



Colliers

5338 SE Foster Road, Portland, OR 97206

Renovated, Mixed-Use Building Offering Memorandum

Robbie MacNichol

Senior Associate
+1 503 819 1110
robbie.macnichol@colliers.com

Tamer Riad

Senior Associate
+1 503 407 4328
tamer.riad@colliers.com

Disclaimer

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

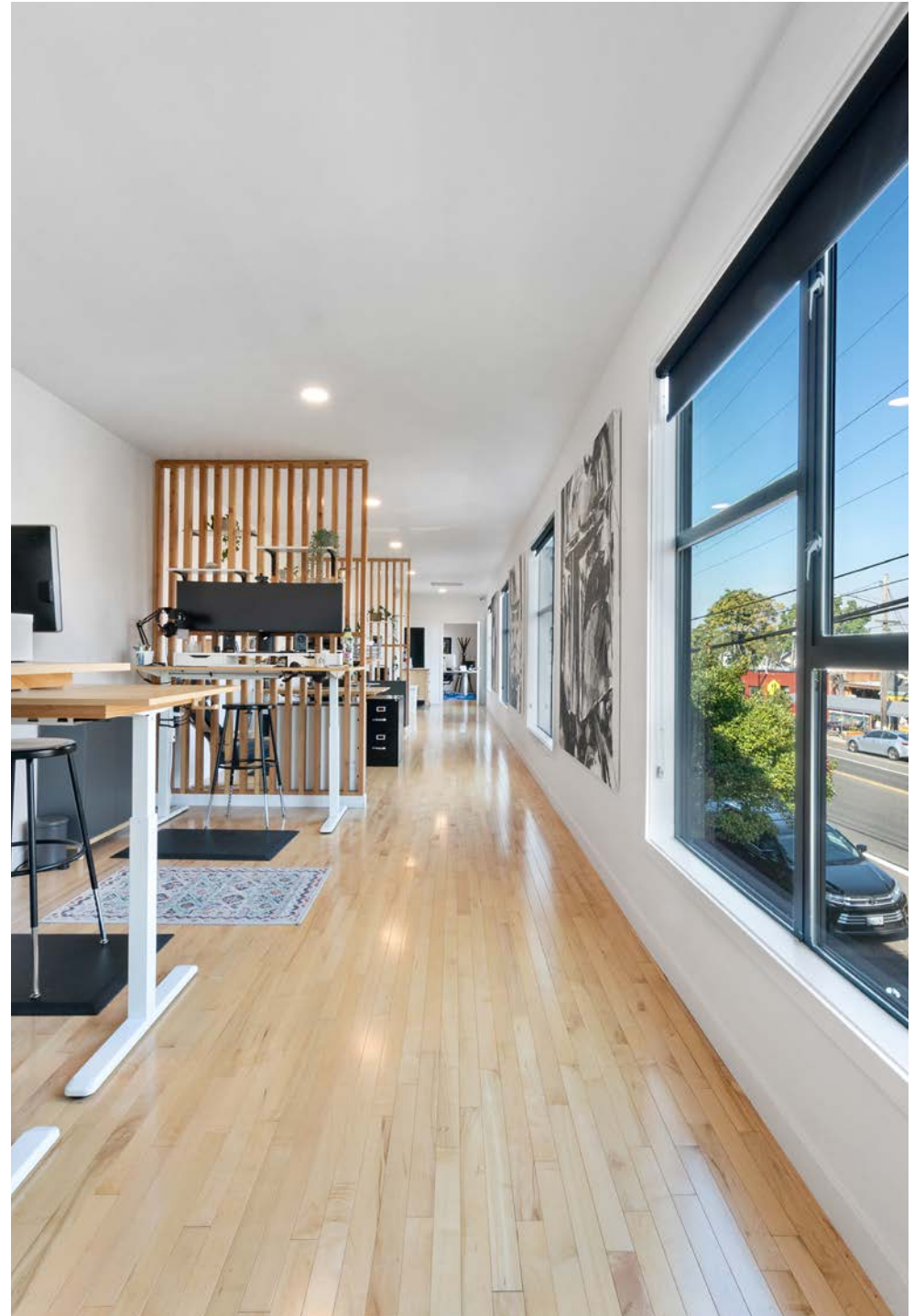
Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller's obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.



