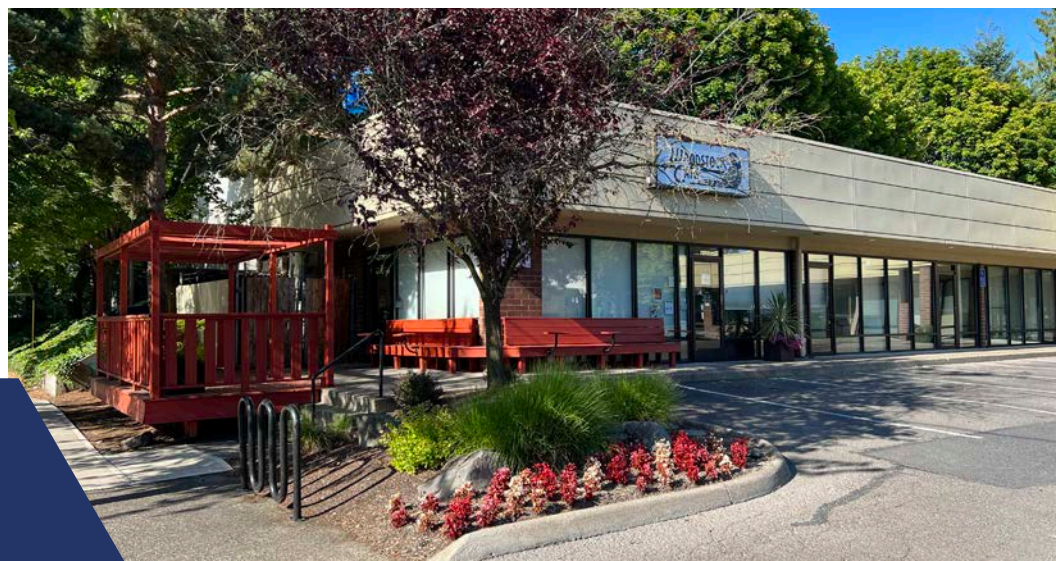


FOR SALE



WOODSTOCK SQUARE

4109 SE WOODSTOCK BLVD | PORTLAND, OR 97202

For more information or a property tour, please contact:

RAYMOND DUCHEK

503.225.8492

RDuchek@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

04/23/2025

Norris & Stevens

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WOODSTOCK SQUARE

4109 SE Woodstock Blvd | Portland, OR 97202

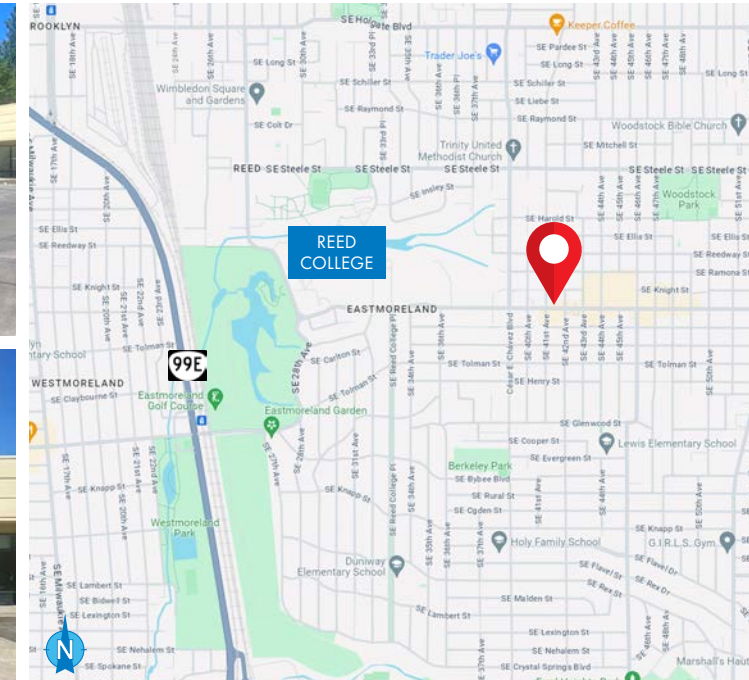
RETAIL BUILDING FOR SALE

DETAILS

- Asking price: \$2,500,000
- Building size: ± 7,076 SF
- Lot size: 0.34 acres (14,810 SF)
- Year built: 1986
- Zoning: CM 2 – Commercial Mixed Use 2
- In-place income
- Potential for owner/user
- Up to 5,900 SF available

