



FOR SALE



## SE PORTLAND OWNER/USER BUILDING

### Two-story Newly Renovated Building with Parking

4,465 SF Building on a ±10,000 SF Lot | Sale Price: \$1,695,000

2410 SE 10th Ave, Portland, OR 97214

- On-Site Parking
- Recently Renovated Interiors
- Small Warehouse / Workshop
- 2 Secure Grade Doors
- Close-in [Central Eastside Industrial District \(CEID\)](#) Location
- Ground Floor Currently Occupied - **DO NOT DISTURB TENANT** | Call for Details

### RILEY M. HENDERSON

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PROPERTY SUMMARY

FOR SALE



PROPERTY DETAILS

|                      |                                                          |
|----------------------|----------------------------------------------------------|
| Address              | 2410 SE 10th Ave, Portland, OR 97214                     |
| Sale Price           | \$1,695,000                                              |
| Rentable Building SF | 4,465 SF                                                 |
| Lot SF               | 0.23 Acres   ±10,000 SF                                  |
| Zoning               | General Industrial 1 (IG1) - <a href="#">View Online</a> |
| Use Type             | Owner / User Building                                    |
| Space Condition      | Recently Renovated Interiors                             |

Property Description

The 2410 Building, conveniently located off 10th Ave and Division, features open workshop space, a garage with two secure grade doors, and recently renovated upstairs office space. Sitting on a 0.46-acre lot with on-site parking, this property presents a great opportunity for contractors and skilled trades professionals looking for a space to run their operations.

Location Features

- Located in the South Portland Neighborhood of Hosford-Abernethy near Ladd's Addition.
- Nearby transit includes TriMet Bus Lines (9, 10, 17, 19, and FX2 routes) and the MAX Orange Line at Clinton St/SE 12th Ave MAX Station.

