

Specialty Facility FOR SALE or LEASE

PORTLAND, OR 97217

PRICE: \$950,000

**St Irene Byzantine
Catholic Church**
**4630 North Maryland
Avenue**

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PROPERTY SUMMARY

St Irene Byzantine Catholic Church
4630 North Maryland Avenue | Portland, OR 97217



Property Summary

APN:	R210472
Building SF:	8,260
Land:	0.17 Acres
Lease Rate:	\$9,500 / month (MG)
Sales Price:	\$950,000
Rentable SF:	8,260
Type:	Commercial
Year Built:	1923
Zoning:	CM3

Property Overview

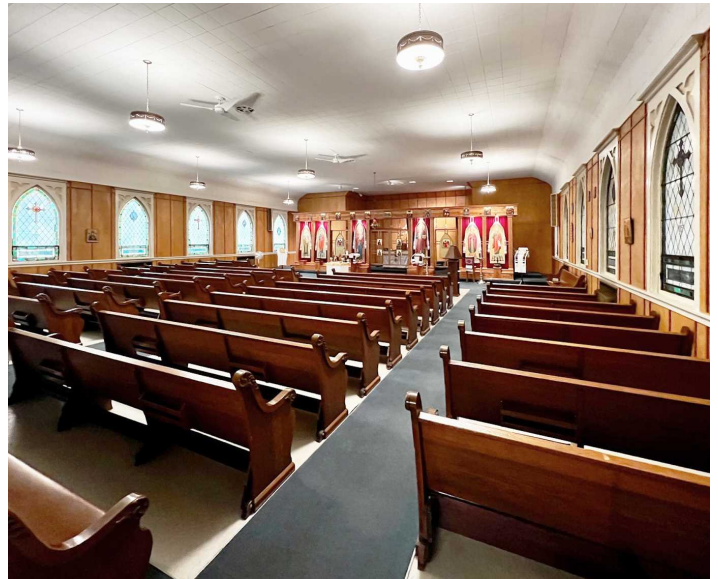
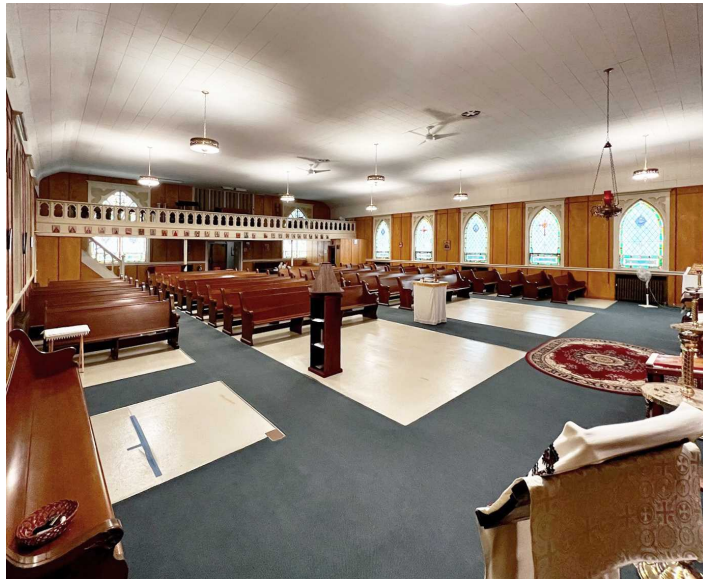
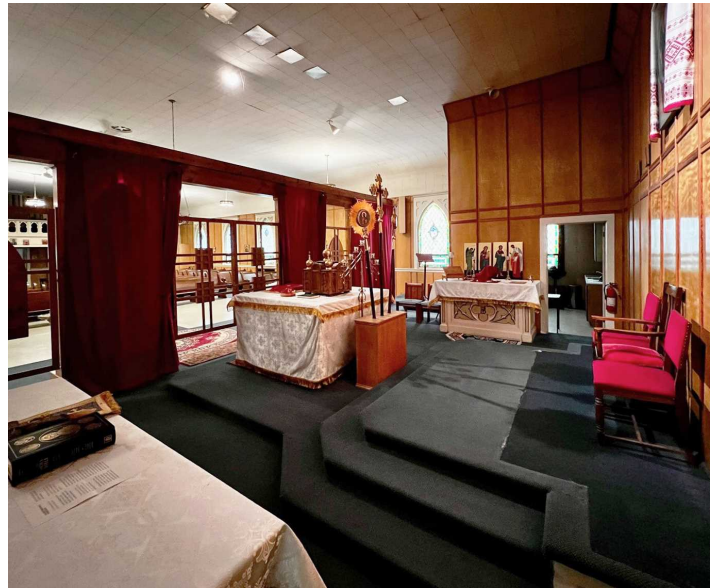
Property could continue to be an active Religious Facility or a Potential Re-Development Opportunity.

