

think **COMMERCIAL**
REAL ESTATE



FOR SALE \$725,000

FREE STANDING FLEX BUILDING IN ROSEWAY

7131 NE Prescott, Portland, OR 97218

HOPE BERAKA | hope@think-portland.com | 503-679-9243

EXECUTIVE SUMMARY

This 3,100 square foot free-standing flex building in the vibrant Roseway neighborhood offers versatile retail or office space. It features four dedicated parking spaces and is situated on a high-visibility street, providing excellent exposure for businesses. A nearby bus line enhances accessibility for clients and employees. The property includes newer systems, with recent upgrades to the roof and electrical infrastructure, making it suitable for a variety of uses, including retail shops and professional offices. This is an ideal opportunity for owner-users or investors looking to establish a presence in a growing area with strong rental potential.

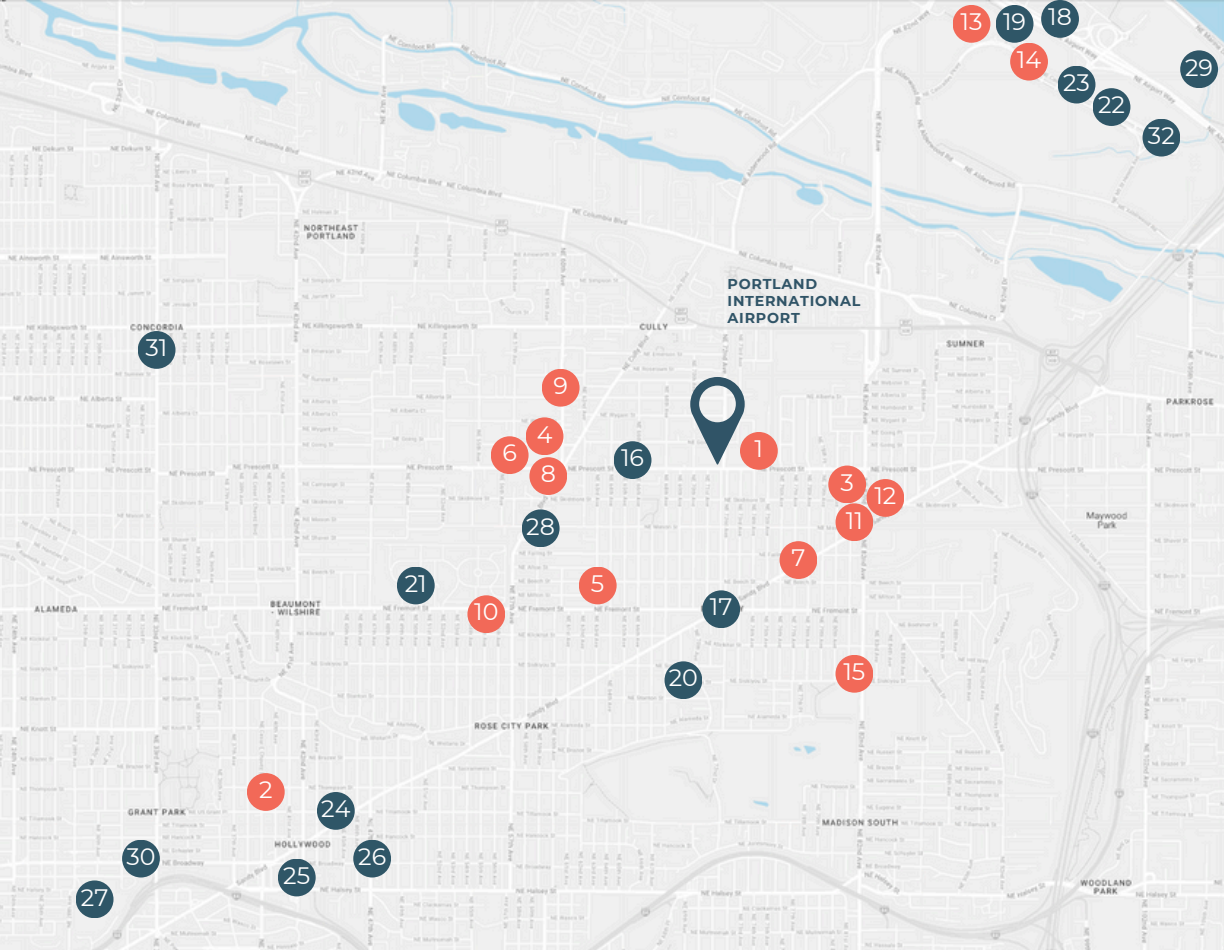
PROPERTY OVERVIEW

Address:	7131 NE Prescott, Portland, OR 97218 Roseway Neighborhood
Asking Price:	\$725,000
Parcel Number	R232446
Building Size:	3,150 SF
Total Lot Size:	.15 AC
Year Built:	1950
Taxes:	\$5,388.77
Zoning:	CM1 - Commercial Mixed Use
Cap Rate:	6.4%

FEATURES

- **Parking:** The property features four dedicated spaces
- **Bus Line:** A nearby bus line provides connectivity for commuters.
- **Upgrades:** Roof and Electrical
- **High Visibility:** The property offers excellent street visibility.