Property Overview

Address 5338 SE Foster Road,
Portland, OR 97206

Neighborhood Foster-Powell

County Multnomah

Zoning CG

Parcel Number 1S2E07DB 17700

Lot Size 0.06 acres (2,725 SF)

Building Size 3,710 SF

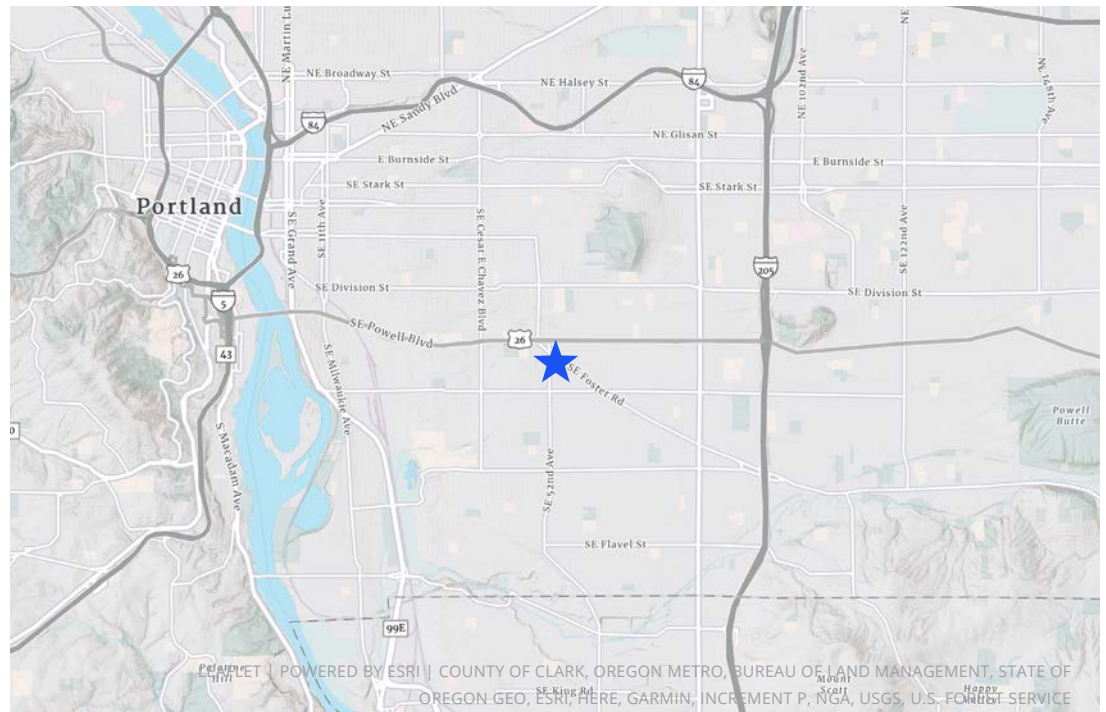
Floors 2 + basement

Year Built 1911

Renovated 2019

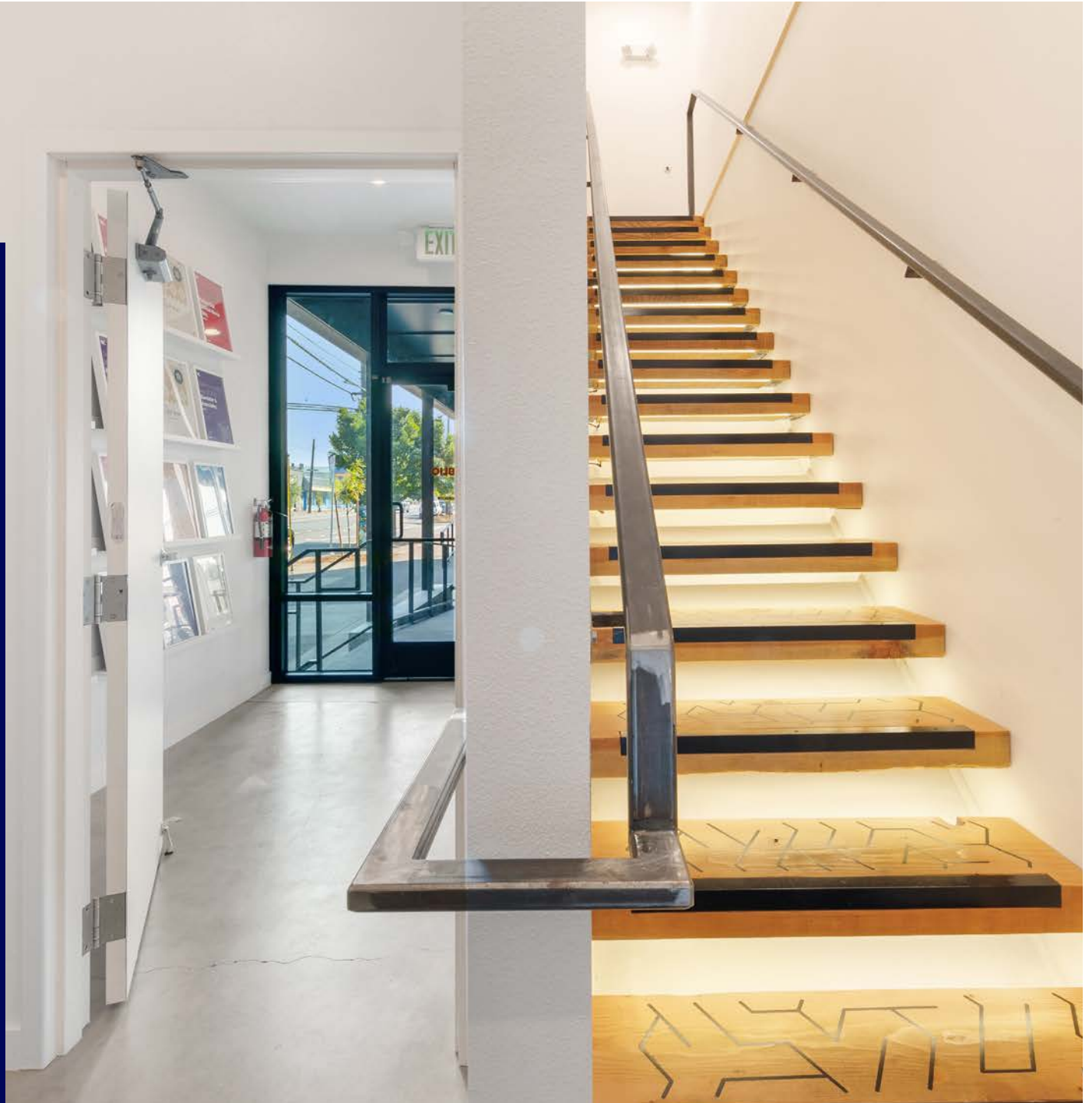
Construction Metal

Frontage 119' on Foster Road



Building History

Constructed in 1911, 5338 SE Foster Road has long served as a neighborhood landmark within Southeast Portland's Foster-Powell district. For decades, it was home to The Decorette Shop, a beloved cake and candy-making supply store that drew loyal customers from across the city. In 2019, the building underwent a full renovation by Wright Architecture, preserving its early 20th-century charm while introducing modern systems and thoughtful design. That same year, the ground floor was reactivated as a coffee shop, with local creative studio Oblio occupying the upper level — marking a new chapter in the building's history as a hub for community, creativity, and small business along the revitalized Foster corridor.



Location Overview

Sitting along one of Southeast Portland's most active corridors, 5338 SE Foster Road offers exceptional visibility and steady foot traffic for any retail or office user.

Vibrant and community-driven, the Foster-Powell neighborhood has evolved into a dynamic hub of local shops, cafés, and creative businesses. The area's ongoing revitalization has introduced new restaurants and public art while preserving its authentic Portland character. With designated bike lanes, nearby bus routes, and excellent walkability, Foster-Powell provides convenient access for customers and employees alike — making it one of the east side's most engaging and accessible destinations.



