

FOR SALE: Blue Heron Bldg

1934 NE BROADWAY ST, PORTLAND, OR 97232



PROPERTY DESCRIPTION

The thriving NE Broadway corridor is a magnet for Irvington, Grant Park, Laurelhurst, and Lloyd District residents seeking professional services, office, and shopping opportunities. It is home to signature restaurants/bars, retailers, and medical, financial, and personal service providers. It is connected to Downtown Portland by the Broadway Bridge and directly linked to I-84, I-5, MAX light rail, and several TriMet bus lines. NE Broadway has continued to prosper in spite of uneven economic conditions and historically has been a vital part of the City's cultural and professional life.

PROPERTY HIGHLIGHTS

- Great visibility from NE Broadway
- Dual entrance/exit 5 space parking lot
- ADA accessible (ramp accessible directly from parking lot)
- Extensive streetscape upgrades Summer 2025 on NE Broadway
- 8 offices, 3 restrooms

OFFERING SUMMARY

Sale Price:	\$985,000
Number of Units:	1
Lot Size:	4,497 SF
Building Size:	2,718 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,863	4,489	14,984
Total Population	3,368	8,457	29,434
Average HH Income	\$118,691	\$135,408	\$143,256

STEVE HAGAN

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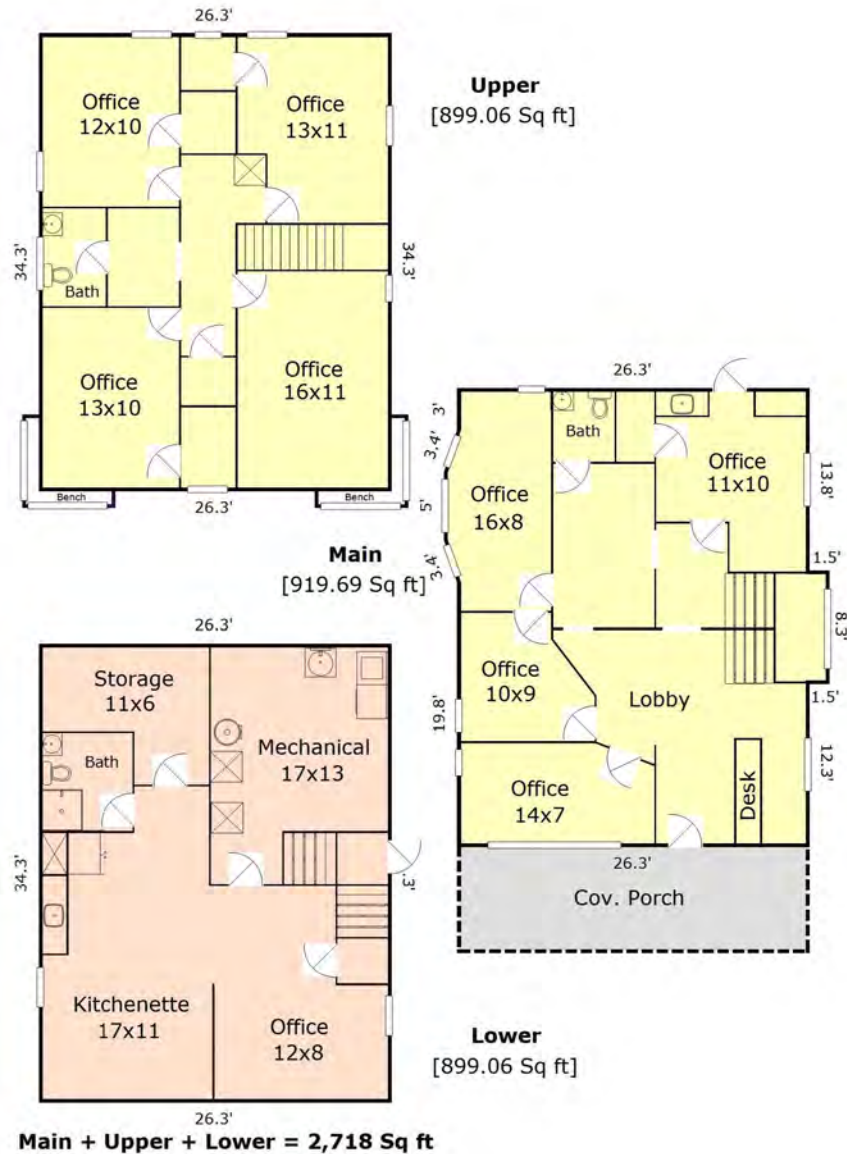
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Site Plan

