

# FOR SALE

**MM**  
**MELVIN MARK**  
EST. 1945



## THE ALEXANDER

*1001-1015 SE Division Portland, Oregon 97202*

*Mixed-Use Building for Sale for \$3,000,000*

- 100% Leased Investment Opportunity - 6.31% CAP Rate
- Call brokers for more information

**DON DRAKE**  
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Licensed in OR

**BRYN HOKKANEN**  
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Portland, Oregon 97201  
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# THE ALEXANDER FOR SALE



## BUILDING HIGHLIGHTS

- Prime SE Portland Location
- Home to Akadi, a West African restaurant named as Eater Portland's ["38 Essential Restaurants"](#)
- Built in 1900 and renovated in 2017
- Concrete flooring
- Exposed wood beams
- Exposed bow truss ceilings
- Building is sprinklered
- Rooftop deck

The Alexander is located on one of Portland's liveliest streets, just steps away from an excellent selection of retail and dining.



PROFESSIONAL  
SERVICES



RETAIL SPACE  
AVAILABLE



BIKE  
ACCESSIBILITY



COFFEE  
SHOP(S)  
NEARBY



DINING  
NEARBY



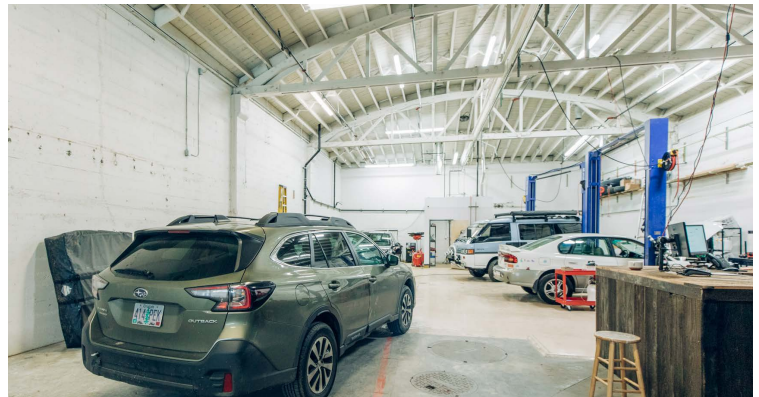
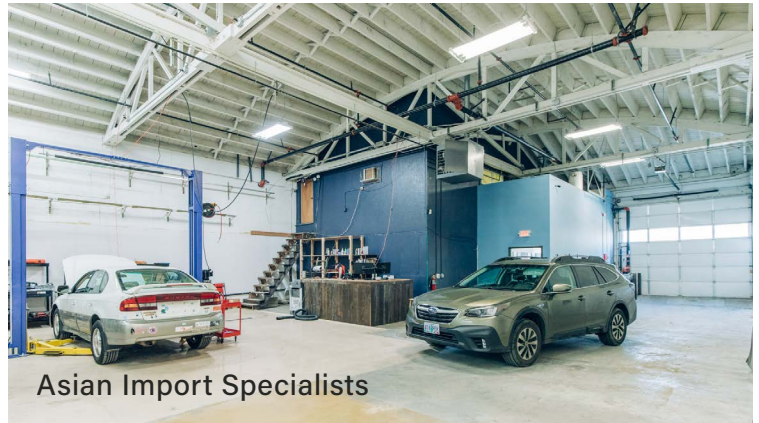
MANAGED BY  
MELVIN MARK



