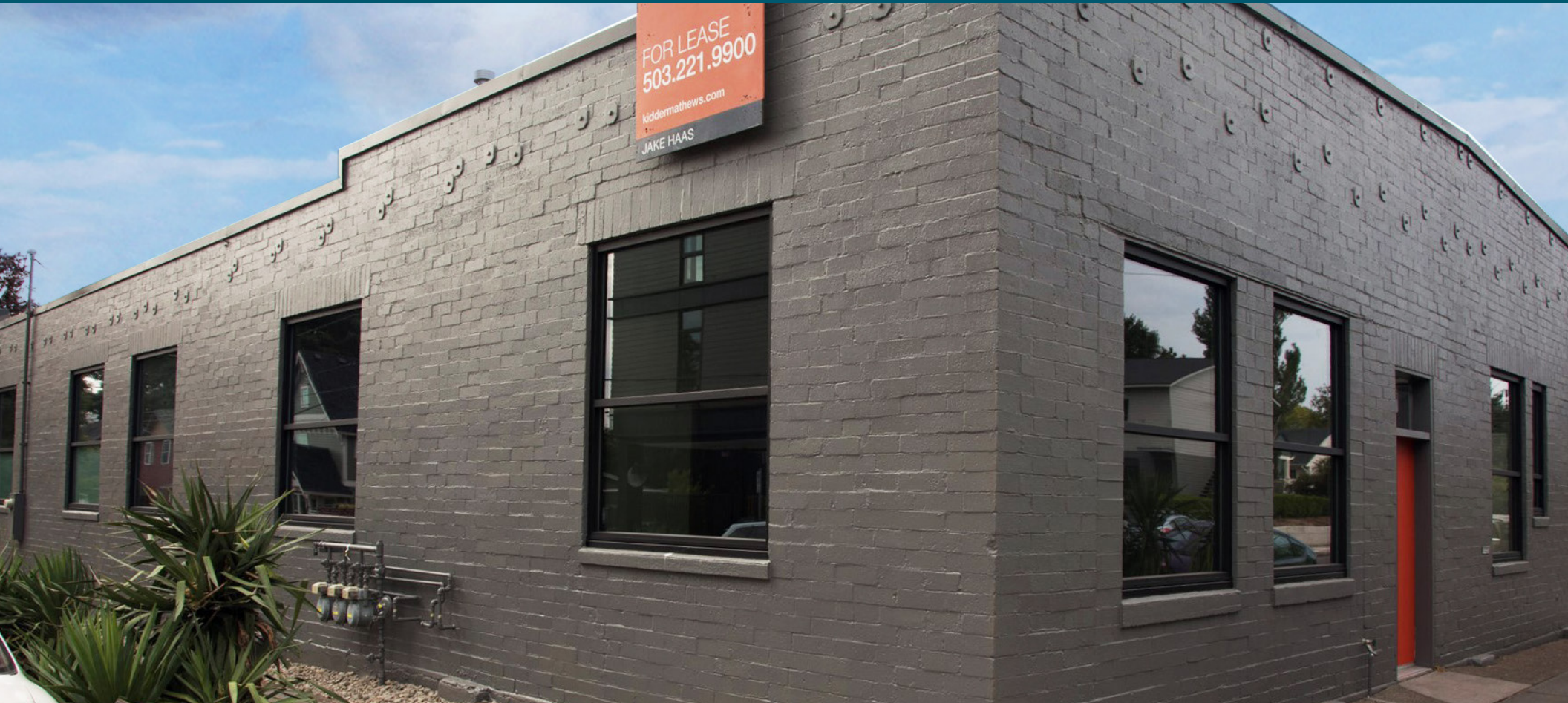




2335 SE 50th Ave

PORTLAND, OR

FOR SALE  
OR LEASE



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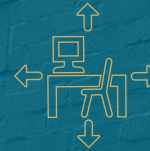
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One-story,  
creative,  
stand-alone  
building located  
in close-in SE  
Portland



