



FOR SALE



THE 4949 BUILDING

Owner/User Office Building in John's Landing
± 17,657 SF on ± 31,400 SF Lot | \$4,950,000

4949 S Macadam Ave, Portland, OR 97239

- Excellent Owner/User for Partial or Full Building
- Multi-Tenant Office Property in South Portland
- 51 Off-Street Parking Spaces (Some Covered)
- Owner-User or Investment Opportunity
- Ground Floor: 6,007 SF / 2nd Floor: 11,650 SF
- Coworking / Creative Office Buildout on Both Floors
- Well Maintained, Move-In Ready

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PROPERTY SUMMARY



**FOR
SALE**

PROPERTY DETAILS

Address	4949 S Macadam Ave, Portland, OR 97239
Available Space	17,657 SF • Ground Floor: 6,007 SF • 2nd Floor: 11,650 SF
Gross Land (Lot) Area	31,400 SF
Construction / Renovation	1979 / 2017
Parking Spaces	51 Off-Street *15 parking spaces via an easement on land owner by the city of Portland
Property Zoning	CM2 Commercial
Sale Price	\$4,950,000 (\$280/SF)

Capacity Commercial Group is pleased to present the opportunity to acquire a prime location office asset in South Portland's Johns Landing neighborhood, just minutes from the downtown core.

Built in 1979 and renovated in 2017, the building features 51 off-street parking spaces and excellent street access. The ground floor is mostly open traditional office, while the 2nd floor features a substantial creative office buildout with rustic and industrial finishes plus a kitchen. This floor is currently built out as open coworking space with private offices along the perimeter.

Perfect opportunity for Owner/User near Downtown but out of urban zone with plenty of parking.

Location Features

- Close-In Johns Landing / South Portland Neighborhood near Downtown and 2 Blocks to the Willamette River
- Excellent Accessibility on S Macadam Ave - Directly on Trimet Bus Lines 35 & 36 and 1/2 Mile to Streetcar
- Blocks to Retail / Dining Highlights

