

**FOR SALE OR LEASE**

**Barnard Commercial**  
Real Estate

# St Johns Stand Alone

7525 N Richmond Ave, Portland, OR 97203



**ASHLEY RHEA**  
**ASHLEY@BARNARDCOMMERCIAL.COM**

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## ABOUT ST JOHNS STAND ALONE

Located in the heart of Portland's highly desirable St. Johns neighborhood, 7525 N Richmond Avenue offers a rare opportunity to acquire a distinctive freestanding commercial building in one of the city's most vibrant and authentic urban districts. Just minutes from the iconic St. Johns Bridge, Cathedral Park, and the neighborhood's thriving downtown commercial corridor, the property benefits from exceptional visibility and strong demographics. The approximately 8,472-square-foot building features a flexible layout with a historic fireplace room upon entry, two large open spaces on either side of the building with smaller rooms inbetween, two apartment suites on the second floor, ample on-site parking and outdoor spaces. The opportunities here are wide open and well suited for retail, hospitality, office, entertainment, educational, wellness, or owner-user occupancy.



**AVAILABLE**

**8,472 SF Building**  
**23,958 SF Lot | 2 Parcels**

**FOR SALE:**  
**\$2,700,000**

**FOR LEASE:**  
**\$22.00 PSF/Year, NN**  
\$4.20 NN\*, Property taxes and insurance



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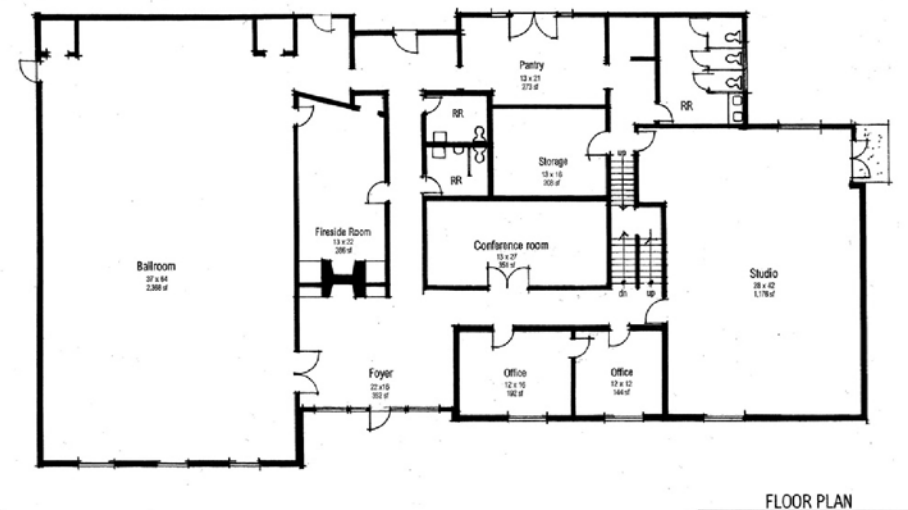
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## PROPERTY HIGHLIGHTS

- 26 Off street parking spaces
- 2 Ballrooms:
  - Main ballroom has a concrete floor, large architectural windows and chandeliers
  - Second ballroom has full length mirror wall, timber ceiling and rubber flooring with hardwoods underneath
- Beautiful hardwood staircase
- 5 Restrooms on the main floor, 2 restrooms upstairs, plus 2 exterior restroom fixtures
- 5 Interior rooms for offices, staging areas, storage..etc
- Back deck with outdoor space
- Stainless steel sink
- 2 Apartment units on the second floor



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## INTERIOR PHOTOS | main floor



