



FOR SALE



1915 SE PERSHING STREET

Fully Leased Investment Opportunity Available

1,203 SF | Sale Price: \$500,000.00

1915 SE Pershing, Portland, OR

- Charming Space Available Now for Sale
- 4 Offices, 2 Restrooms, Kitchen
- Hardwood Floors Throughout
- 5,000 SF Lot - Future Development Opportunity
- Zoning is General Industrial (IG1)
- Property leased through 10/2027

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PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS

Address	1915 SE Pershing Street, Portland, OR 97202
Available Space	1,203 SF
Lot Size	5,000 SF
N° of Offices Available	Four (4) Offices
N° of Restrooms Available	Two (2) Restrooms
Zoning	General Industrial (IG1)
Use Type	Office / Industrial
Ideal Use	Physical Therapist, Naturopath, or Small Business
Tenant Occupied Income	Leased 100% through 10/2027
Sale Price	\$500,000.00

Location Features

This property is in the Brooklyn neighborhood of Portland. Nearby parks include Powell City Park, Brooklyn School Park and Brooklyn City Park. The property is an eight minute walk from the MAX Orange Line at the SE 17th Ave & Rhine St MAX Station stop. This location also boasts convenient access to Hwy 99 and I-5 via SE Powell Blvd.

Nearby Highlights

- Subway
- Artichoke Community Music
- Portland City Boxing
- Edelweiss Sausage & Delicatessen
- Portland Juice Co
- Artist & Craftsman Supply
- Rose City Coffee Co
- Teutonic Wine Company
- Aladdin Theater
- Starbucks
- McDonald's
- Hopeworks Brewery
- Dutch Bros Coffee
- People's Food Co-op
- New Seasons Market
- Portland Leather Goods
- Burgerville
- My Way Lounge