AMENITIES MAP

RESTAURANTS

- 1. Samo's Bistro
- 2. Mc Donald's
- 3. Cameo Cafe East
- 4. Cully Central
- 5. Mad Hanna
- 6. Khao Niew Lao Food
- 7. Reeva
- 8. Tacos El Guero
- 9. Angel Food and Fun
- 10. Buffalo Wings

- 11. Park City Pub
- 12. Cameo Cafe East
- 13. Red Robin
- 14. Wendy's
- 15. Subway

RETAIL

- 16. Jump Jump Music
- 17. Fairley's Pharmacy Inc
- 18. Nordstrom Rack
- 19. Ikea
- 20. Safeway
- 21. Mycelium Outlet
- 22. Target
- 23. Best Buy
- 24. Whole Foods Market
- 25. Trader Joe's
- 26. Grocery Outlet
- 27. Fred Meyer
- 28. Appliance City
- 29. Cotsco Wholesale
- 30. CVS Pharmacy
- 31. Wallgreens
- 32. Cascade Station




DEMOGRAPHICS REPORT

Within 1 mile of subject property

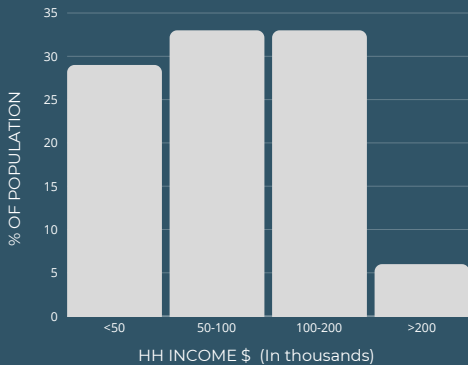
POPULATION

2022 ESTIMATE	15,094
2028 FORECAST	16,181
GROWTH RATE	.93%
MEDIAN AGE	40

HOUSEHOLD & INCOME

	TOTAL HOUSEHOLDS	6,223
	# OF PEOPLE PER HH	2.4
	MEDIAN HH INCOME	\$79,202

HOUSEHOLD INCOME



EDUCATION RATE

91%

High School
Graduation

48%

College
Graduate

LOCAL BUSINESS SUMMARY

599

Total Business

4,306

Total Employees

CITATION: U.S. CENSUS BUREAU (2022)



PROPERTY PHOTOS



Exterior



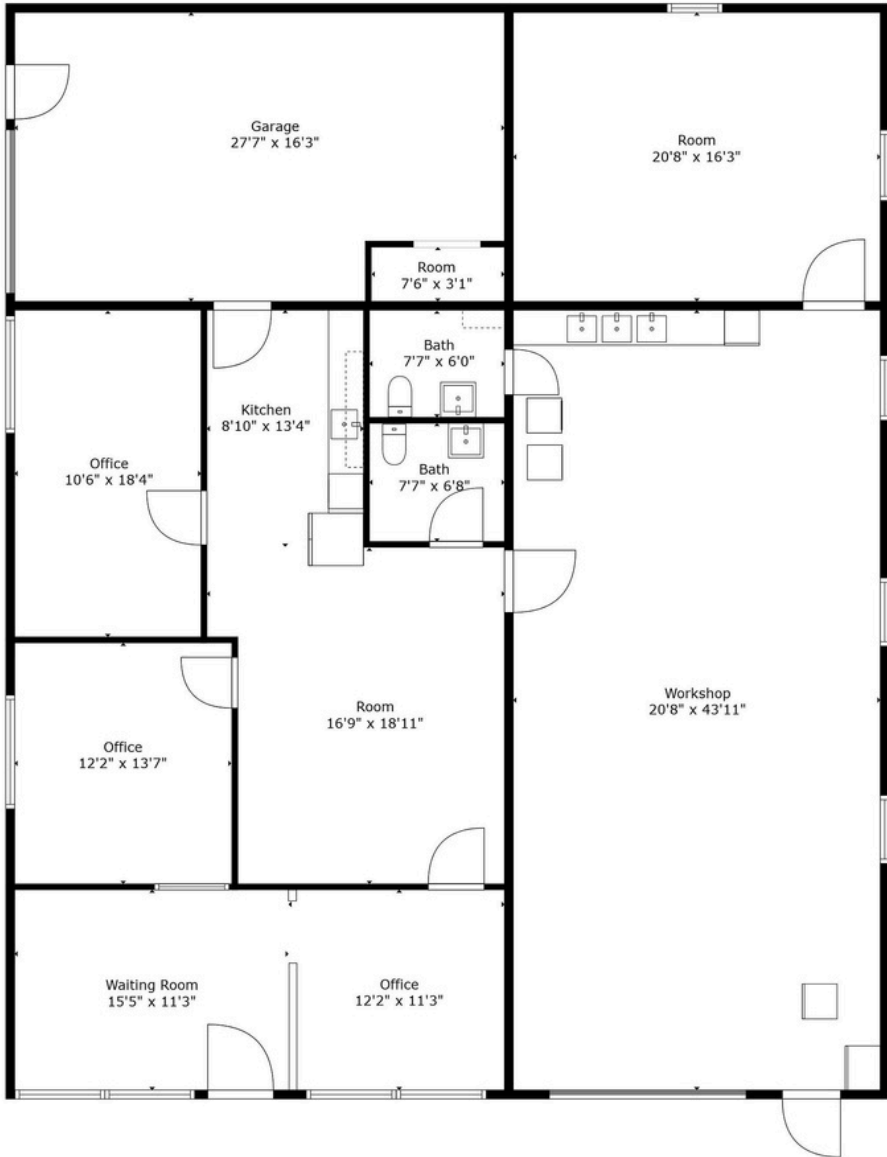
Interior











Estimated areas

GLA FLOOR 1: 3069 sq. ft, excluded 0 sq. ft
 Total GLA 3069 sq. ft, total scanned area 3069 sq. ft

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212 SE 18th Ave. Portland, OR 97214 | www.think-commercial.com

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CLIENT FOCUSED.

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