**Front Entry**



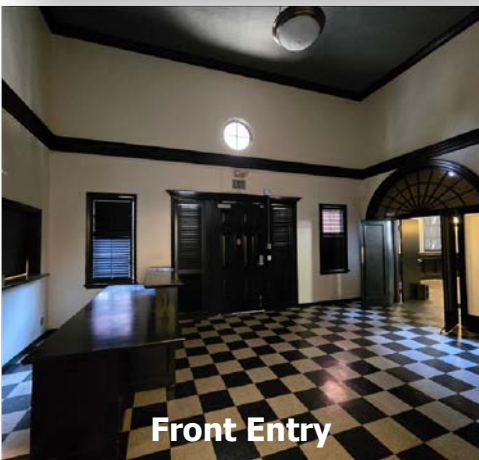
**Main Ballroom**



**Main Ballroom**



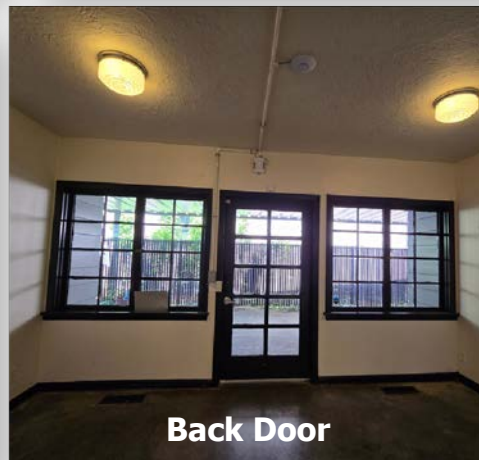
**Second Ballroom**



**Front Entry**



**Fireplace Room**



**Back Door**



**Double Back Door**

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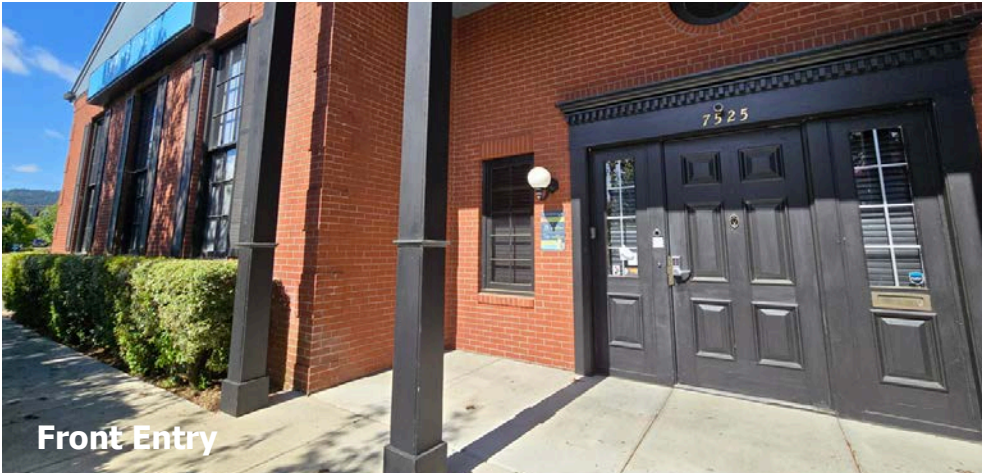
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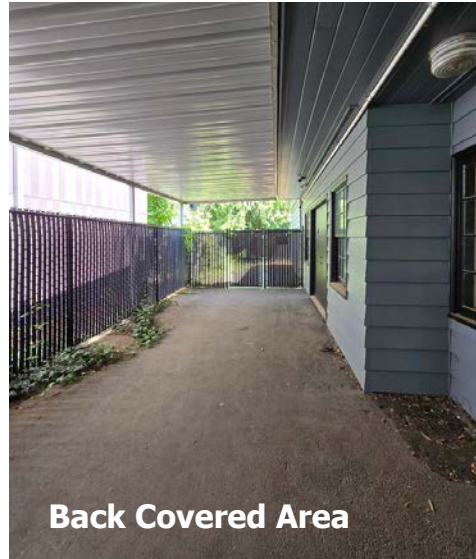
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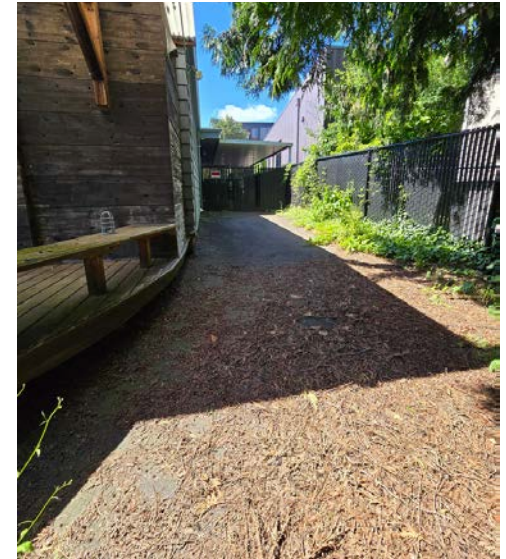
## EXTERIOR PHOTOS