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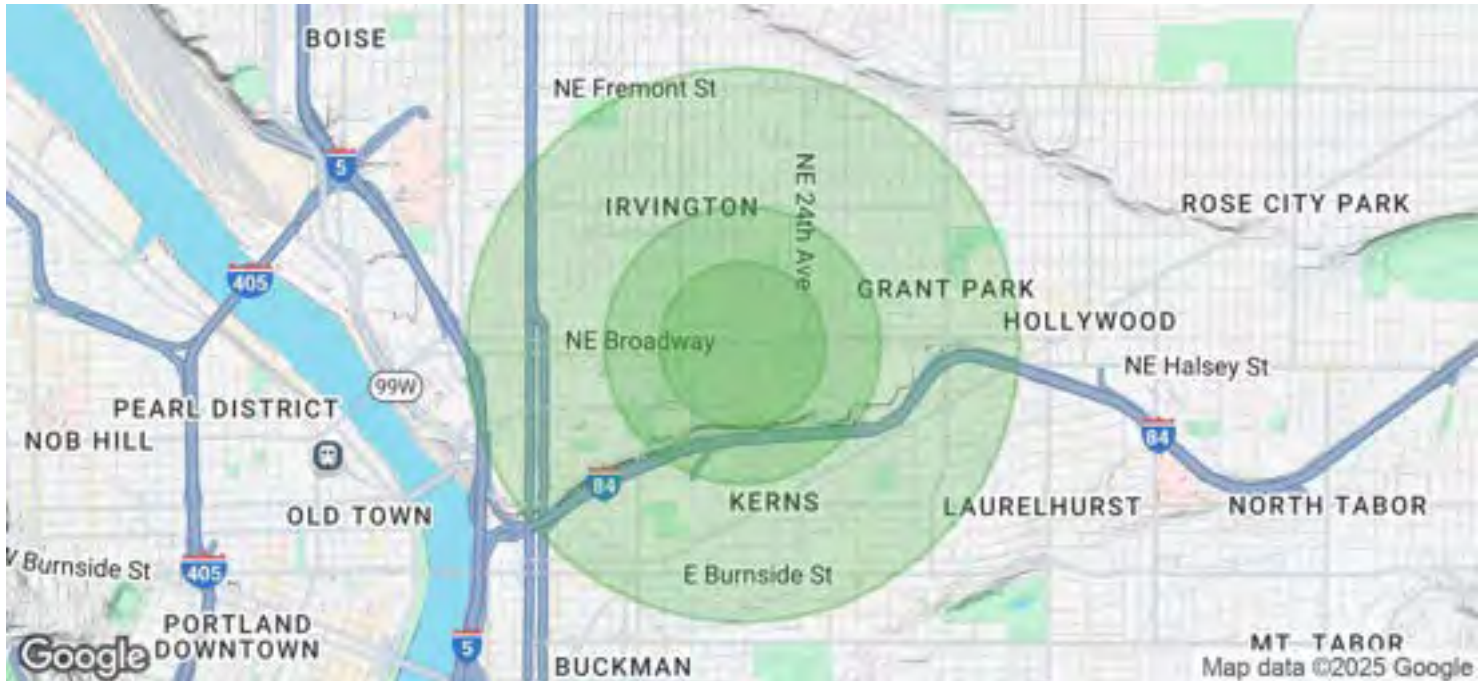
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,368	8,457	29,434
Average Age	45	43	42
Average Age (Male)	44	43	41
Average Age (Female)	46	44	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,863	4,489	14,984
# of Persons per HH	1.8	1.9	2
Average HH Income	\$118,691	\$135,408	\$143,256
Average House Value	\$799,121	\$852,776	\$829,082

Demographics data derived from AlphaMap

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