FEATURES

- Vibrant retail trade area
- Highly desirable Woodstock neighborhood
- Neighboring retailers include: New Seasons, Safeway, Bi-Mart, Ace Hardware, The UPS Store, Key Bank, Chase Bank
- Mix of national, regional and local business's in a 16 block trade area
- Reed College and Eastmoreland Golf Course in neighborhood
- Off-street parking



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PHOTOS



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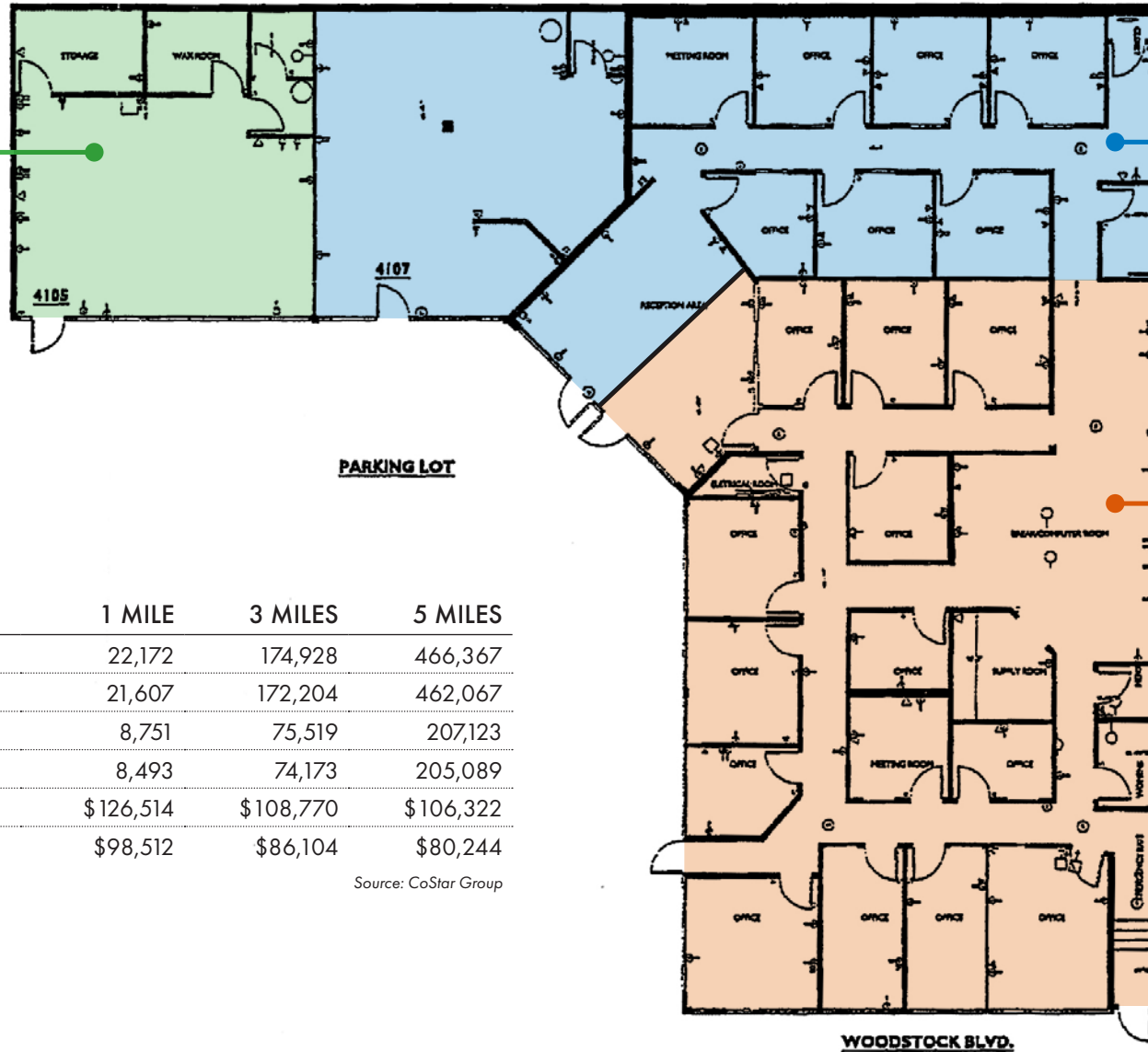


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± 1,143 SF
Cymaspace
Exp: 1/30/27