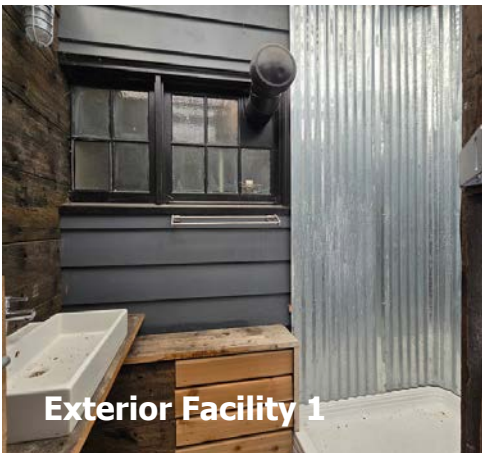
Front Entry



Back Covered Area



Back Deck



Exterior Facility 1



Exterior Facility 2

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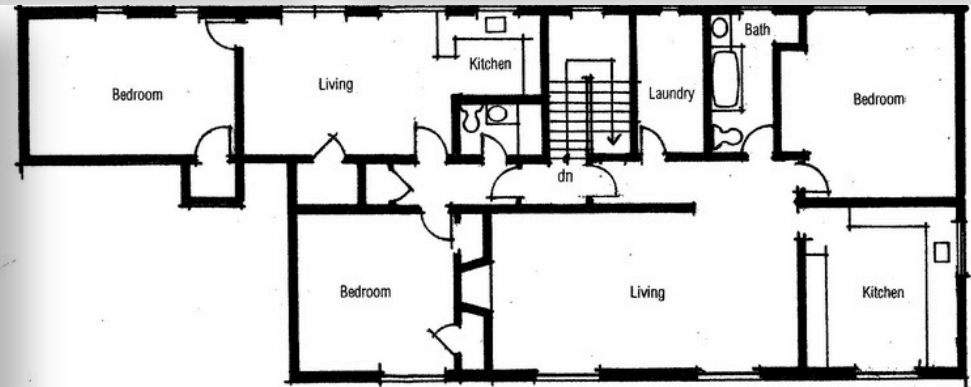
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## INTERIOR PHOTOS | second floor



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## DAYTIME POPULATION



1.7 Miles

5,000 Students  
1,000 Faculty



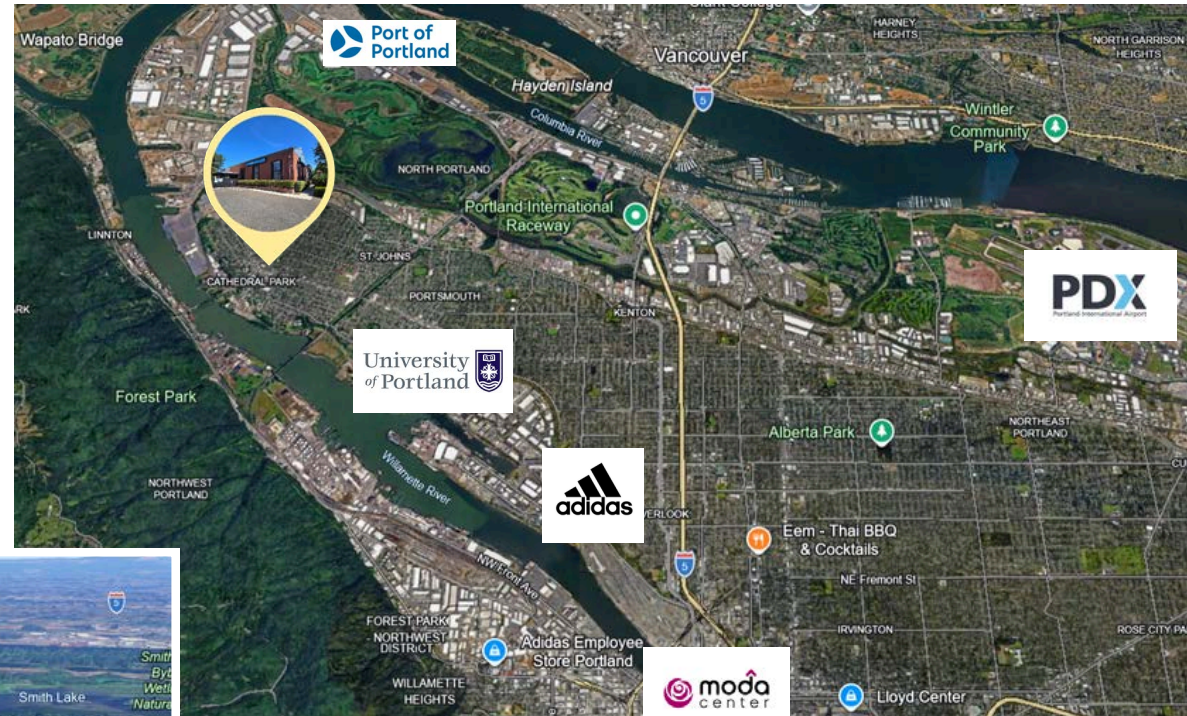
5 Miles

400 Employees



4 Miles

2,000 Employees



Anchored by the **iconic St. Johns Bridge** and surrounded by established neighborhoods, the area attracts a diverse customer base drawn to its vibrant mix of restaurants, breweries, coffee shops, boutiques, and community-focused amenities. The trade area benefits from **excellent connectivity to Downtown Portland, Northwest Portland, and the Highway 30 industrial corridor**, providing access to a substantial daytime workforce and a growing population of residents seeking walkable neighborhood services.