Location Overview

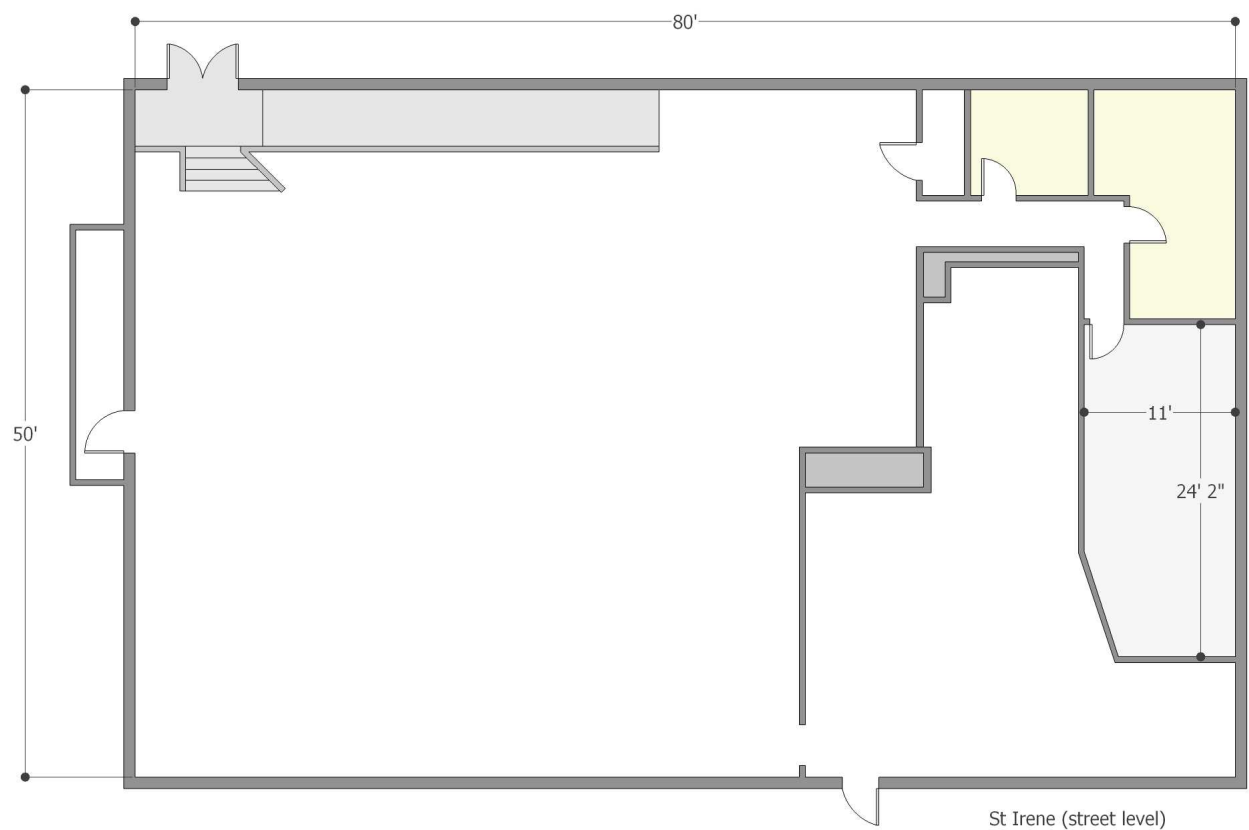
- Anchored at the South end of Popular Interstate Ave Retail District.
- ±18,124 Average Daily Traffic (N Interstate @ Blandena St)
- Convenient Access to / from I-5 (0.25 Mile to I-5 On / Off Ramps)
- Located One Block from TriMet MAX Yellow Line