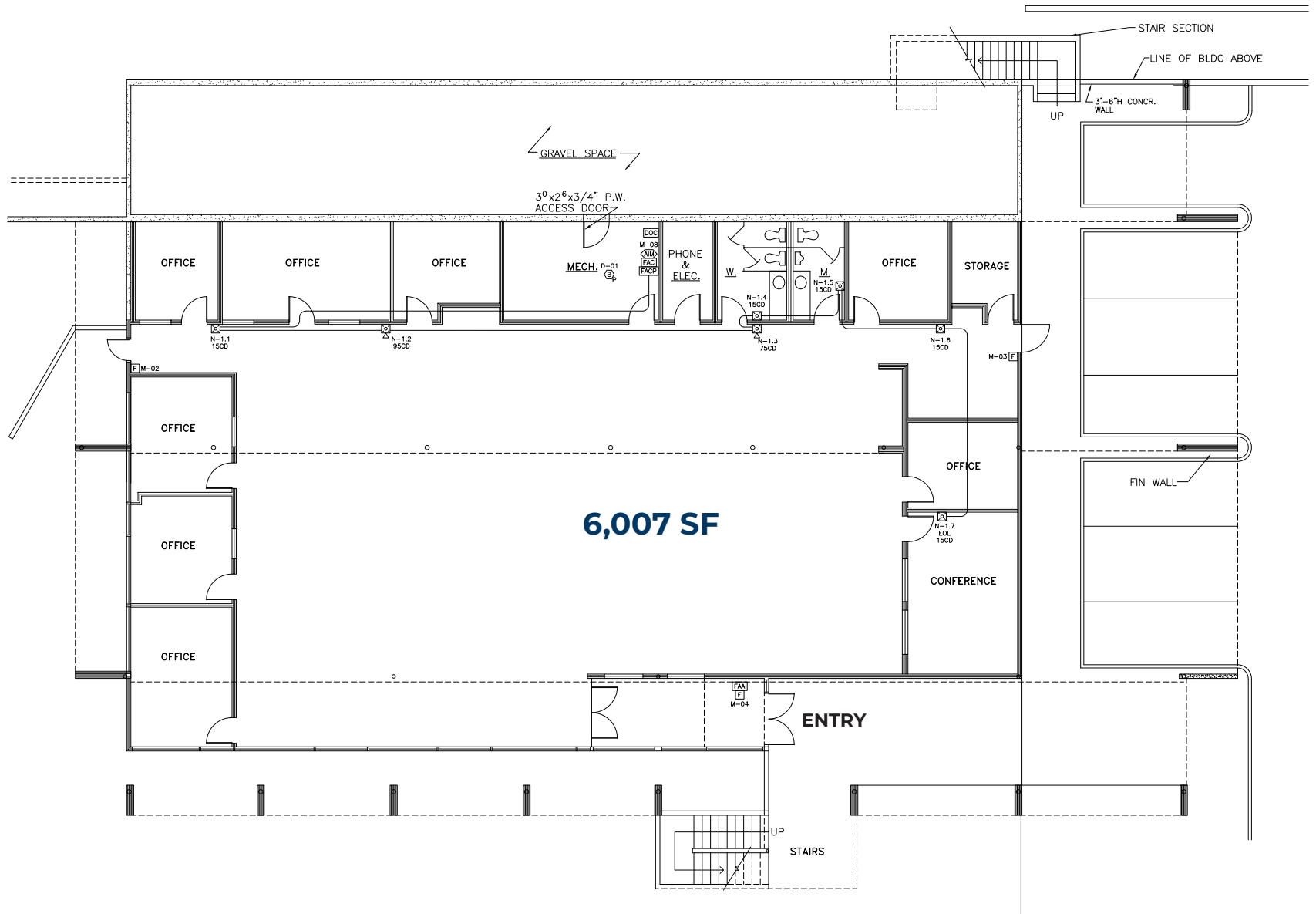
Nearby Highlights

- Bamboo Grove
- Chart House
- Elephants on Corbett
- Essence Coffee
- Jola Bar and Kitchen
- Jolly Roger
- McMenamins Fulton Pub
- River's Edge
- Rosswood
- Starbucks
- The Circuit Bouldering Gym
- The Old Spaghetti Factory
- Wells Fargo
- Zupan's