**Bike
Score**

99



**Walk
Score**

90



**Transit
Score**

53



Nearby Amenities



5338 SE Foster Road



1 min
to Foster Food
Carts



3 min
to Foster Fitness
Center

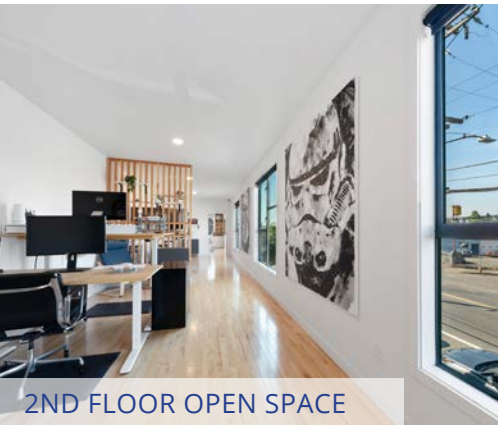


1 min
to Kainos Coffee

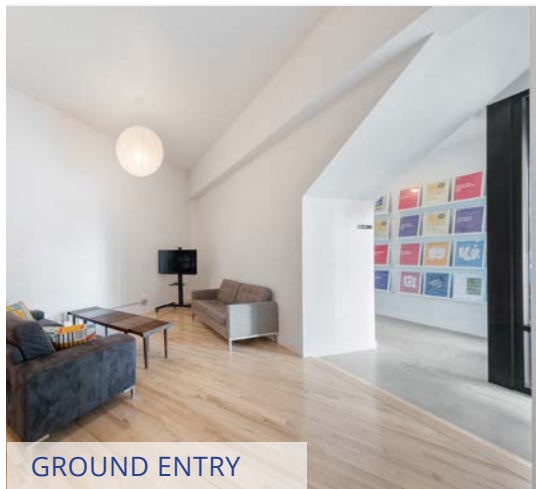


1 min
to An Xuyên
Bakery





2ND FLOOR OPEN SPACE



GROUND ENTRY



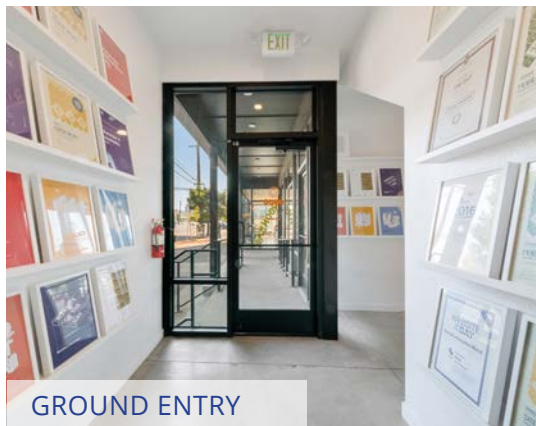
GROUND KITCHENETTE



RETAIL ENTRY



2ND FLOOR CONFERENCE



GROUND ENTRY



RETAIL OPEN SPACE



RETAIL OPEN SPACE



2ND FLOOR OFFICE



GROUND OPEN SPACE



SHARED RESTROOM



RETAIL OPEN SPACE



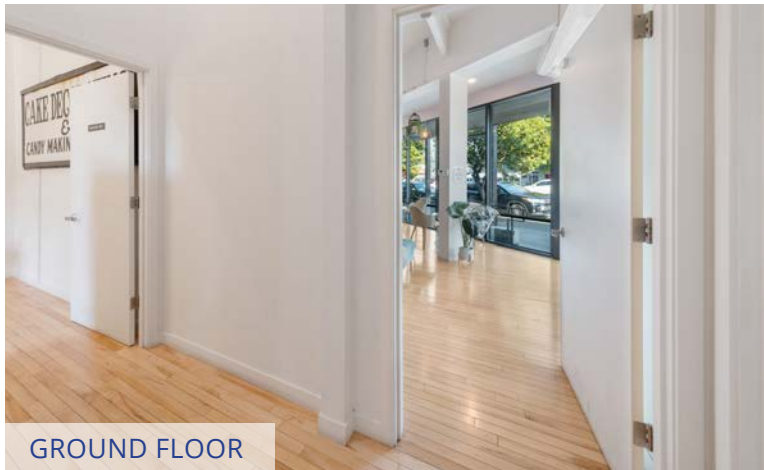
2ND FLOOR ENTRY



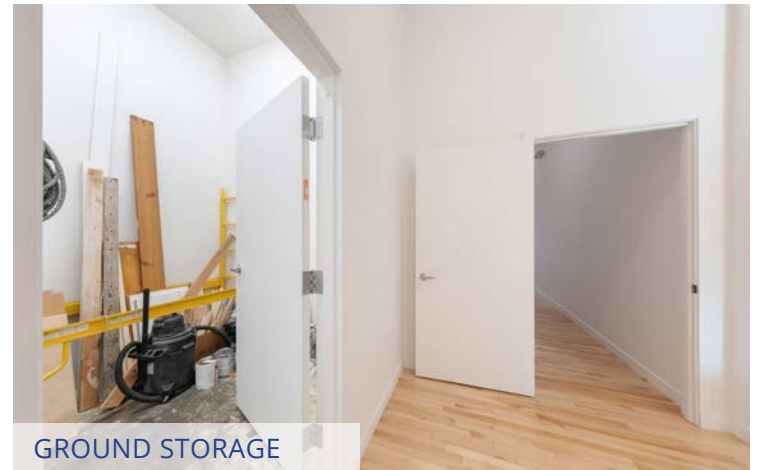
GROUND RESTROOM



GROUND COMMERCIAL KITCHEN



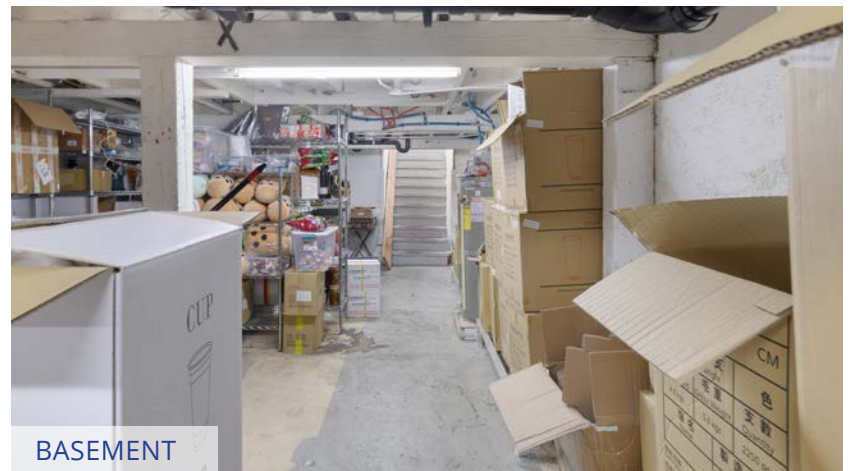
GROUND FLOOR



GROUND STORAGE



SHARED RESTROOM



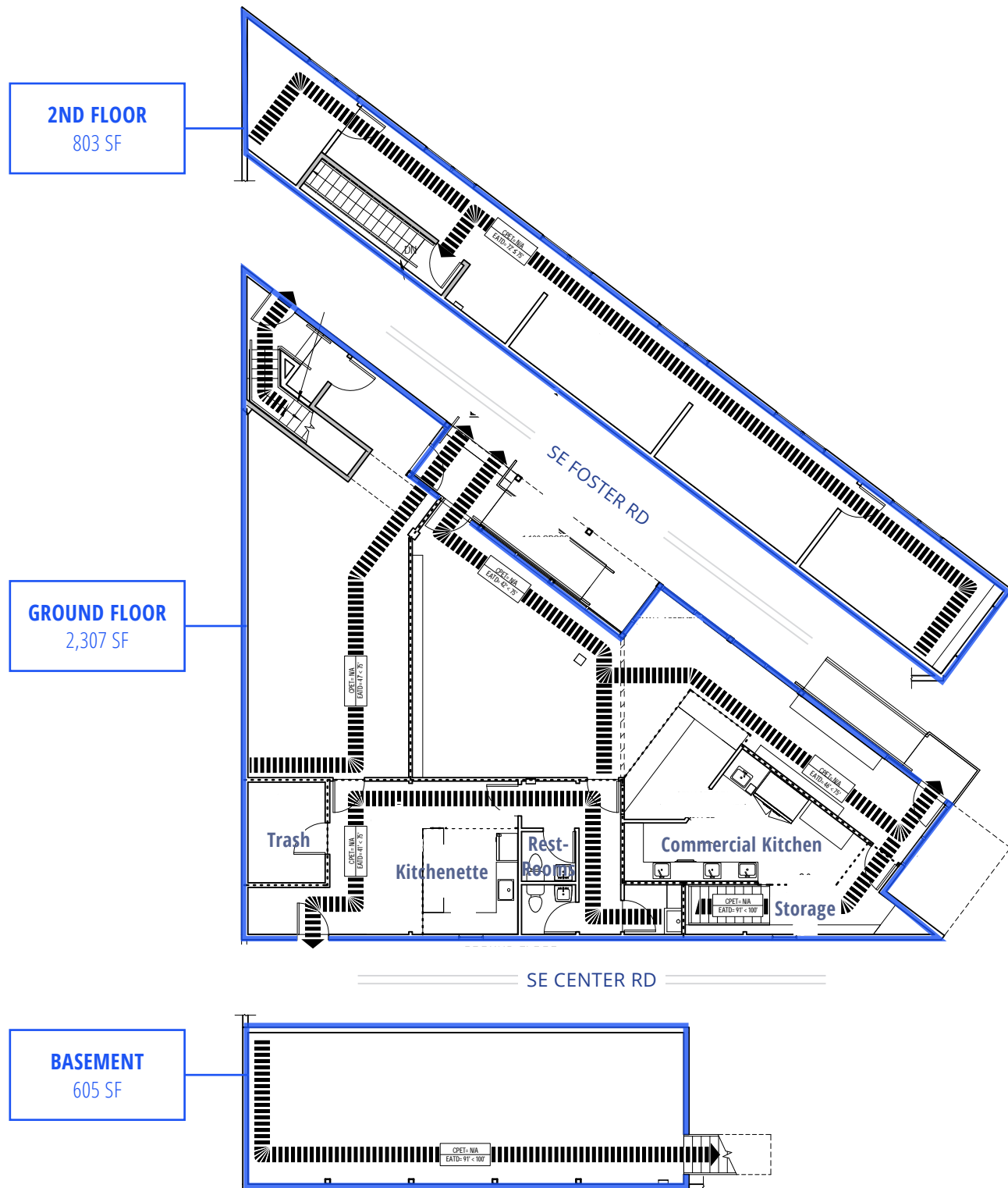
BASEMENT

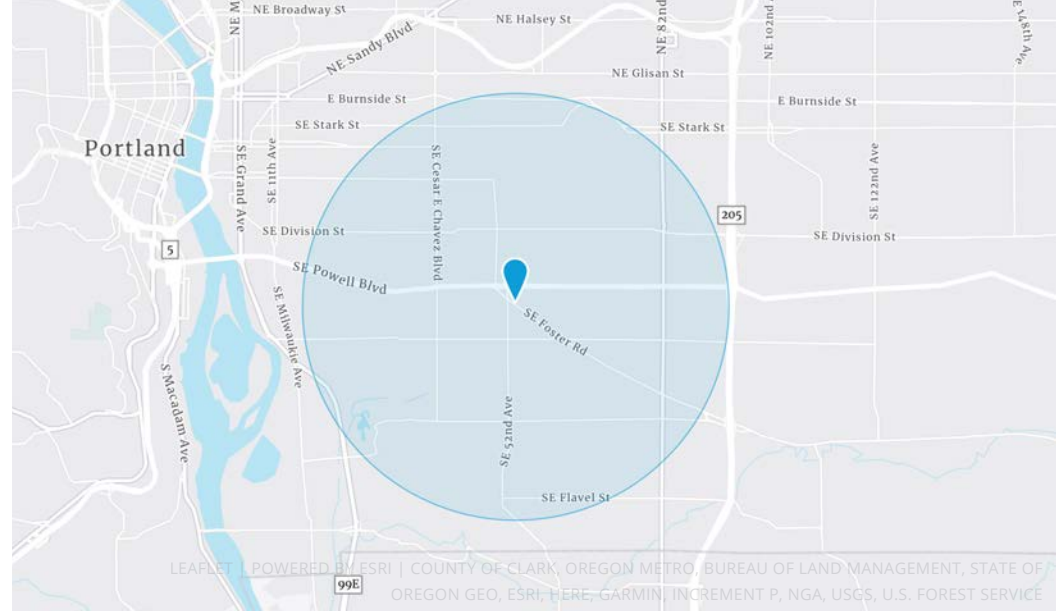
Floor Plan

2nd Floor office space includes one private office, open floor plan, and a meeting room.

Ground Floor Retail Space includes a commercial kitchen, kitchenette, private restrooms and an open floor plan.

Basement includes plenty of room for storage.





Consumer Expenditures - Annual Food & Alcohol Spending



\$13,344

Food



\$8,436

Food at Home



\$4,908

Food Away
from Home



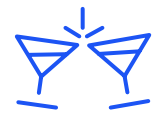
\$818

Alcoholic
Beverages



\$438

Alcoholic Beverages
at Home



\$380

Alcoholic Beverages
Away from Home

Demographics - Wealth & Income



\$102,670

Median
Household Income