**ZONING ALLOWS FOR A  
RANGE OF RETAIL, OFFICE  
& RESIDENTIAL USE**



**CREATIVE SPACE  
OPPORTUNITY**



**EASY ACCESS TO  
FREEWAYS, BRIDGES, AND  
PUBLIC TRANSPORTATION**



**FIVE OFF-STREET PARKING  
SPACES**



**WALKING SCORE: 91  
BIKE SCORE: 95  
TRANSIT SCORE: 52**



**TWO GRADE  
LEVEL DOORS**



**NUMEROUS SHOPPING &  
RESTAURANTS NEARBY**



**220V 3-PHASE POWER**

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information contact

**JAKE HAAS**

503.721.2728

[jake.haas@kidder.com](mailto:jake.haas@kidder.com)

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## FOR SALE OR LEASE

# 2335 SE 50th Ave

PORTLAND, OR

### PROPERTY ANALYSIS

Parcel	R168890
Acres	0.23
Land SF	10,000
Zoning	CM1
Building SF	±7,248
Year Built	1963

#### COMMERCIAL MIXED USE 1 (CM1)

The CM1 zone is a small-scale, commercial mixed use zone intended for sites in smaller mixed use nodes within lower density residential areas, on neighborhood corridors, and at the edges of neighborhood centers, town centers and regional centers. Buildings in this zone are generally expected to be up to three stories.

### PROPERTY OVERVIEW

Address	2335 SE 50th Ave
Price	\$2,900,000
Lease Rate	\$22.00/SF NNN
Property Type	Flex Light Distribution
Year Built	1963/2018 (remodel)
No. of Parcels	1
Total Building Size	±7,248 SF
Total Site Size	±10,000 SF
Construction	Masonry