GROUND FLOOR



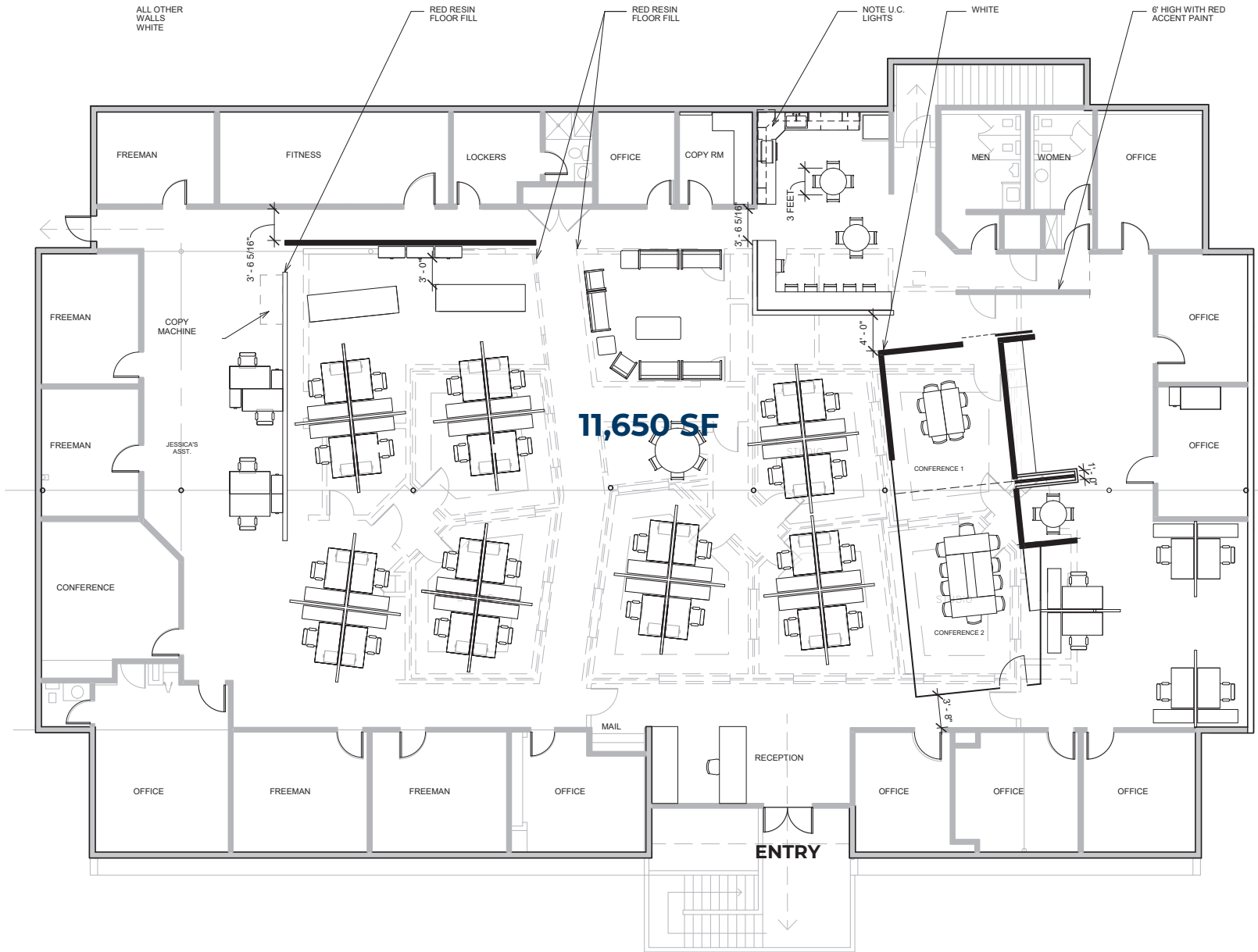
FLOOR PLAN





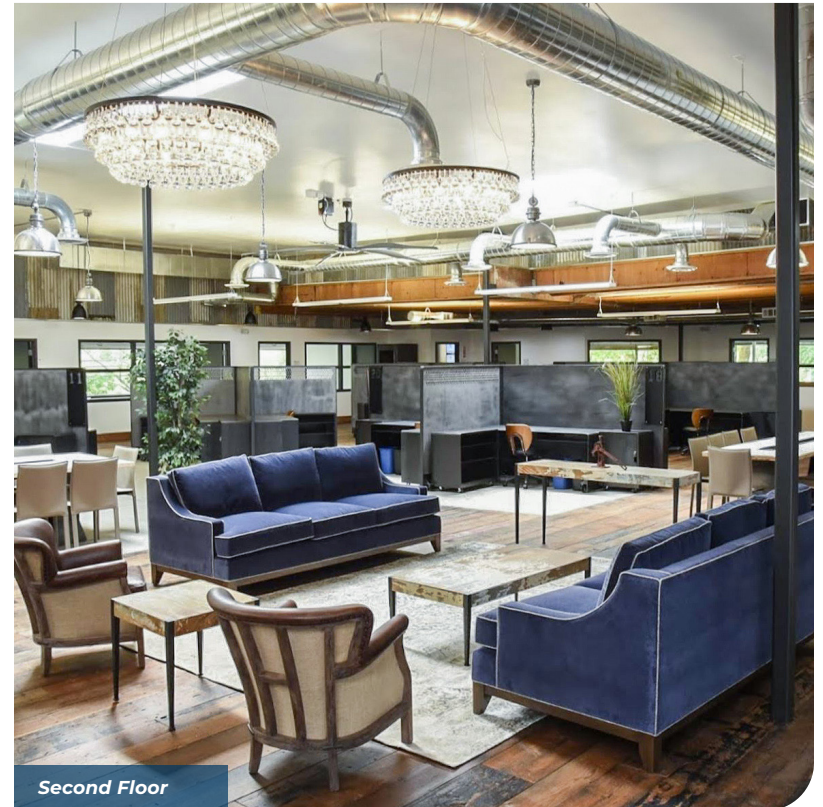