CENTRAL  
LOCATION



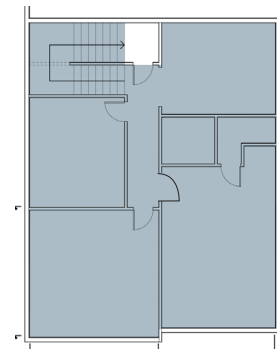
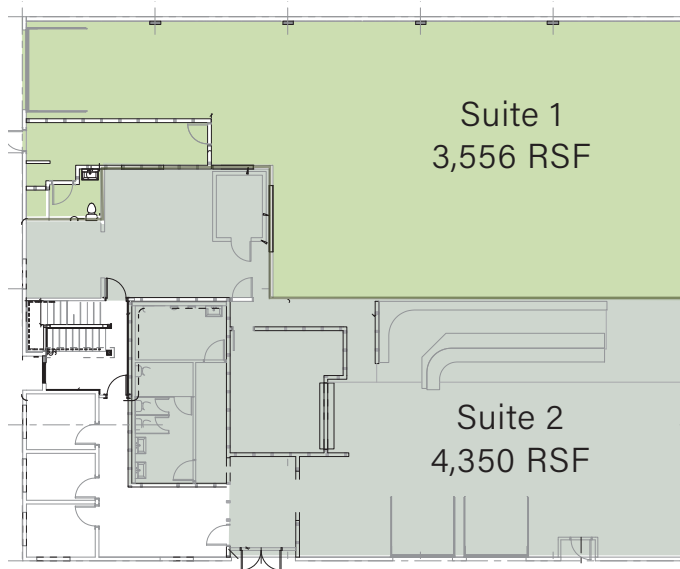






# THE ALEXANDER FLOORPLAN

1001-1015 SE Division  
Portland, OR 97202



Tenant	Suite	RSF	Lease Expiration
Asian Import Specialists	1	3,556	5.31.29
Akadi Restaurant	2	4,350	8.31.27*
Counseling Office	3	1,208	10.31.28

\*with renewal option

## THE ALEXANDER 9,114 RSF TOTAL (approx.)

For Sale \$3,000,000

100% Leased Investment Opportunity – 6.31% CAP Rate

Prime Location and Good Tenant Mix

### DON DRAKE

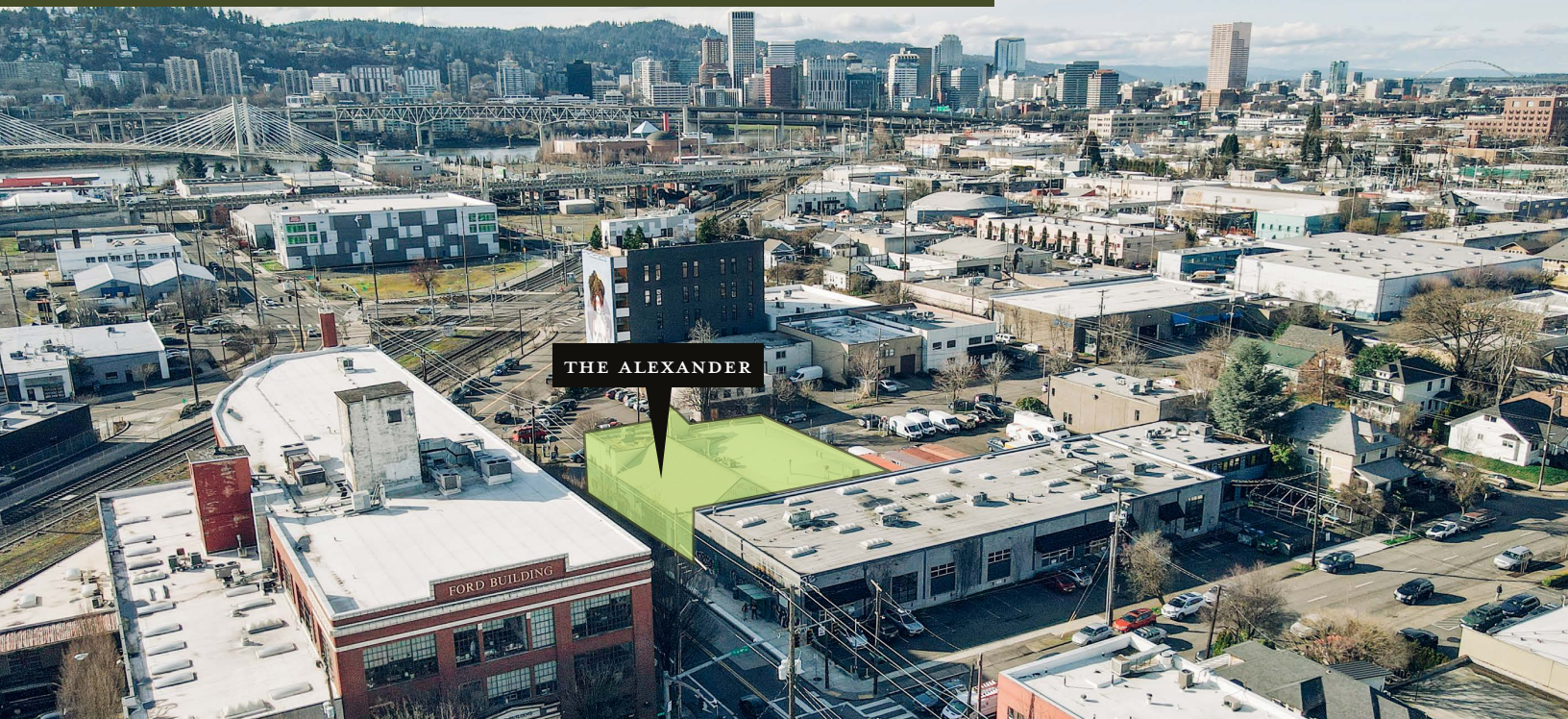
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# THE ALEXANDER LOCATION