PROPERTY PHOTOS



Interior Entrance



Property Yard



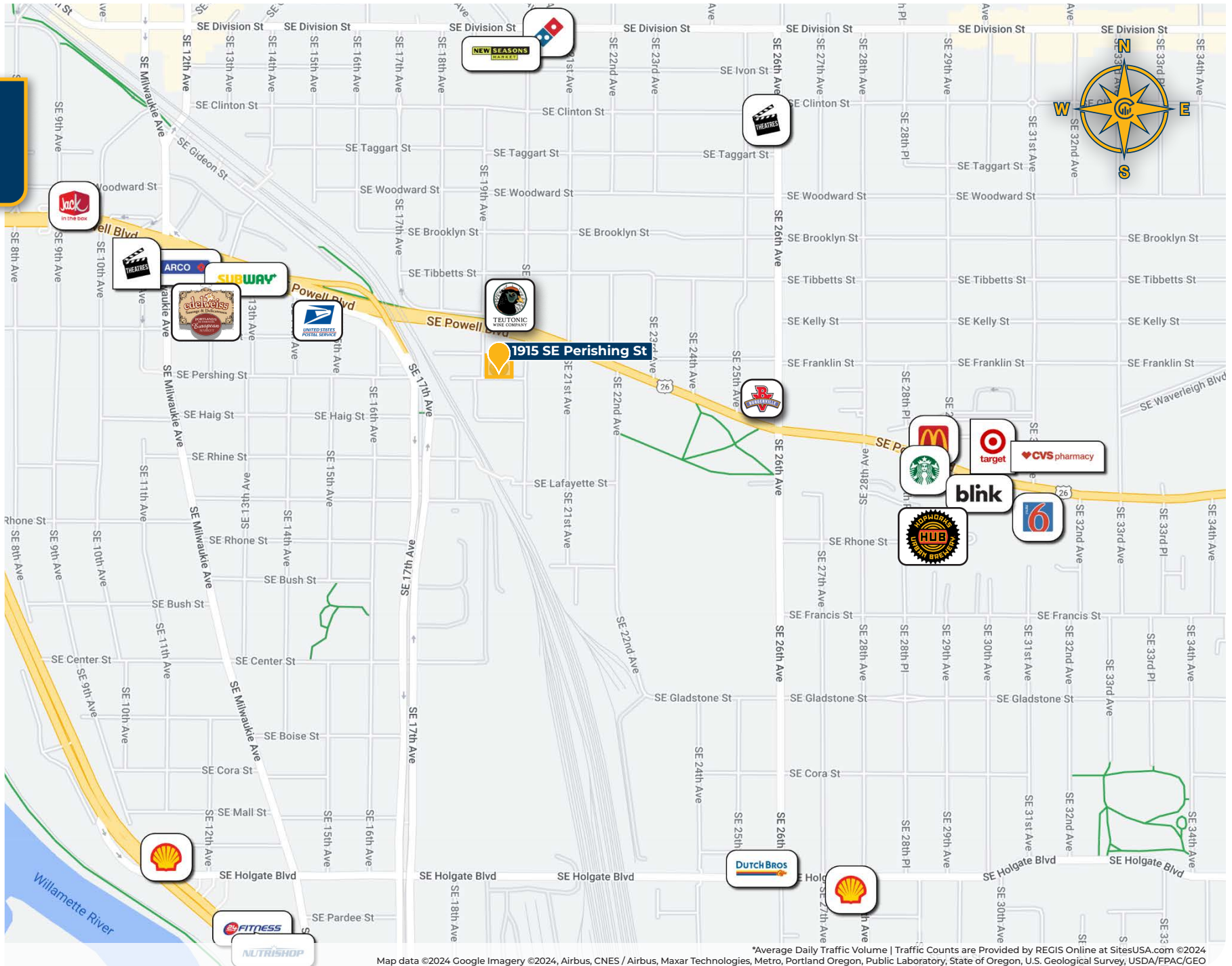
Interior Office



Interior Office



LOCAL AERIAL MAP

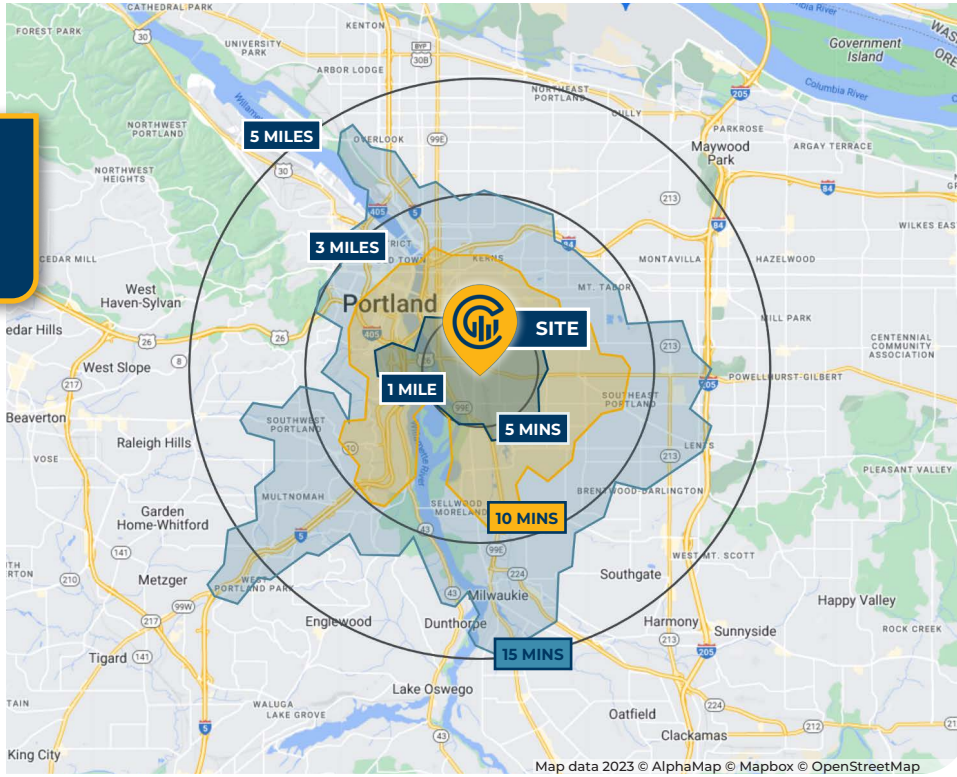


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*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	20,300	212,909	476,412
2029 Projected Population	19,287	206,366	456,089
2020 Census Population	21,365	213,732	482,226
2010 Census Population	19,234	183,473	426,654
Projected Annual Growth 2024 to 2029	-1.0%	-0.6%	-0.9%
Historical Annual Growth 2010 to 2024	1.1%	1.6%	1.3%
Households & Income			
2024 Estimated Households	10,072	112,296	224,888
2024 Est. Average HH Income	\$130,922	\$129,439	\$141,386
2024 Est. Median HH Income	\$103,559	\$97,291	\$101,086
2024 Est. Per Capita Income	\$65,157	\$68,723	\$67,084
Businesses			
2024 Est. Total Businesses	1,990	22,306	38,393
2024 Est. Total Employees	14,388	196,531	311,633

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

Neighborhood Scores

95

Walk Score®
"Vert Walkable"

100

Bike Score®
"Biker's Paradise"

59

Transit Score®
"Good Transit"

Ratings provided by <https://www.walkscore.com>

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