PROPERTY PHOTOS

St Irene Byzantine Catholic Church
4630 North Maryland Avenue | Portland, OR 97217



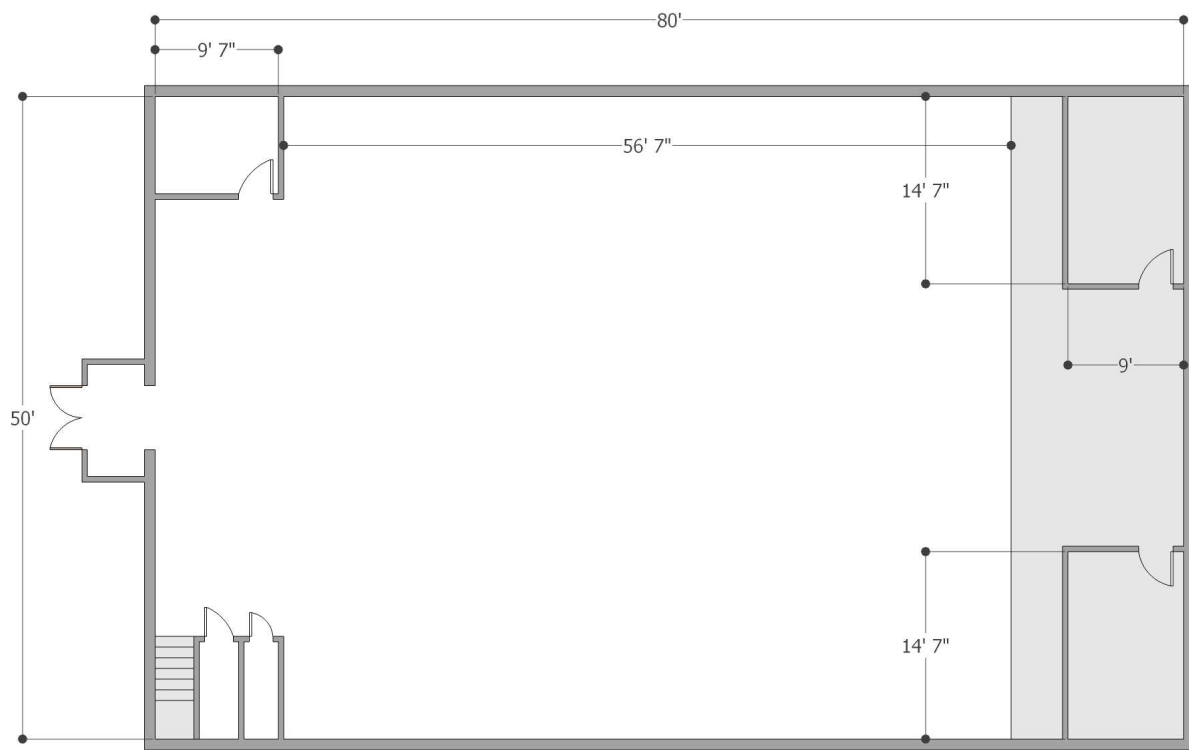
STREET LEVEL FLOOR PLAN
St Irene Byzantine Catholic Church
4630 North Maryland Avenue | Portland, OR 97217



UPPER LEVEL FLOOR PLAN

St Irene Byzantine Catholic Church

4630 North Maryland Avenue | Portland, OR 97217



St Irene (main level)

