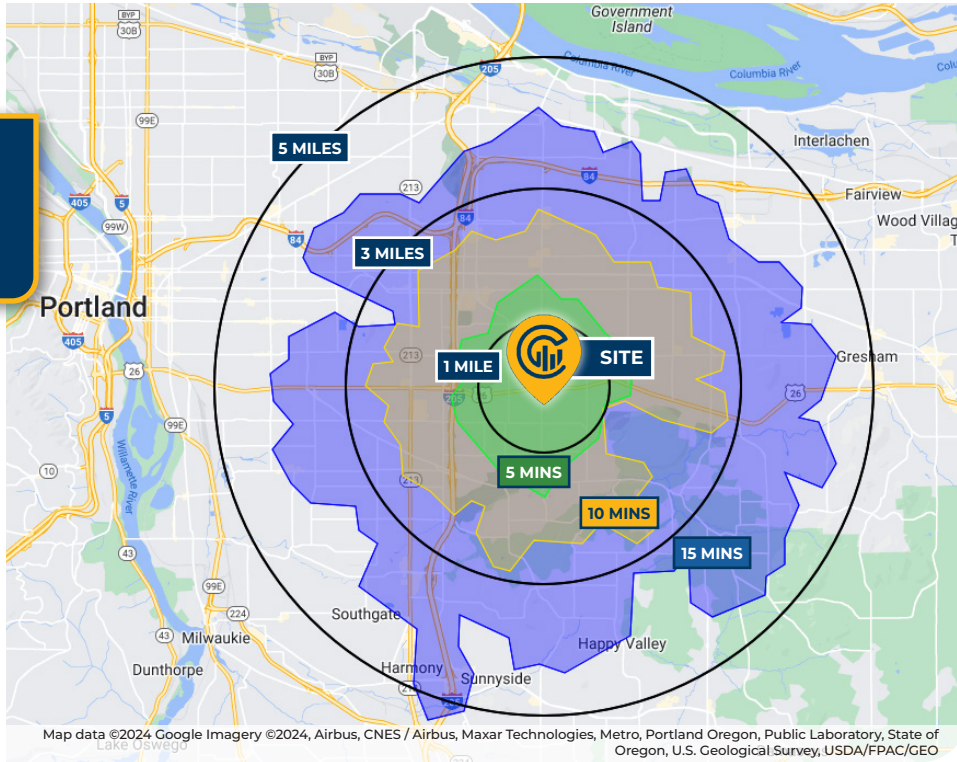
# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024  
 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



# DRIVE TIMES & DEMOGRAPHICS



**71**

Walk Score®  
"Very Walkable"



**80**

Bike Score®  
"Very Bikeable"



**49**

Transit Score®  
"Some Transit"

Ratings provided by  
www.walkscore.com/

## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	27,352	171,141	411,368
2029 Projected Population	26,215	163,810	396,809
2020 Census Population	28,245	178,298	427,362
2010 Census Population	26,790	166,440	394,751
Projected Annual Growth 2024 to 2029	-0.8%	-0.9%	-0.7%
Historical Annual Growth 2010 to 2024	0.1%	0.2%	0.3%
<b>Households &amp; Income</b>			
2024 Estimated Households	9,375	64,049	162,881
2024 Est. Average HH Income	\$99,479	\$103,645	\$120,441
2024 Est. Median HH Income	\$63,332	\$74,377	\$86,642
2024 Est. Per Capita Income	\$34,457	\$39,142	\$47,958
<b>Businesses</b>			
2024 Est. Total Businesses	875	7,082	19,603
2024 Est. Total Employees	4,603	47,251	139,878

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

### JOHN BAUSONE

Associate Broker | Licensed in OR  
503-425-1206 | johnbausone@capacitycommercial.com

### NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA  
503-222-2655 | ndiamond@capacitycommercial.com

**3322-3400 SE 122ND AVENUE**