± 2,879 SF
Vacant

± 3,084 SF
John L. Scott
Exp: 5/31/28
(Not occupied)



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	22,172	174,928	466,367
2029 Population Projection	21,607	172,204	462,067
2024 Households	8,751	75,519	207,123
2029 Household Projection	8,493	74,173	205,089
Avg Household Income	\$126,514	\$108,770	\$106,322
Median Household Income	\$98,512	\$86,104	\$80,244

Source: CoStar Group

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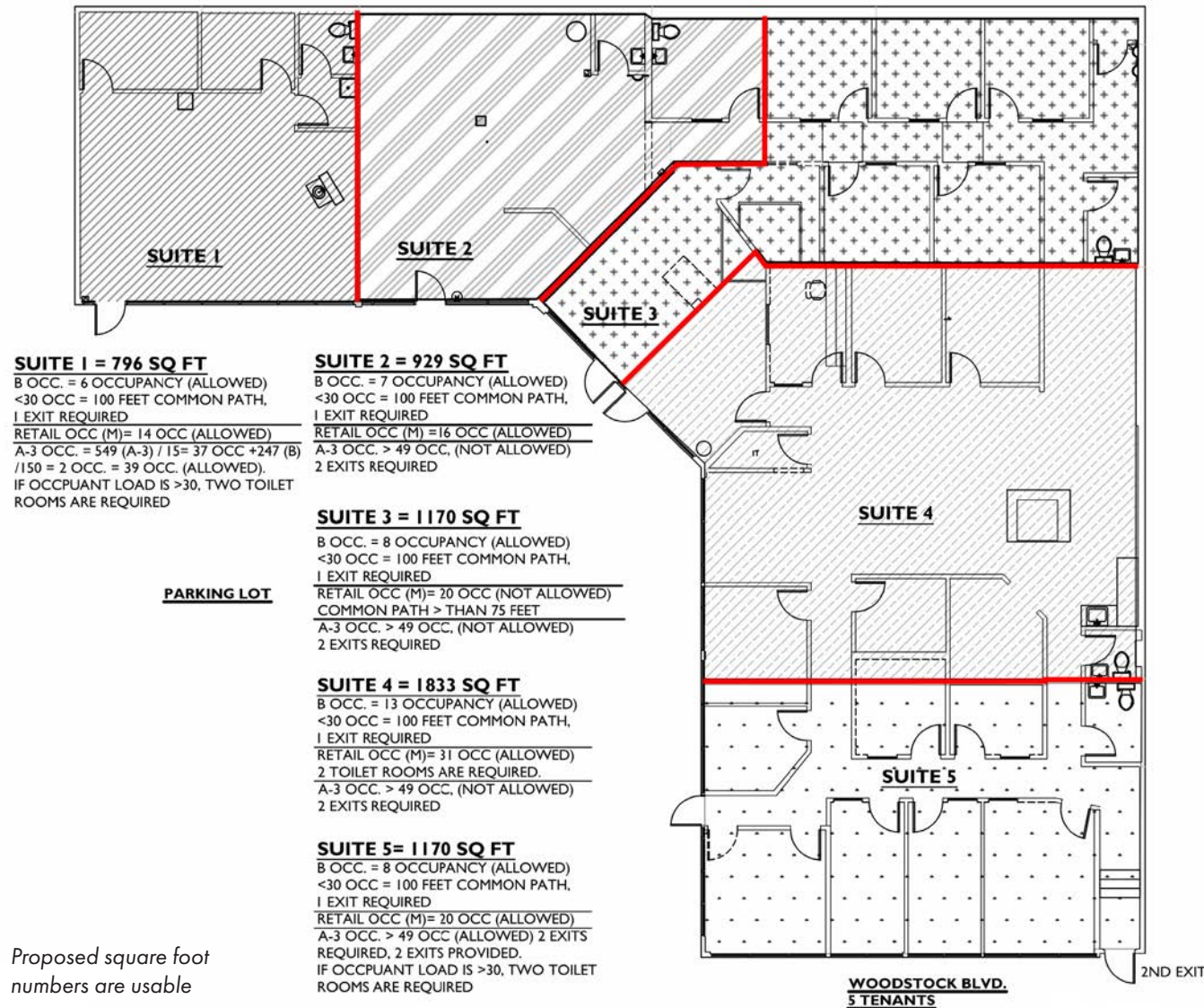
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FLOOR PLAN - DEMISING OPTION

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