RETAIL MAP

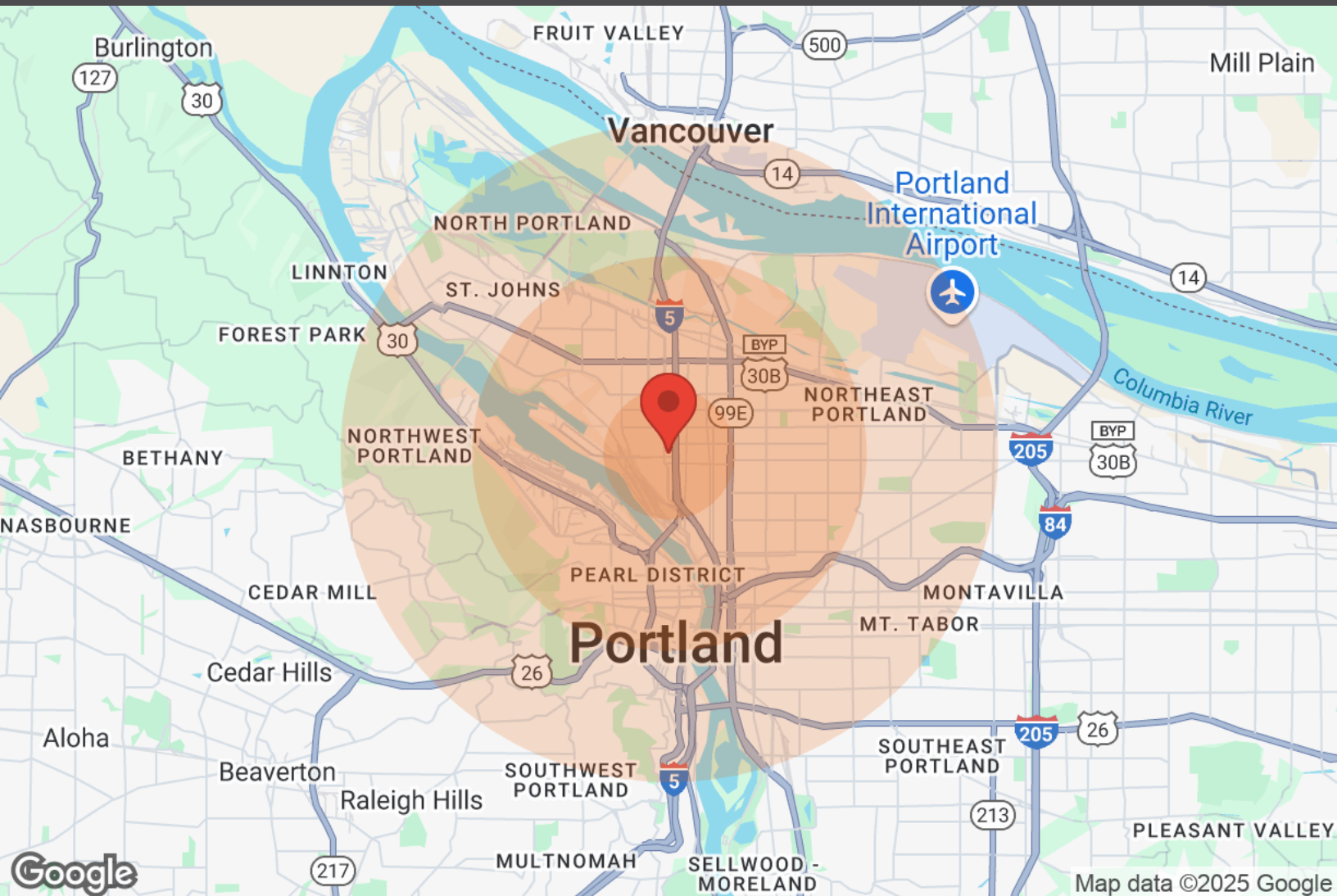
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NEIGHBORHOOD RETAIL MAP



DEMOGRAPHICS

St Irene Byzantine Catholic Church
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Population	1 Mile	3 Miles	5 Miles
Male	8,824	70,679	151,249
Female	9,225	69,967	151,984
Total Population	18,049	140,646	303,233

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,012	19,790	45,592
Ages 15-24	1,646	11,108	26,563
Ages 25-54	8,793	68,766	141,183
Ages 55-64	2,480	20,350	43,929
Ages 65+	2,118	20,632	45,966

Income	1 Mile	3 Miles	5 Miles
Median	\$47,086	\$51,545	\$52,385
< \$15,000	1,407	13,057	22,730
\$15,000-\$24,999	820	7,452	14,452
\$25,000-\$34,999	1,092	7,079	14,902
\$35,000-\$49,999	905	8,367	17,819
\$50,000-\$74,999	1,596	11,889	24,527
\$75,000-\$99,999	817	6,944	15,917
\$100,000-\$149,999	775	7,315	16,308
\$150,000-\$199,999	206	2,842	6,042
> \$200,000	151	2,754	7,657

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,935	76,475	157,469
Occupied	8,454	70,474	146,189
Owner Occupied	4,295	31,741	72,583
Renter Occupied	4,159	38,733	73,606
Vacant	481	6,001	11,280

DISCLAIMER

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