

FREE-STANDING REDEVELOPMENT OPPORTUNITY FOR SALE

3675 SW Troy Street

PORTLAND, OR 97219



Unique, permit-ready redevelopment opportunity in Multnomah Village

BUILDING SIZE

- Free standing 6,657 SF building

TRAFFIC COUNTS

Capital Hwy—5,969 ADT ('23)

SALE PRICE

\$1,600,000 (not including permits)

HIGHLIGHTS

- Prime location steps from Multnomah Village center
- Abundant outdoor seating with green space
- Soaring ceilings
- Mature retail district serves this cohesive community
- Permit-ready plans available (additional cost)
- Beautiful mid-century adaptive reuse project

CONTACT

Sara Daley 503 457 2990 / 503 224 6791 / sdaley@naielliott.com
Justin Darling 503 457 2990 / 503 224 6791 / jdarling@naielliott.com

NAI Elliott

Be part of the action in Multnomah Village

This historic neighborhood began as a commercial node development around the Oregon Electric Railway Depot in 1909. One of our most mature and highest density commercial district, Multnomah Village is minutes away from downtown Portland, but feels a world away, its 100 year old charm is preserved by this loyal community. Chock full of food, drink and rich retail offerings, it's hard to overstate the potential here.



Notable Area Tenants

- Yalla
- Level Beer
- Zinc Bistro
- Renner's Bar & Grill
- Marco's Cafe
- Grand Central Bakery
- Little Big Burger
- Starbucks
- Lucky Labrador Public House
- Indigo Trader's
- Zoom Care
- Umpqua Bank
- Thinker Toys
- Multnomah Arts Center
- John's Marketplace