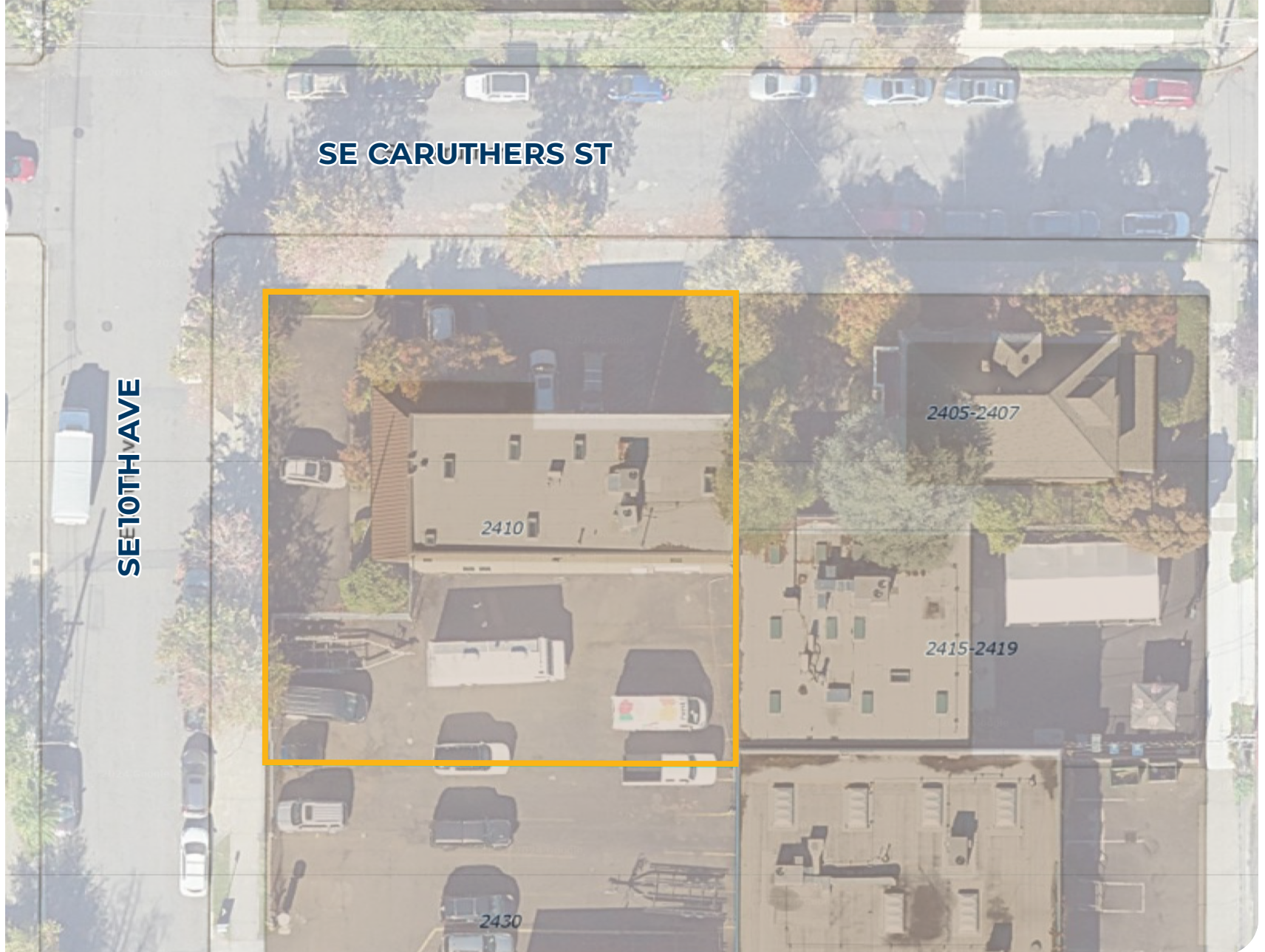
Nearby Highlights

- APEX Tasting Room
- Aprisa Mexican Cuisine
- Baerlic Brewery & Taproom
- Crux Fermentation Project
- Deadshot
- Division Winemaking Company
- Double Dragon
- Edelweiss Sausage & Delicatessen
- Firkin Tavern
- Ground Breaker Brewing and Gastropub
- Helioterra Winery and
- Ice Queen Ice Cream
- Mt. Hood Brewing Co.
- New Seasons Market - Seven Corners
- Original Hotcake House
- Pine State Biscuits | Division
- Portland Juice Co.
- Shaking Tree Theatre
- Shoofly Vegan Bakery and Cafe
- 21ten Theatre
- Virtuous Pie