\$56.4K

Per Capita
Income



\$78,555

Median
Disposable Income



\$633,640

Median
Home Value



\$208,191

Median
Net Worth



43,688

Number of
Households

*Within 2 miles, per household



Why Portland?

Nestled at the confluence of the Willamette and Columbia Rivers in northwestern Oregon lies the city of Portland, nicknamed the Rose City, The City of Roses, and “Beervana” because it has more micro-breweries inside the city limits than any other city in the world.

Once reliant on timber, fishing and agriculture, Portland’s diversified economy now includes technology, healthcare and education with a special emphasis on clean technology, advanced manufacturing, software and active wear. Fortune 1,000 companies Nike, Precision Castparts, Stancorp Financial Group, and Schnitzer Steel call Portland home. Providence, Legacy, and Kaiser support a combined 45,036 jobs, underscoring the importance of the healthcare industry to the Portland-Vancouver-Hillsboro MSA. And straddling the healthcare and education sectors is the Oregon Health & Science University (OHSU). With 19,136 employees and approximately 3,000 students, this nationally-renowned public university is one of the nation’s top biomedical research facilities.

- Office-using professional, technical, and business service jobs took the lead from high-tech manufacturing, as illustrated by software and systems design employment growing by 50% since 2011. This is quadruple the growth rate in tech manufacturing jobs.