90

BIKE SCORE



86

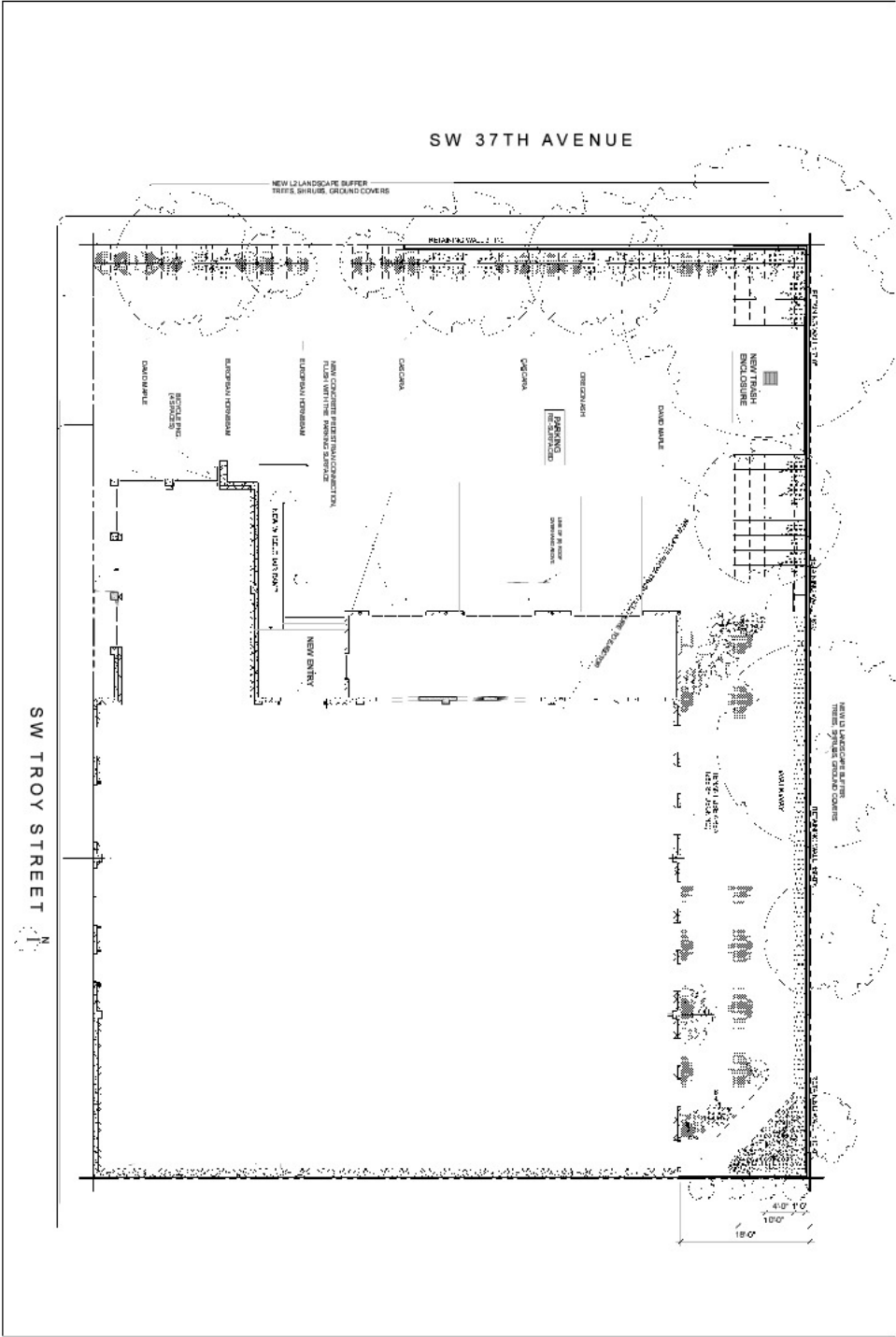
WALK SCORE

CONTACT

Sara Daley c 503 457 2990 / o 503 224 6791 / sdaley@naielliott.com
Justin Darling c 503 457 2990 / o 503 224 6791 / jdarding@naielliott.com

NAI Elliott

Floor plan



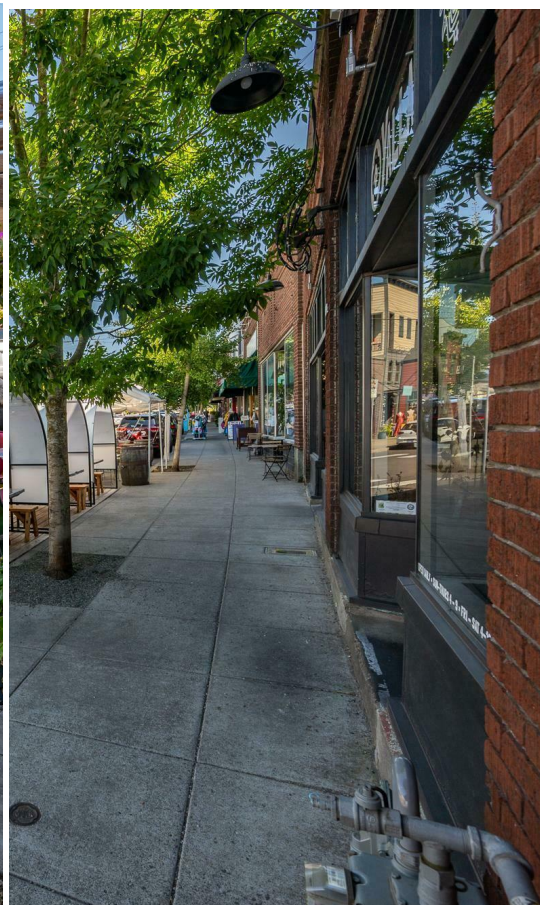
CONTACT

Sara Daley c 503 457 2990 / o 503 224 6791 / sdaley@naielliott.com
Justin Darling c 503 457 2990 / o 503 224 6791 / jdarling@naielliott.com



The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

Charming Multnomah Village



CONTACT

Sara Daley c 503 457 2990 / o 503 224 6791 / sdaley@naielliott.com
Justin Darling c 503 457 2990 / o 503 224 6791 / jdarling@naielliott.com