# SITE PLAN

## SITE PLAN

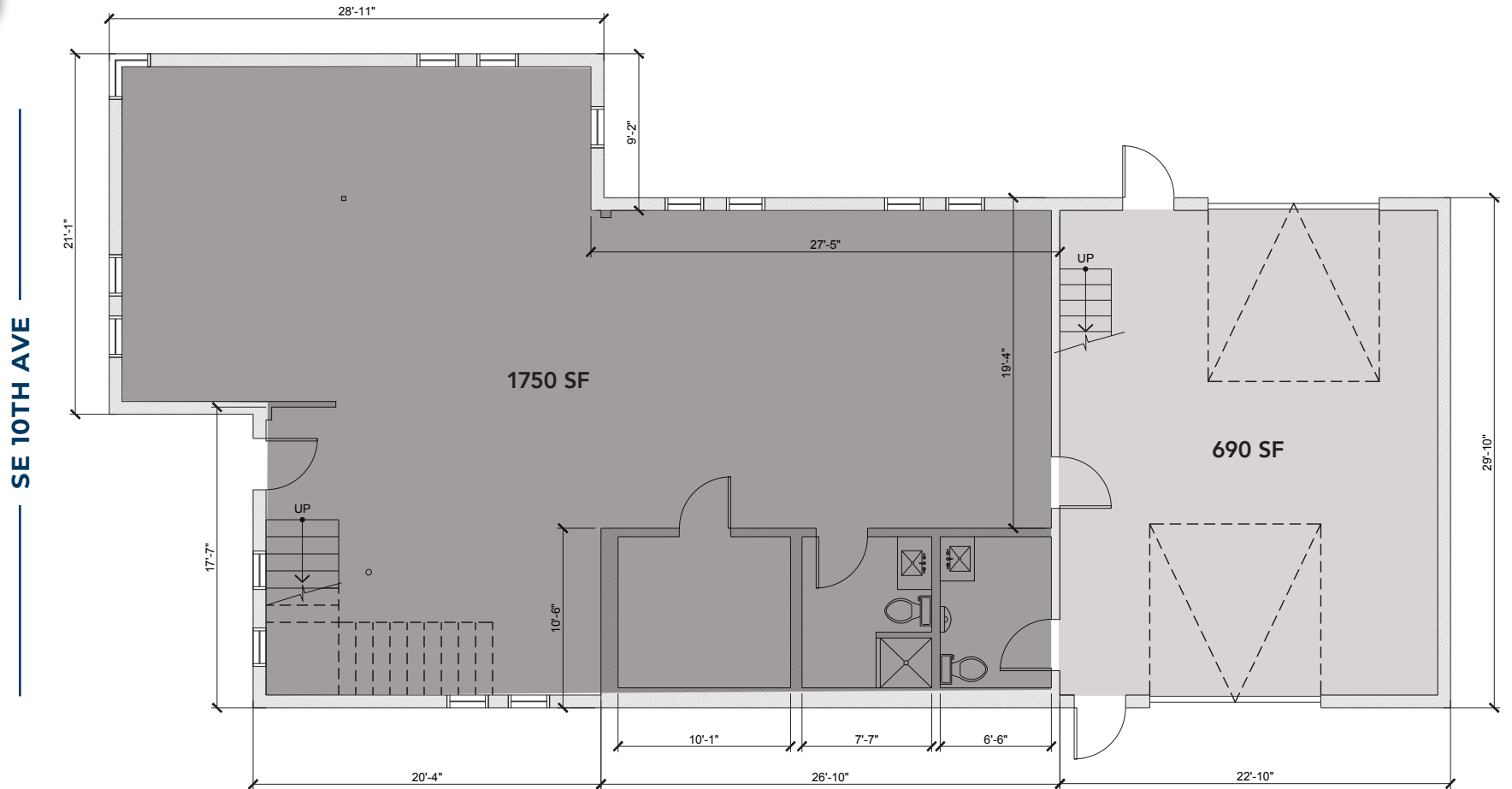




# FLOOR PLAN

## 1ST FLOOR

SE CARUTHERS ST



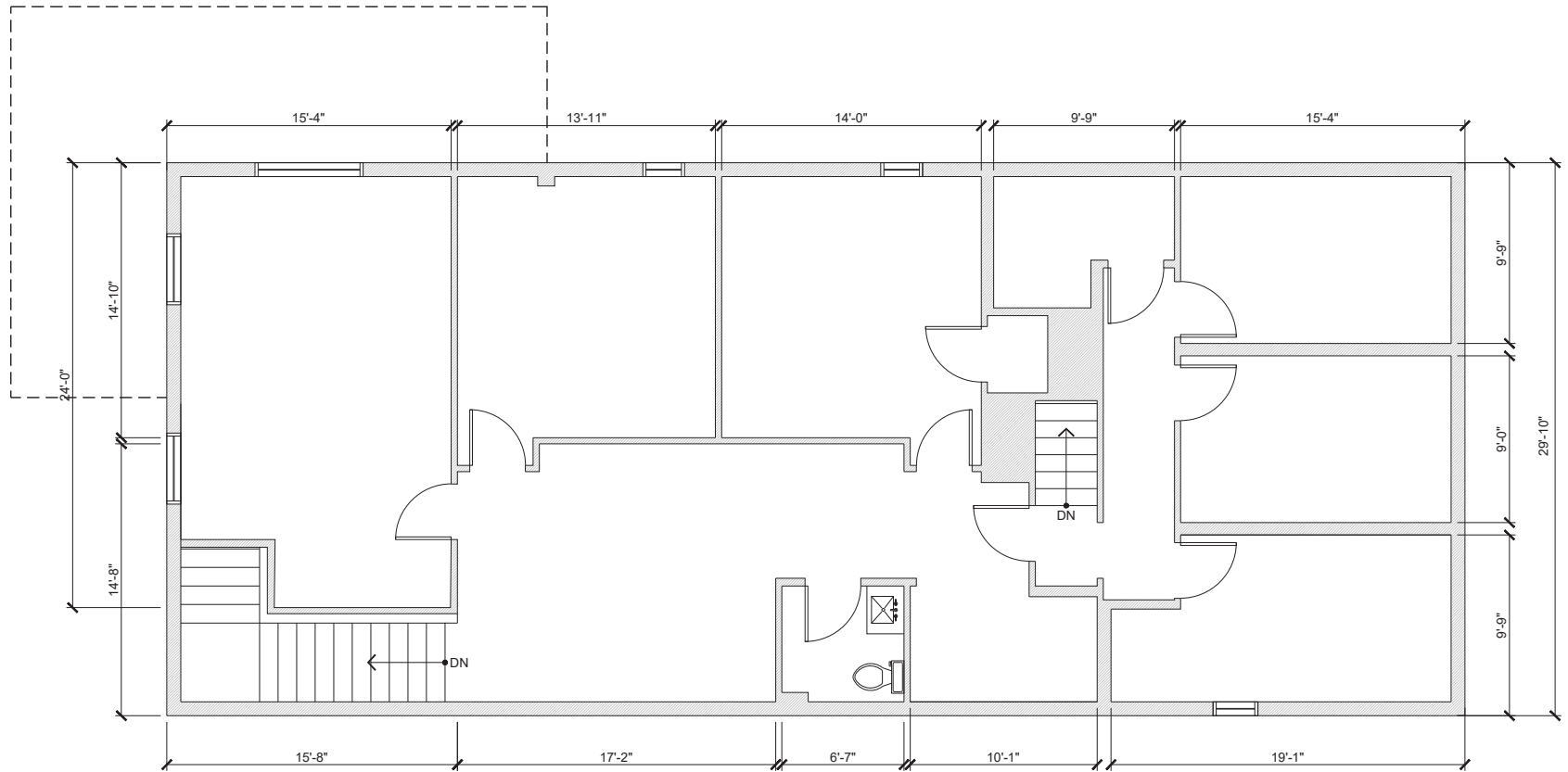


# FLOOR PLAN

## 2ND FLOOR

SE CARUTHERS ST

SE 10TH AVE

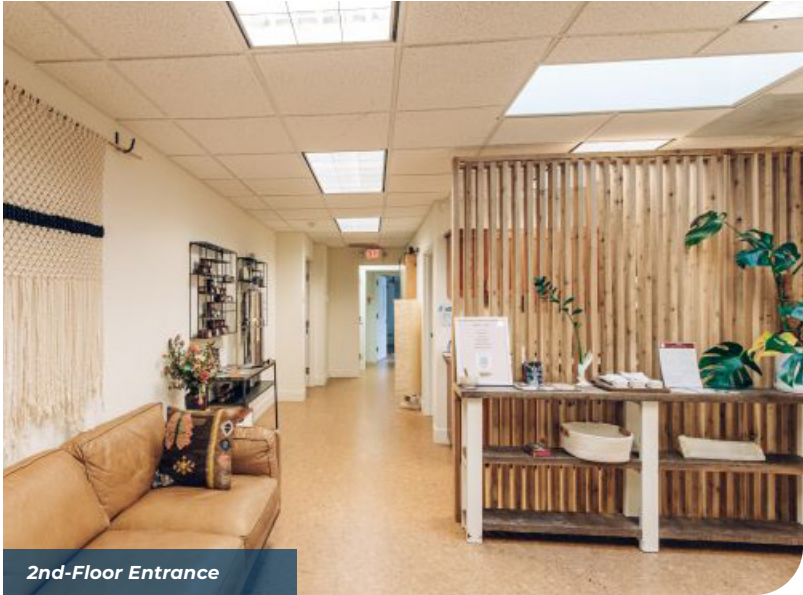




INTERIOR PHOTOS



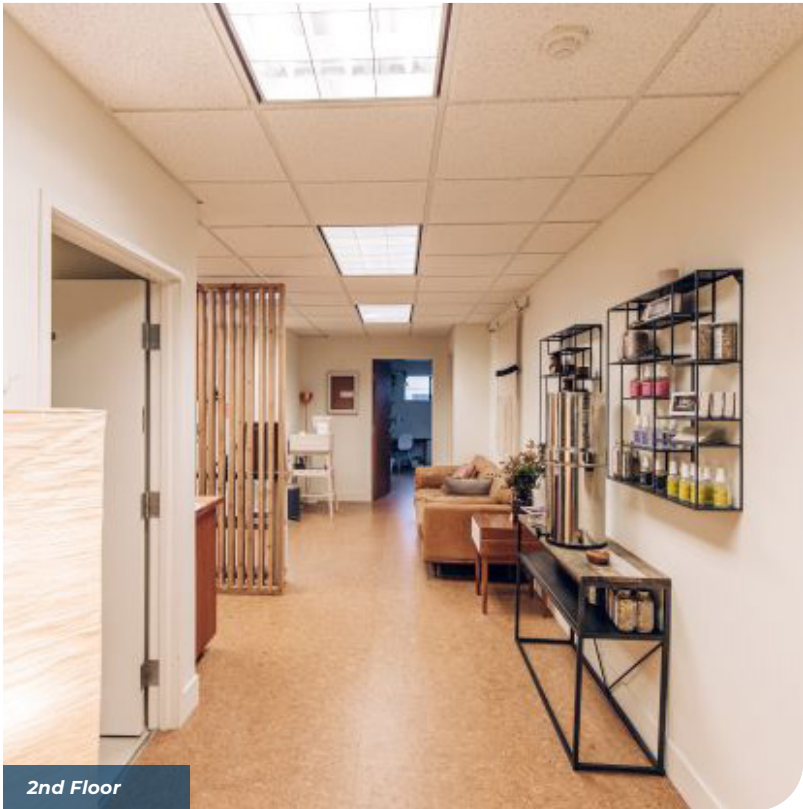
2nd-Floor Common Area



2nd-Floor Entrance



1st Floor



2nd Floor

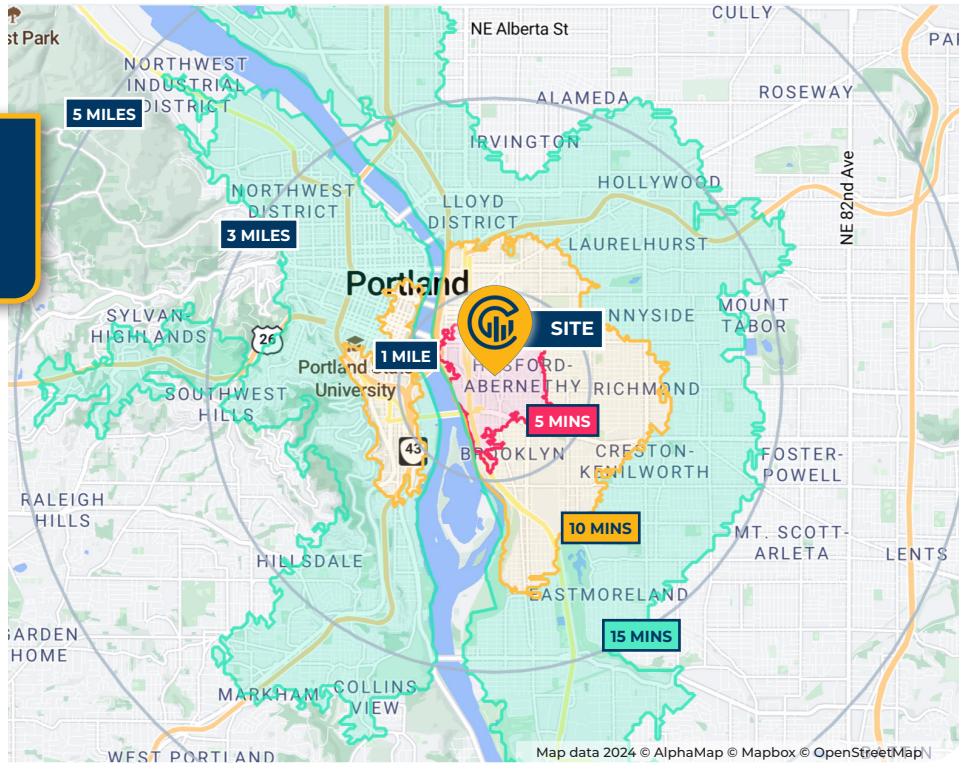


# LOCAL AERIAL MAP



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

# DRIVE TIMES & DEMOGRAPHICS



**89**

Walk Score®  
"Very Walkable"



**100**

Bike Score®  
"Biker's Paradise"



**69**

Transit Score®  
"Good Transit"

Ratings provided by  