- The cost of doing business in Portland, as relative to the rest of the country, is 91% of the U.S. 100% baseline.
- Home sales and values, population, job growth, and retail sales are all enjoying an upward trajectory.
- A growing inventory of creative Class A office space, mature and expanding home-grown tech companies, and an impressive in-migration of tech-centric firms, all herald an exciting future for Portland. Nearly one million square feet of creative office has been developed in Portland over the past few years.

Enjoy the flexibility and choice of retail, dining and entertainment



Live a life of balance, a comfortable blend of work and play



Community-driven, motivated and inspired by collaborative space



Appreciate the accessibility and ease of public transit



Area Overview



ONE OF THE BEST PLACES TO LIVE IN THE US

U.S. NEWS & WORLD REPORT, 2022-2023

Portland ranked highest in its desirability, quality of life, and job market.



TECH INDUSTRY

108,700+ tech employees in the Portland MSA



EDUCATION

51.9% of residents have a Bachelor's degree or greater



IN-MIGRATION

Portland is the #2 moving destination in the USA



UNEMPLOYMENT

Unemployment rate is 4.2% in the Portland MSA



BIKE-FRIENDLY

315+ miles of bike lanes throughout the city make it easy to get around by bicycle



PUBLIC TRANSIT

530+ square miles are served by various modes of public transportation



BEST AIRPORT

#2 Airport in the nation, ranked by Travel + Leisure 2022



COMMUTE

The average commute time is 23.9 minutes, below the national average of 26.8 minutes.



