

15602-15610 SE Division Street

PORTLAND, OREGON 97236

Flexible Residential Investment

Portfolio opportunity featuring a duplex and single-family residence with flexible occupancy and income potential



ASKING PRICE
\$1,100,000
(\$152.61/SF)



DUPLEX
± 5,406 SF
8 bed / 6 bath



SINGLE FAMILY
± 1,802 SF
4 bed / 2.5 bath



ZONING
Residential
Multi-Dwelling 1 (RM1)

Apex Real Estate Partners
415 NW 11th Ave, Portland
503.595.2840
www.apexcre.com

Nathan Oakley
Broker
503.595.2827
Oakley@apexcre.com

Natasha Khanna
Broker
971.403.8300
Natasha@apexcre.com

Nathan Sasaki
Executive Director
503.595.2843
Nathan@apexcre.com



Property Overview

OPPORTUNITY SUMMARY

15602–15610 SE Division Street offers a unique residential investment opportunity featuring a duplex and separate single-family residence on one tax lot.

With three individual living units, the property offers flexibility for continued use as a residential treatment or transitional housing facility, a traditional rental investment, owner-occupancy with supplemental income, or multi-generational living. The combination of multiple residences in a single acquisition creates a versatile opportunity for operators, investors, and owner-users alike.

PROPERTY HIGHLIGHTS

Total building size $\pm$ 7,208 SF

3 units - 1 duplex and 1 single family residence

Total $\pm$ 12 bedrooms / $\pm$ 9 bathrooms

Built in 2006

Fully sprinklered buildings

Central A/C and heating

Land size $\pm$ 0.20 AC / $\pm$ 8,915SF

Ample parking

Zoning Residential Multi-Dwelling 1 (RM1)

East 205 Tax Increment Finance (TIF) district

Located within a New Market Tax Credit (NMTC) area

When operational, the property was a licensed RTF (Residential Treatment Facility)

Parcel R553174



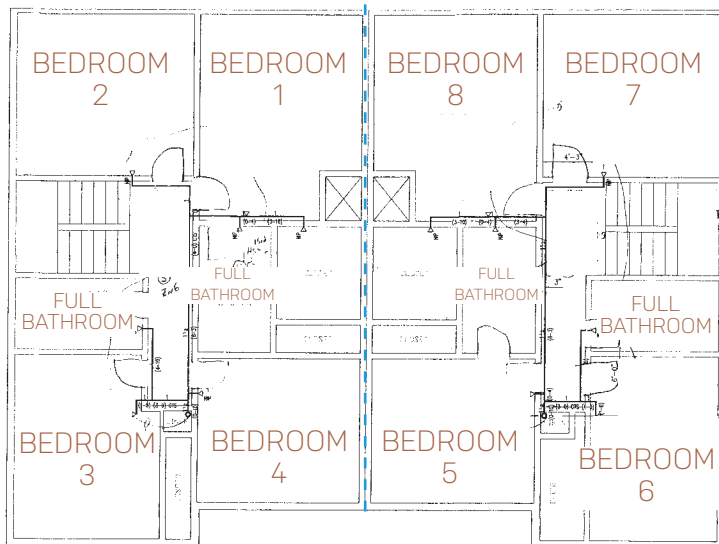
Duplex



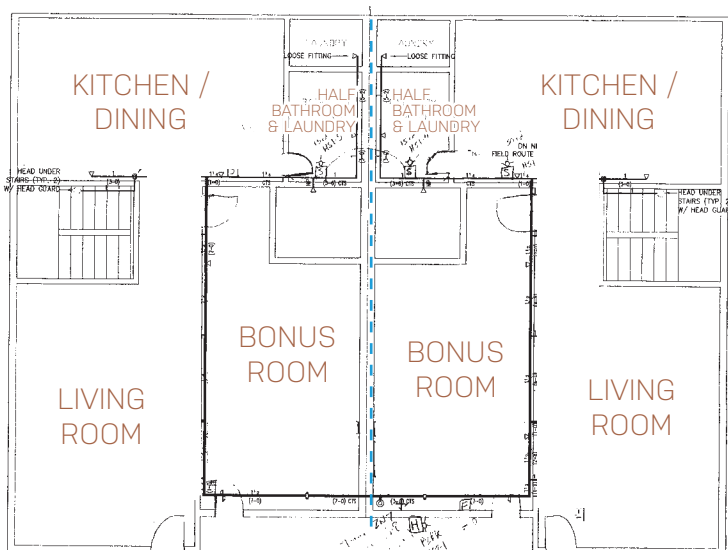
KITCHEN / DINING ROOM



LIVING ROOM



SECOND FLOOR



FIRST FLOOR

PROPERTY HIGHLIGHTS

15602 - 15606 SE Division Street

Building size $\pm$ 5,406 SF

4 bedrooms / 2.5 bathrooms per unit

Built in 2006

Main floor has kitchen and dining room, half bathroom with laundry, living room, and bonus room