### DEMOGRAPHICS (2022, WITHIN 3 MILES)

 **\$102K**  
AVERAGE HH INCOME

 **96K**  
HOUSEHOLDS

 **220K**  
POPULATION

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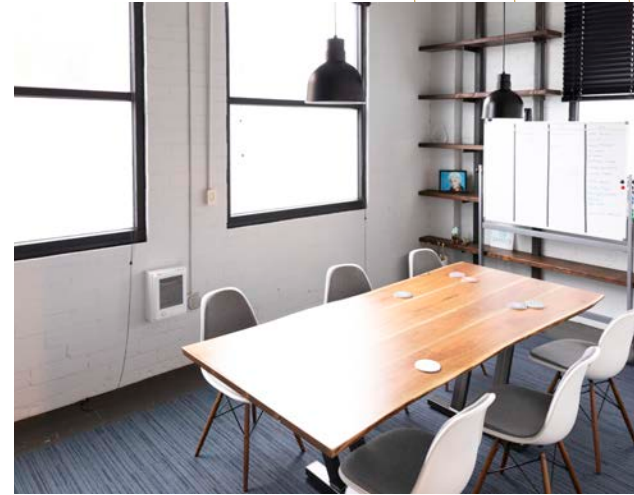
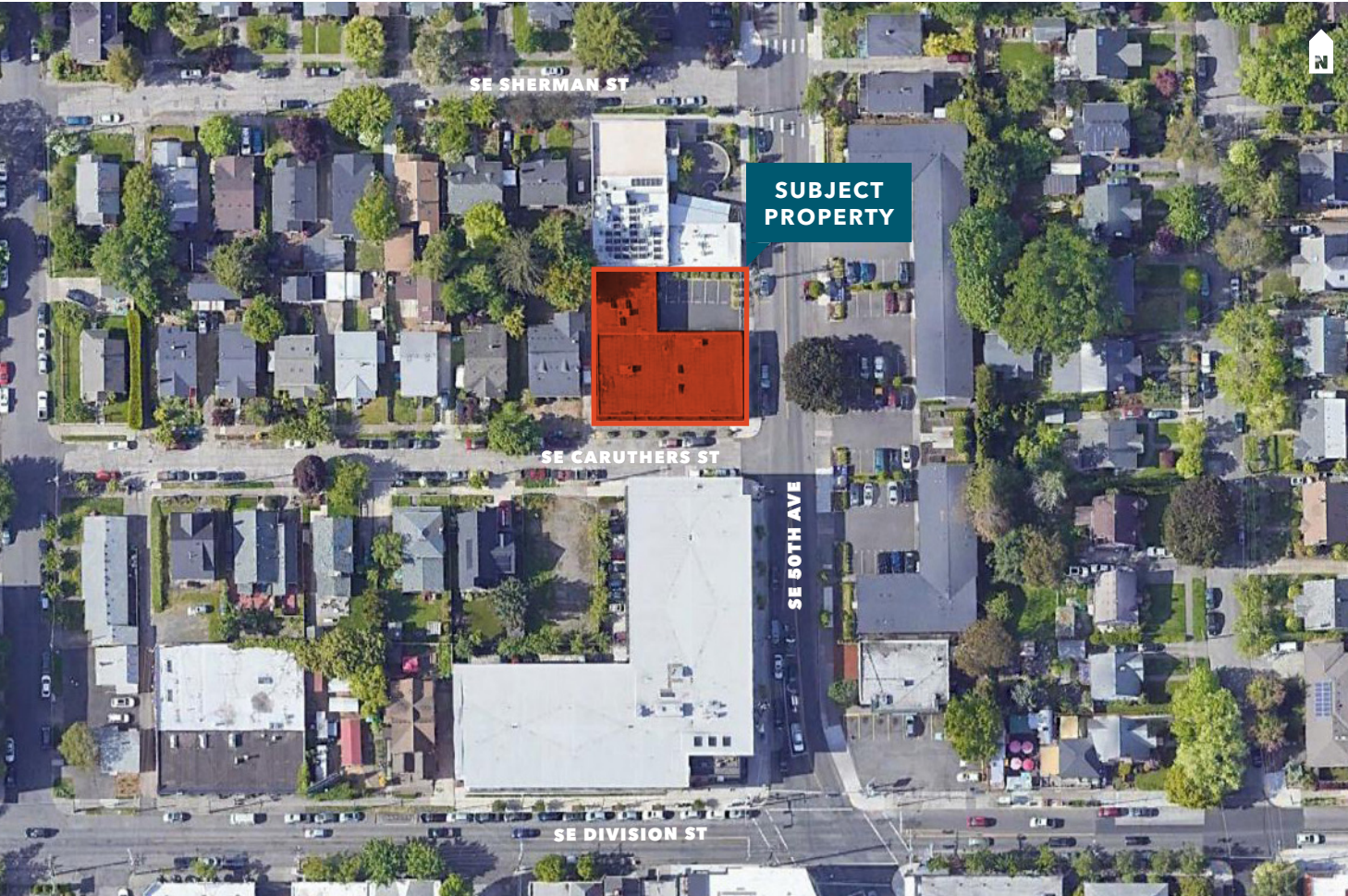
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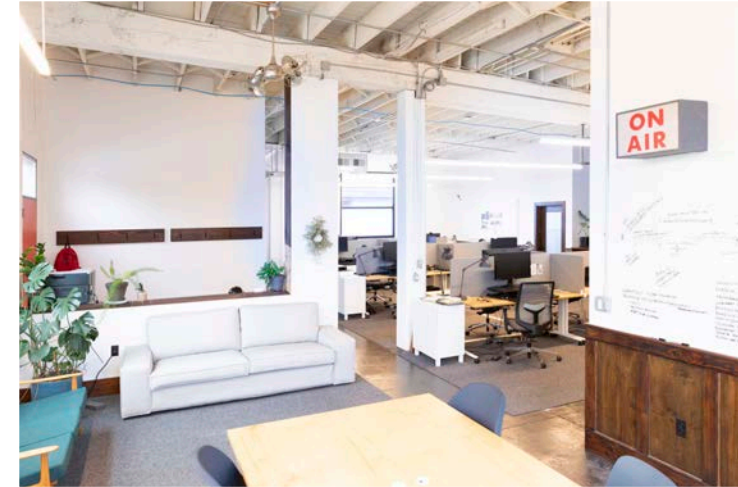
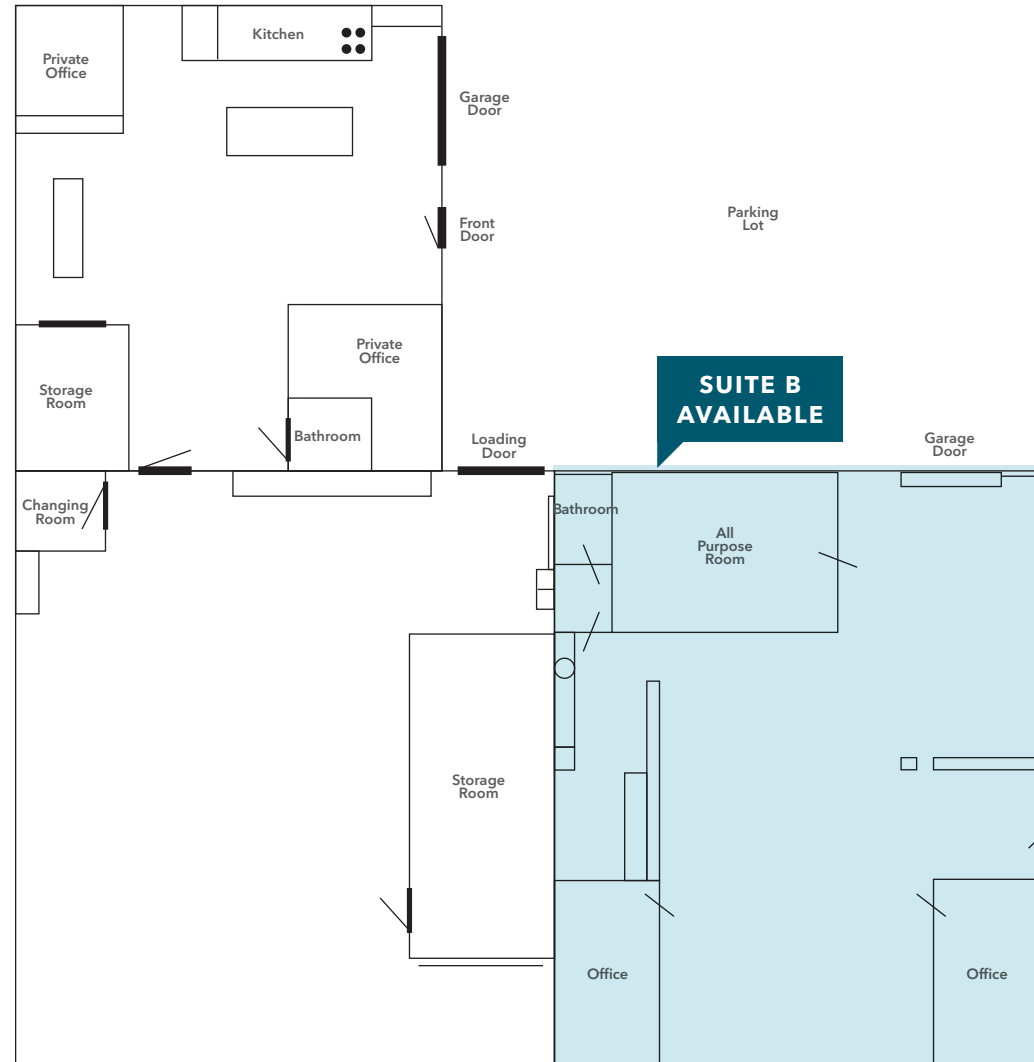
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### FLOOR PLANS

#### LEASE SCENARIO:

Space: 2,725 RSF (Outlined)

#### SALE SCENARIO:

Building will be delivered vacant

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**km** Kidder Mathews

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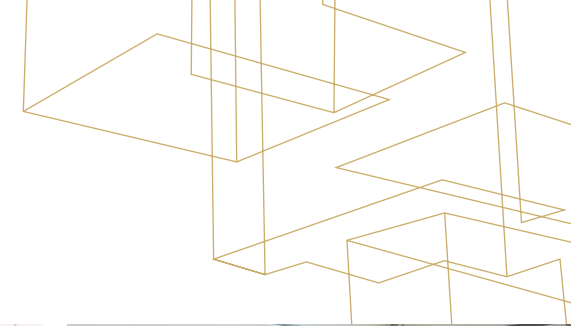
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