Employment

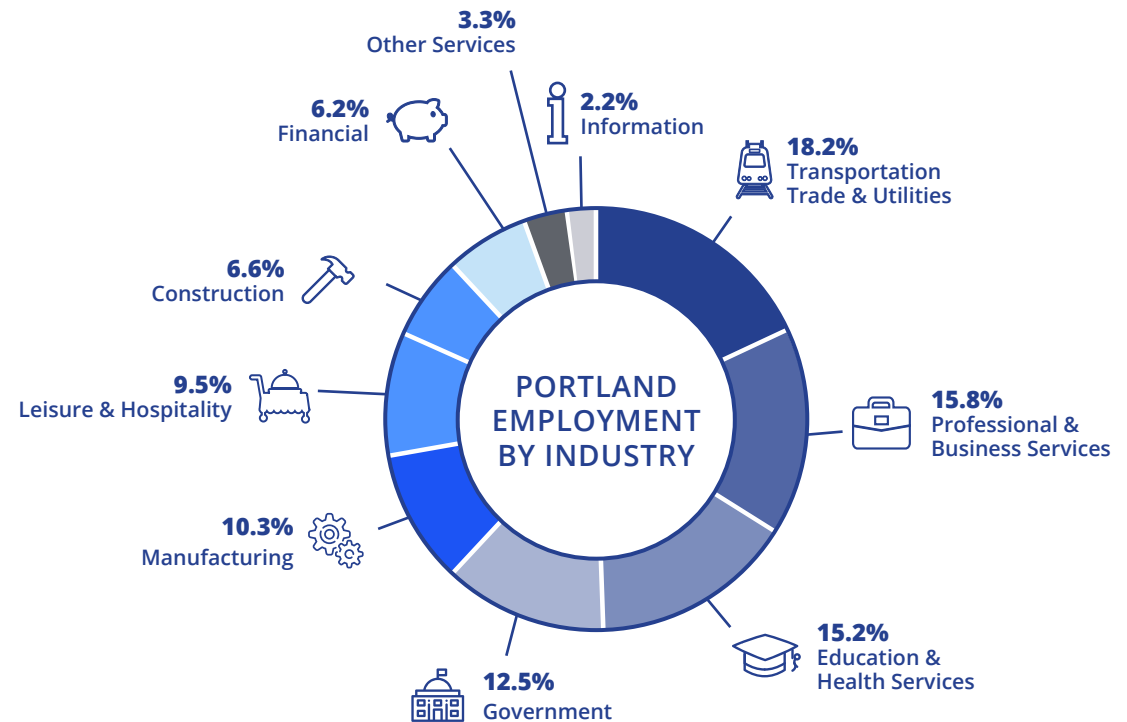
EMPLOYMENT

- Portland ranked 12th for overall growth and compares favorably to other top metropolitan areas in The Brookings Institution's 2021 Metro Monitor composite index, which ranks the 100 largest MSAs across job growth, unemployment, gross product range and home prices.
- Oregon was ranked 3rd in employment growth (647,600 jobs) in the USA in 2022 (Seidman Institute)
- Portland had a median household income of \$78,476 in 2021

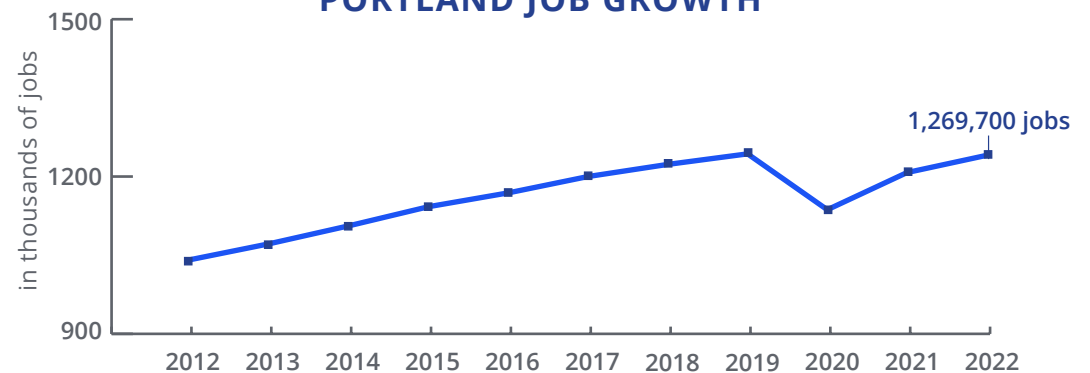
PORTLAND'S TOP EMPLOYERS 2022

Company	# Employees
Intel	22,328
Providence Health	19,687
Oregon Health & Science University	19,136
Nike	15,125
Legacy Health	13,087
Kaiser Permanente	12,262
Fred Meyer	9,374
Portland Public Schools	6,814
City of Portland	6,483
Multnomah County	5,307
Beaverton School District	4,879
PeaceHealth	4,482
Portland State University	4,029
US Dept. of Veterans Affairs	3,851
US Bank	3,794