Stainless steel appliances, washer and dryer, hardwood floors throughout the main floor

Upstairs has 4 bedrooms, 1 shared full bathroom and 1 full bathroom in the primary bedroom and walk-in closet



BONUS ROOM

Single Family Residence



PROPERTY HIGHLIGHTS

15610 SE Division Street

Building size $\pm$ 1,805 SF

4 bedrooms / 2.5 bathrooms

Built in 2006

Main floor has kitchen and dining room, half bathroom with laundry, living room, and office

Upstairs has 4 bedrooms, 1 shared full bathroom and 1 full bathroom in the primary bedroom and walk-in closet

Matching kitchen appliances, and washer / dryer

Alarm system in-place



Potential Uses & Layout Highlights

The property's existing configuration supports multiple potential use paths. Buyer to verify all allowable uses and development potential.



TREATMENT / TRANSITIONAL HOUSING

Former use may support continued care-oriented occupancy or related residential programming.



INCOME PROPERTY

Duplex and single-family residence provide three separate living units with the potential for multiple rental income streams.



OWNER-USER + INCOME

Opportunity to occupy one residence while generating income from the remaining units, offering flexibility for both lifestyle and investment goals.



MULTI-GENERATIONAL LIVING

Multiple independent residences can accommodate extended family or shared households while preserving separation, privacy, and individual living space.



RESIDENTIAL INVESTMENT / PORTFOLIO HOLD

A unique opportunity to acquire multiple residences in a single transaction, providing diversified tenancy and long-term residential investment potential.



Demographic Overview

STRONG LOCAL DEMAND

KEY MARKET TAKEAWAYS - 5 MILE RADIUS



ESTABLISHED
POPULATION BASE
Over 337K residents



DENSE
HOUSEHOLD BASE
123K local households



STRONG EMPLOYMENT
CORRIDOR
117K daytime employees



SOLID HOUSEHOLD
INCOME LEVELS
\$98.4K average income



HIGH SPENDING
POWER
\$3.9B in annual spending



TIF DISTRICT & NMTC
ADVANTAGES
Tax incentives to support growth

EMPLOYMENT

Daytime Employees



12,520
1 mile



44,580
3 miles



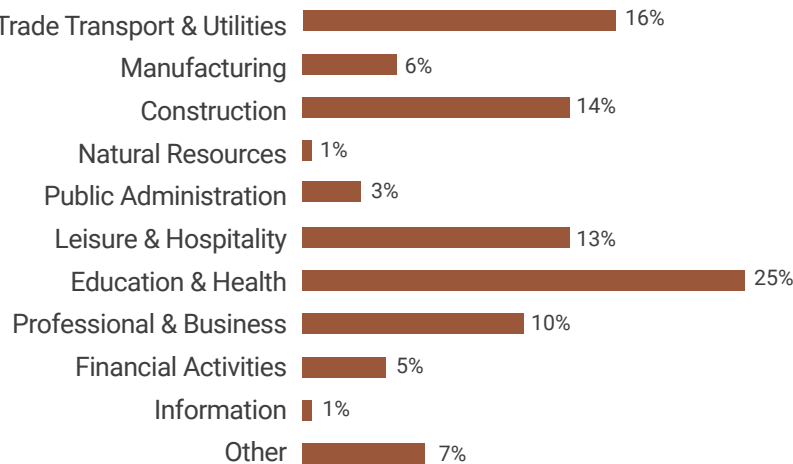
116,504
5 miles



625,902
10 miles

EMPLOYMENT SECTORS

5 mile radius



DAYTIME SPENDING

Annual Daytime Spending (5 miles)



\$3.9 BILLION



\$205.3M
Apparel



\$461.4M
Household



\$191.9M
Health Care



\$987M
Transportation &
Maintenance



\$1.7B
Food, Beverage,
Hobbies & Entertainment



\$237.3M
Education &
Daycare

HOUSEHOLD INCOME

Average Annual Income



\$84K
1 mile



\$88K
3 miles



\$98K
5 miles



\$115K
10 miles

Centennial Neighborhood

ESTABLISHED EAST PORTLAND LIVING

Portland's Centennial neighborhood offers a residential setting with convenient access to East Portland and Gresham. The area is characterized by established neighborhoods, nearby parks and schools, everyday retail and services, and strong connectivity along major eastside corridors including SE Division Street and Powell Boulevard. Its location provides straightforward access to I-205, employment centers, transit, and shopping throughout the Portland metro area.