www.walkscore.com/

## AREA DEMOGRAPHICS

| Population                            | 1 Mile    | 3 Mile    | 5 Mile    |
|---------------------------------------|-----------|-----------|-----------|
| 2023 Estimated Population             | 21,150    | 217,945   | 471,079   |
| 2028 Projected Population             | 20,709    | 211,125   | 451,374   |
| 2020 Census Population                | 21,768    | 217,801   | 477,211   |
| 2010 Census Population                | 17,582    | 182,358   | 421,151   |
| Projected Annual Growth 2023 to 2028  | -0.4%     | -0.6%     | -0.8%     |
| Historical Annual Growth 2010 to 2023 | 1.6%      | 1.5%      | 0.9%      |
| <b>Households &amp; Income</b>        |           |           |           |
| 2023 Estimated Households             | 11,939    | 117,088   | 223,928   |
| 2023 Est. Average HH Income           | \$129,833 | \$133,790 | \$142,544 |
| 2023 Est. Median HH Income            | \$102,916 | \$99,814  | \$102,053 |
| 2023 Est. Per Capita Income           | \$73,743  | \$72,341  | \$68,098  |
| <b>Businesses</b>                     |           |           |           |
| 2023 Est. Total Businesses            | 2,955     | 24,224    | 38,337    |
| 2023 Est. Total Employees             | 21,267    | 214,976   | 311,253   |

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

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