



FOR SALE



CANYON GRILL INVESTMENT SALE

Net-Leased Retail Investment

± 578 SF | **Sale Price:** \$394,000 (\$683/SF)

8825 SW Canyon Rd, Portland, OR 97225

- Highly visible single tenant net lease investment
- Tenant has been committed to the building since 2007
- Strong Canyon Rd. location that serves the areas employers and residents

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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	8825 SW Canyon Rd, Portland, OR 97225
Building Size	578 SF
Sale Price	\$394,000 (\$683/SF)
Cap Rate	7.0%
NOI	\$27,600
Lease Expiration	January 2028
Option to Renew	One 7-year renewal, 3% annual increases
Tenant	Canyon Grill
Parcel #	R70096

Offering Summary

Capacity Commercial Group is pleased to present a fully leased investment opportunity for sale. The property is occupied by the Canyon Grill business which has been in this location since 2007 and changed hands to new ownership in 2024. The property was originally the home of Portland's very first Dairy Queen location. This is a charming property in a highly visible location with a long and successful operating history.

Nearby Highlights

- Lexus of Portland
- Northwest Self Storage
- Eastern Pearl Restaurant
- Gerald's Italian Sandwiches
- Bazaar Food Market
- Pholandia
- Kohl's
- The Home Depot
- Fred Meyer
- Target
- Trader Joe's
- Petco

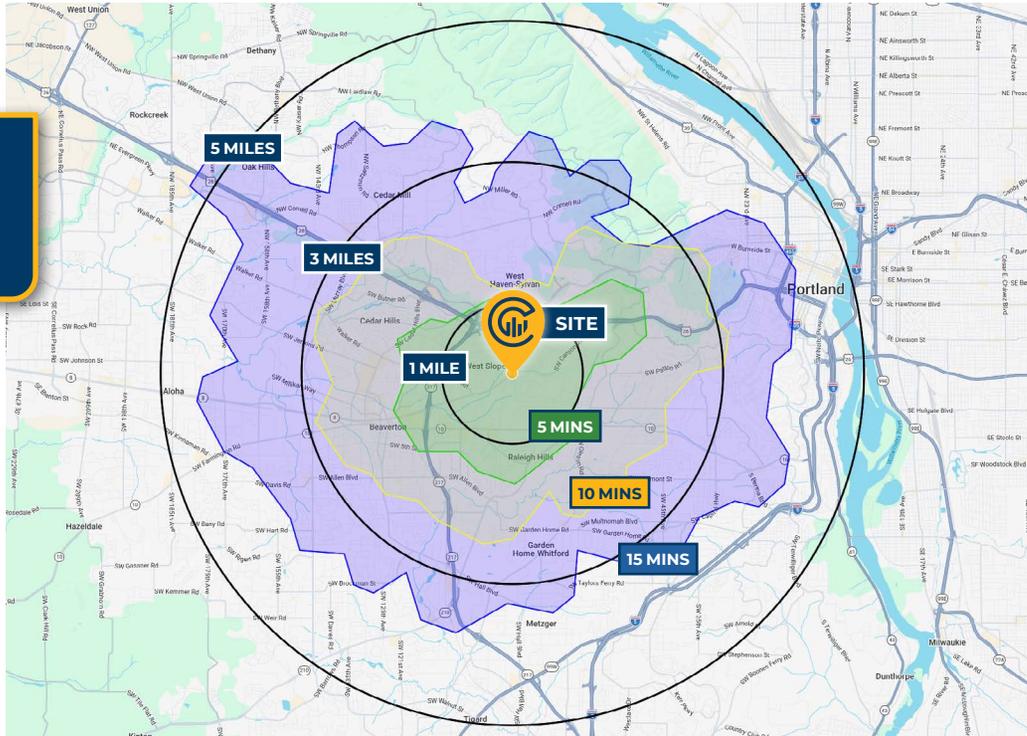


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo



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Walk Score®
"Somewhat Walkable"



66

Bike Score®
"Bikeable"



29

Transit Score®
"Some Transit"

Ratings provided by
www.walkscore.com

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	11,777	112,470	376,061
2030 Projected Population	11,259	110,102	368,653
2020 Census Population	11,722	110,539	359,394
2010 Census Population	11,192	101,974	322,981
Projected Annual Growth 2025 to 2030	-0.9%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	0.3%	0.7%	1.1%
Households & Income			
2025 Estimated Households	5,170	48,595	168,456
2025 Est. Average HH Income	\$180,049	\$168,352	\$151,758
2025 Est. Median HH Income	\$124,891	\$122,632	\$113,900
2025 Est. Per Capita Income	\$79,270	\$72,928	\$68,175
Businesses			
2025 Est. Total Businesses	1,205	7,714	28,753
2025 Est. Total Employees	10,260	53,372	248,030

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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