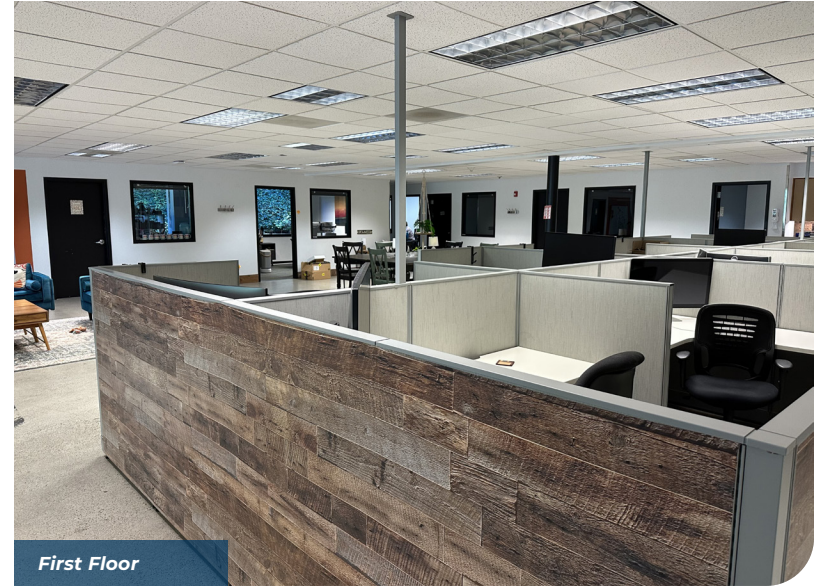
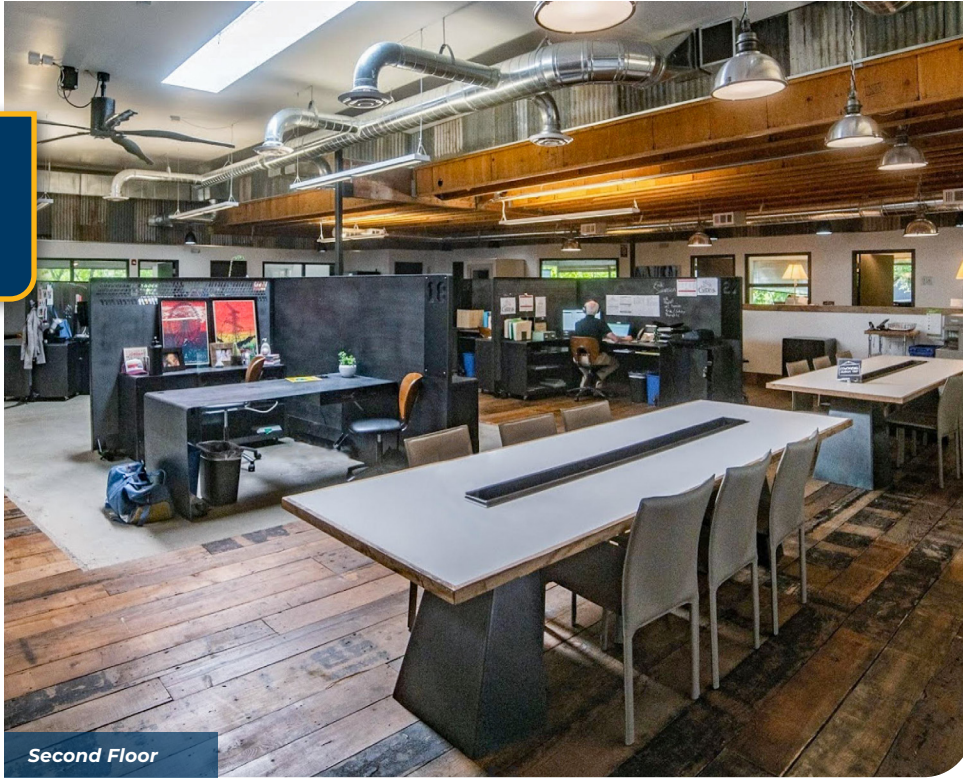
FLOOR PLAN