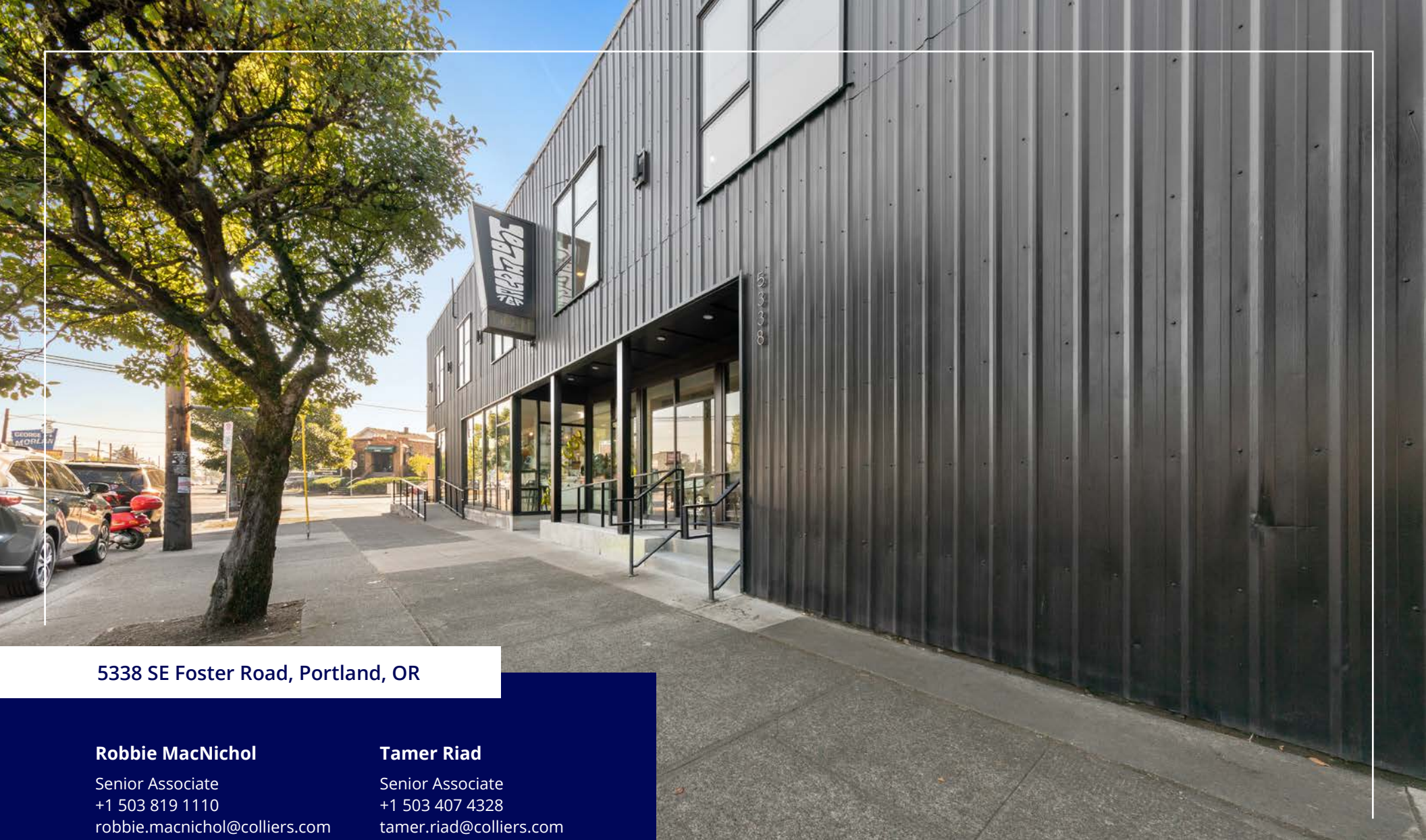
Source: Portland Business Journal, Book of Lists 2022



PORTLAND JOB GROWTH



Source: BLS, Economy at a Glance, Portland-Vancouver-Hillsboro, OR-WA



5338 SE Foster Road, Portland, OR

Robbie MacNichol

Senior Associate
+1 503 819 1110
robbie.macnichol@colliers.com

Tamer Riad

Senior Associate
+1 503 407 4328
tamer.riad@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International OR, LLC



colliers.com/portland