The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

SW PORTLAND, OREGON



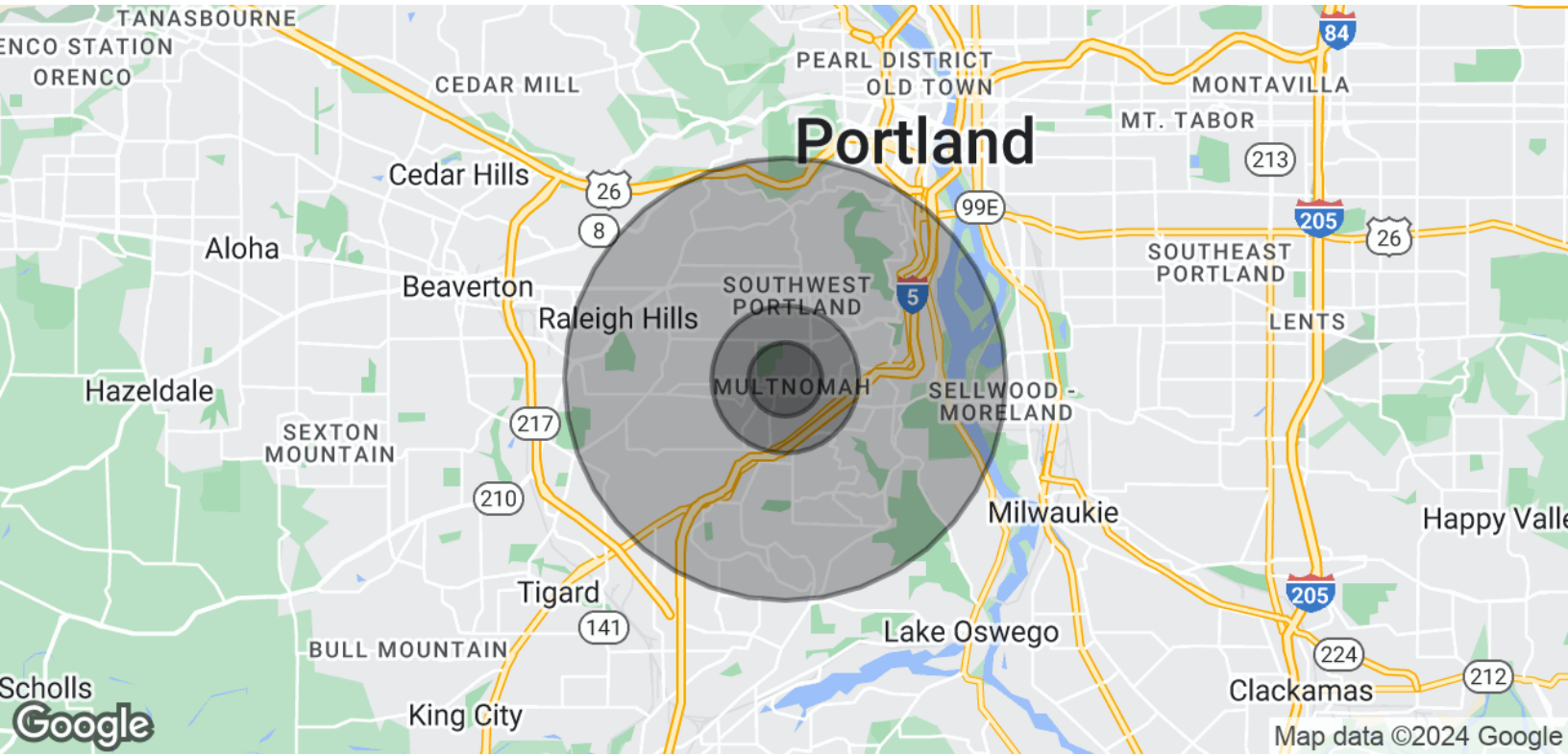
CONTACT

Sara Daley c 503 457 2990 / o 503 224 6791 / sdaley@naielliott.com
Justin Darling c 503 457 2990 / o 503 224 6791 / jdarling@naielliott.com



The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

Demographics map & report



| POPULATION | 0.5 MILES | 1 MILE | 3 MILES |
|-----------------------------|-----------|-----------|-----------|
| Total Population | 4,370 | 18,079 | 111,463 |
| Average Age | 42.4 | 40.5 | 42.7 |
| Bachelor's Degree Or Higher | 62% | 64% | 56% |
| Annual Growth 2010 - 2023 | .04% | .09% | 1.3% |
| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 3 MILES |
| Total Households | 2,227 | 8,469 | 52,265 |
| # of Persons per HH | 2.0 | 2.1 | 2.1 |
| Average HH Income | \$103,465 | \$109,125 | \$127,428 |
| Average House Value | \$451,017 | \$473,835 | \$547,190 |

2020 American Community Survey (ACS)

CONTACT

Sara Daley c 503 457 2990 / o 503 224 6791 / sdaley@naielliott.com
Justin Darling c 503 457 2990 / o 503 224 6791 / jdarling@naielliott.com

