

Reduced Price



For Sale: NE Portland Warehouse / Showroom

739 NE Broadway, Portland, OR 97232 | 14,000 SF on 19,000 SF CX-Zoned Lot | \$3,500,000

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Property Details

Sale Price: \$3,500,000

Address	739 NE Broadway, Portland, OR 97232
Property Details	14,000 SF footprint building with 4,400 SF mezzanine. Includes approx. 1,200 SF showroom, 2,000 SF office and 5,000 SF parking lot. Total land size 19,000 SF.
Year Built	1941 / 1990s Renovation
Clear Height	Approx. 18'
Loading	Includes one 10'x12' roll-up door and a recessed dock loading area that includes both a dock high and truck loading door.
Zoning	CX-Central Commercial
Parking	5,000 SF Lot

Flexible Zoning

The property is zoned CX (Central Commercial). The CX zone allows for intense development with high building coverage and large buildings placed close together. Development is intended to be pedestrian oriented with a strong emphasis on a safe and attractive streetscape.

Specific allowable uses include: retail sales and services, office space, household living, and institutional uses.



Great Location
Directly on Broadway



Excellent Building
Condition



Mix of Retail, Office
and Warehouse



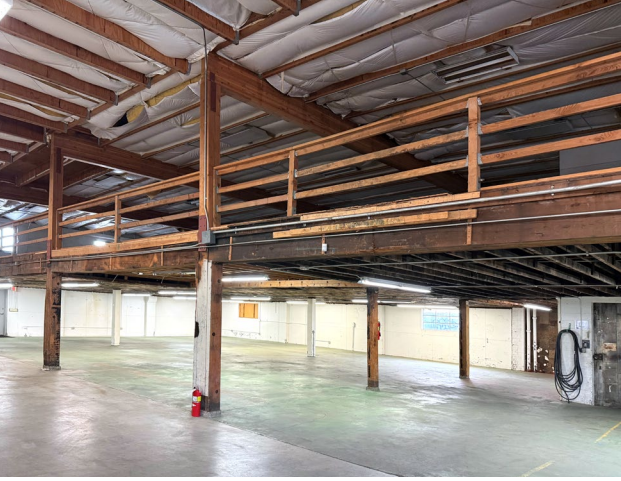
Off-street
Parking Lot



Walker's Paradise
94 Walk Score



Excellent Transit



Market Overview

within 1 mile radius

Household & Population



Median Household Income

\$81,129



Median Age

37.1



Total Population

27,158



Total Households

14,564



Total Families

4,311



Growth Rate (5 yr Forecast)

1.4%

Business & Employment



Total Businesses

2,752



Total Employees

39,068



White Collar

81%



Blue Collar

9%



Services

10%



Unemployment Rate

4.9%

Education



No High School Diploma

3%



High School Graduate

11%



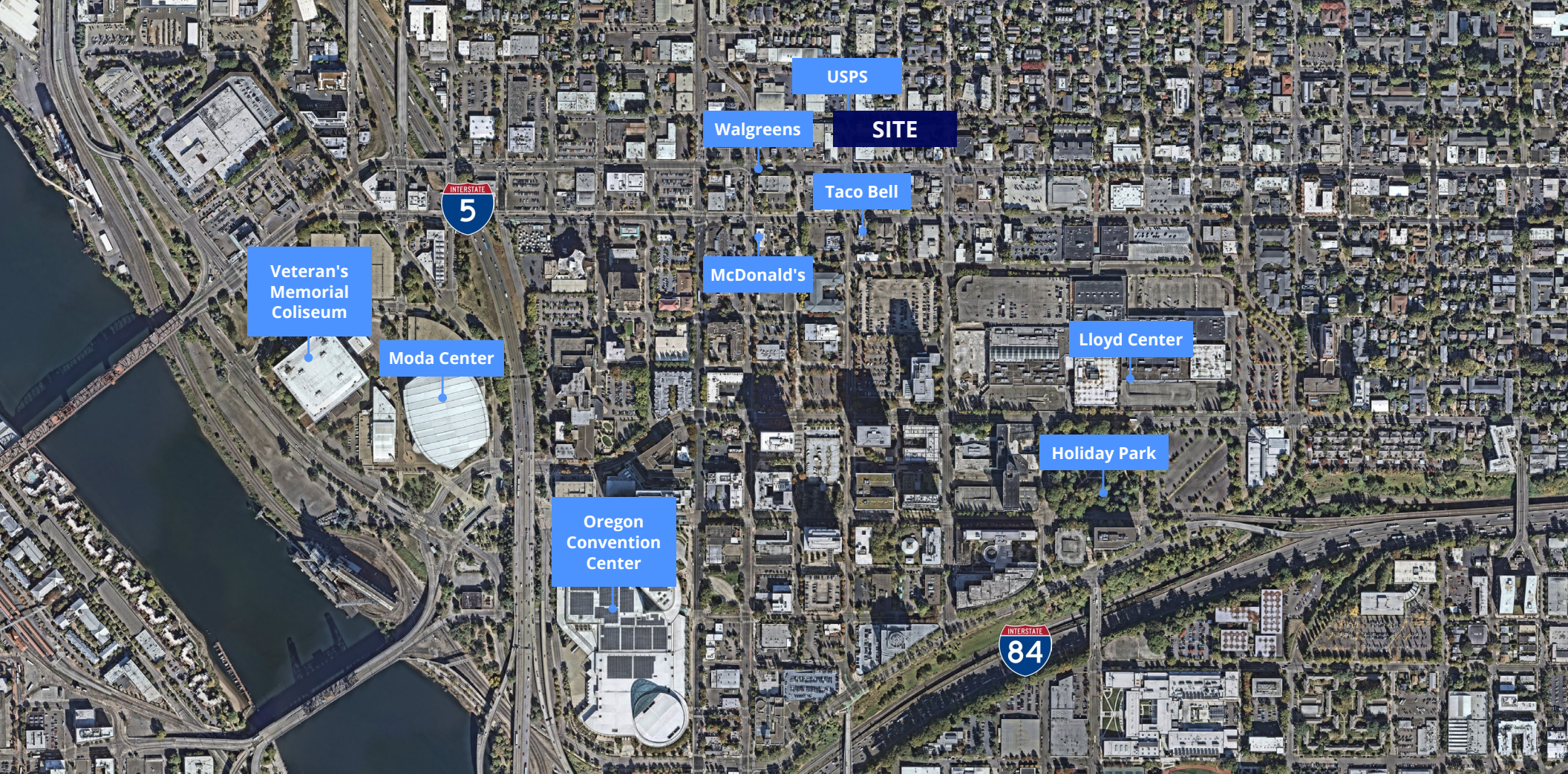
Some College

18%



Bachelor's Degree/Pro. Degree

67%



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