## LOCATION HIGHLIGHTS

- Highly visible location on Division Street
- Located within one of the most lively dining and retail districts in the city
- Home to Akadi, acclaimed West African restaurant and sauce purveyor
- 0.2 miles from the Clinton St/12th Ave MAX Station
- Central location, convenient to freeway access
- Near TriMet bus route and MAX light rail
- Hawthorne street attractions nearby, including Cartopia and Asylum food carts
- Blocks away from the Ladd's Addition Rose Gardens



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WALK SCORE

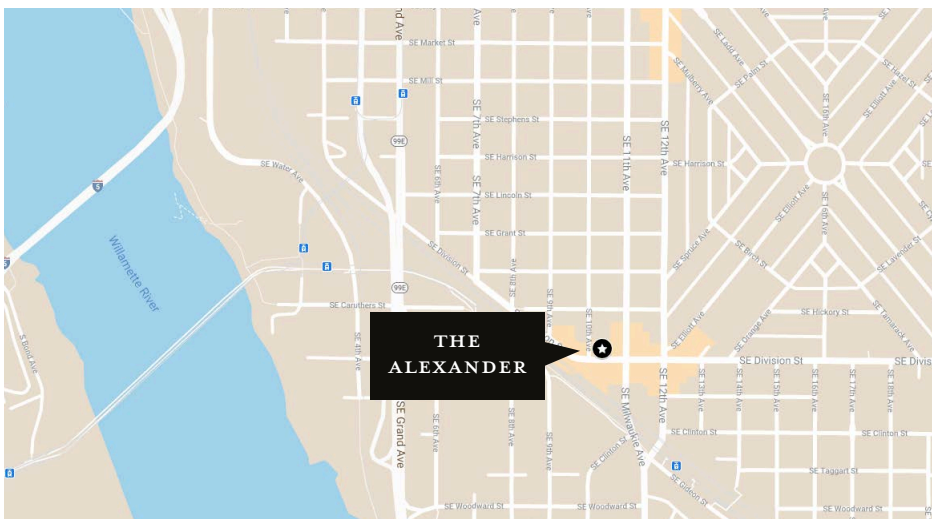
*"Walker's Paradise"*



100

BIKE SCORE

*"Biker's Paradise"*



## NEARBY AMENITIES

Palomar  
Pine State Biscuits  
Shoofly Vegan Bakery and Cafe  
Genies Cafe  
New Seasons Market  
Baker's Mark  
Scottie's Pizza  
Spielman's Bagels  
Barre3  
Double Dragon  
Fifty Licks Ice Cream  
Ladd's Addition Rose Gardens  
Tilikum Crossing Bridge  
OMSI  
Nossa Familia











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We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.