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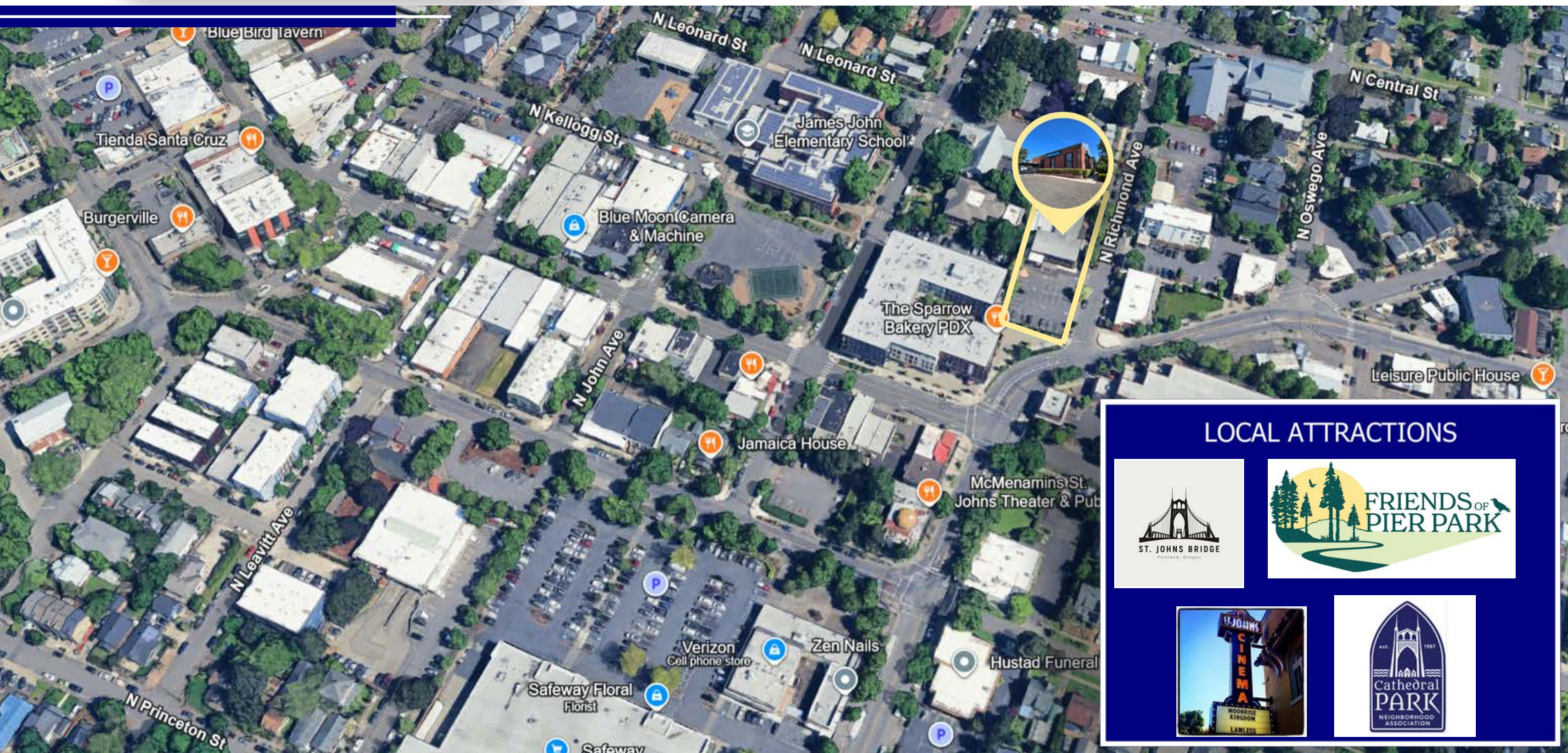


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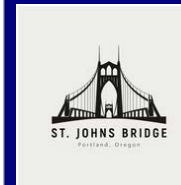
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## LOCAL ATTRACTIONS



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