SECOND FLOOR





INTERIOR PHOTOS





PROPERTY AERIAL



Tower Hill Apartments

 SITE

DOWNTOWN PORTLAND - 2 MILES

SOUTH WATERFRONT

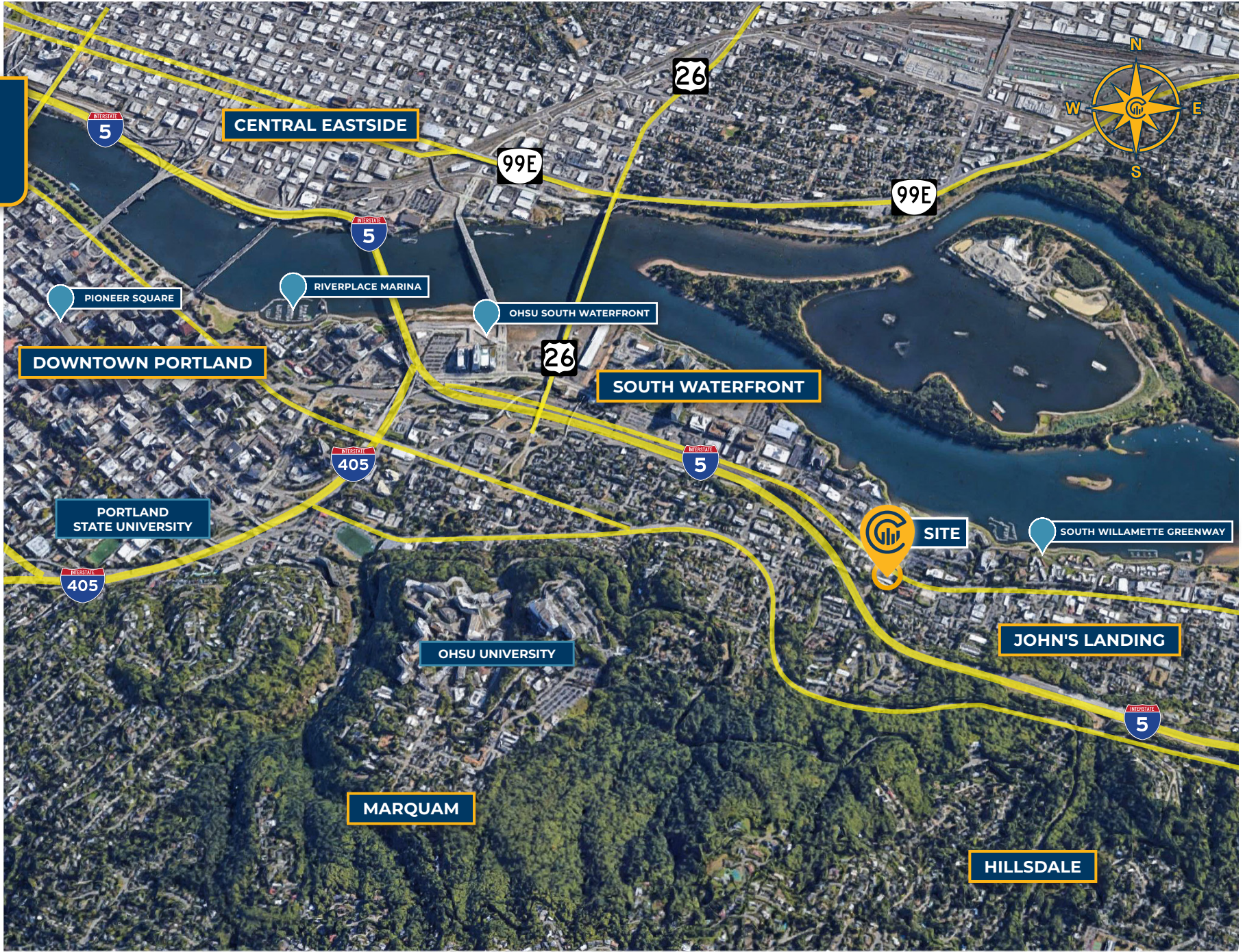
Oxbow 49 Apartments

S MACADAM AVE

*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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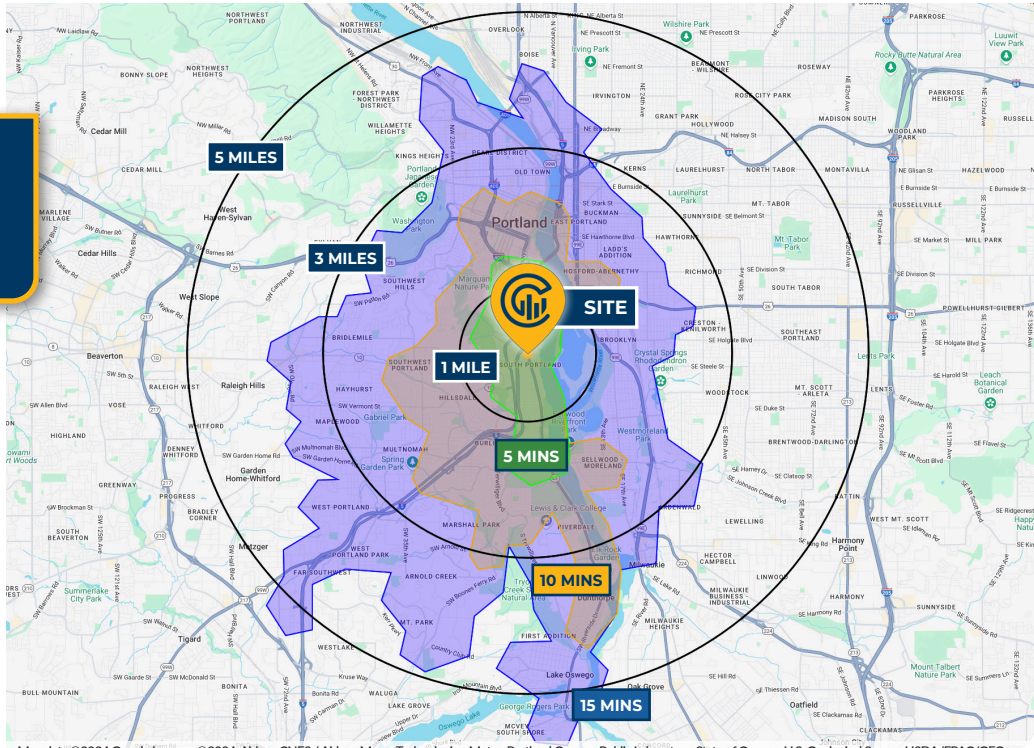
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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DRIVE TIMES & DEMOGRAPHICS



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80
Walk Score®
"Very Walkable"

93
Bike Score®
"Biker's Paradise"

57
Transit Score®
"Good Transit"

Ratings provided by www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	11,811	178,187	436,573
2029 Projected Population	11,265	174,873	427,383
2020 Census Population	11,319	166,766	431,421
2010 Census Population	8,311	146,527	380,701
Projected Annual Growth 2024 to 2029	-0.9%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	3.0%	1.5%	1.0%
Households & Income			
2024 Estimated Households	6,852	88,499	208,796
2024 Est. Average HH Income	\$145,835	\$139,321	\$146,901
2024 Est. Median HH Income	\$114,612	\$102,647	\$107,649
2024 Est. Per Capita Income	\$84,915	\$69,622	\$70,565
Businesses			
2024 Est. Total Businesses	1,209	18,767	36,806
2024 Est. Total Employees	9,439	166,414	300,916

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

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