



FOR SALE



6501 S MACADAM AVENUE

Creative/Flex Opportunity in Prime Johns Landing Location

± 8,990 SF | Sale Price: \$1,950,000 (\$216.90/SF)

6501 S Macadam Ave, Portland, OR 97239

- 8,990 SF Across Two Floors with Flexible Layouts
- Conceptual Plan to Restore Flex Capabilities with Warehouse and Mezzanine
- 16' Ceiling Height with Grade Level Loading Potential
- CM2 Zoning Supports Diverse Commercial Uses
- Ten Surface Parking Stalls; Street Parking Available
- High Visibility Adjacent to Retail, Food, and Service Amenities

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PROPERTY SUMMARY



**FOR
SALE**

PROPERTY DETAILS

Address	6501 S Macadam Ave, Portland, OR 97239
Available Space	8,990 SF on Two Floors
Lot Size	8,712 SF (.20 Acre)
Construction	Masonry (CMU)
Clear Height	16' with Grade Level Loading Potential
Parking	Ten Surface Parking Stalls; Street Parking Available
Zoning	CM2, Allow for a Diverse Range of Retail, Office, and Light Industrial Uses
Sale Price	\$1,950,000 (\$216.90/SF)

Location Features

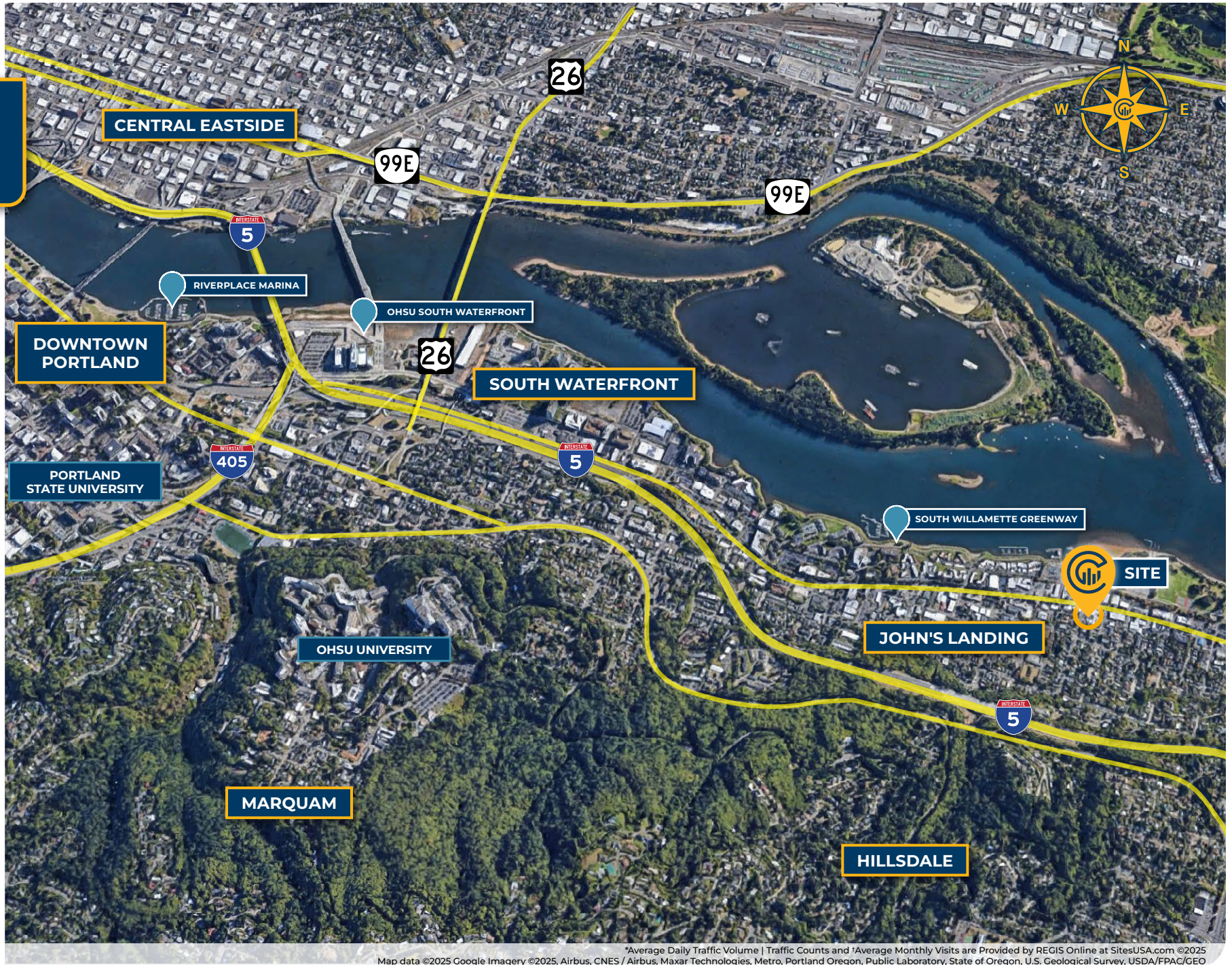
- Located in Portland's vibrant Johns Landing Neighborhood
- High visibility on SW Macadam Ave (± 21,000 vehicles per day)
- Easy access to Downtown Portland and major transportation routes
- Location is ideal for businesses seeking a dynamic headquarters or creative production space

Nearby Highlights

- 48 North Pizzeria
- Bamboo Grove
- Cafe Du Berry
- Chart House
- Elephants on Corbett
- Essence Coffee
- Jen's Pastries
- Jola Bar and Kitchen
- Jolly Roger
- McMenamins Fulton Pub
- NW Growlers
- River's Edge
- Rosswood
- St Honoré Bakery Macadam
- The Circuit Boulderling Gym
- The Old Spaghetti Factory
- Zupan's



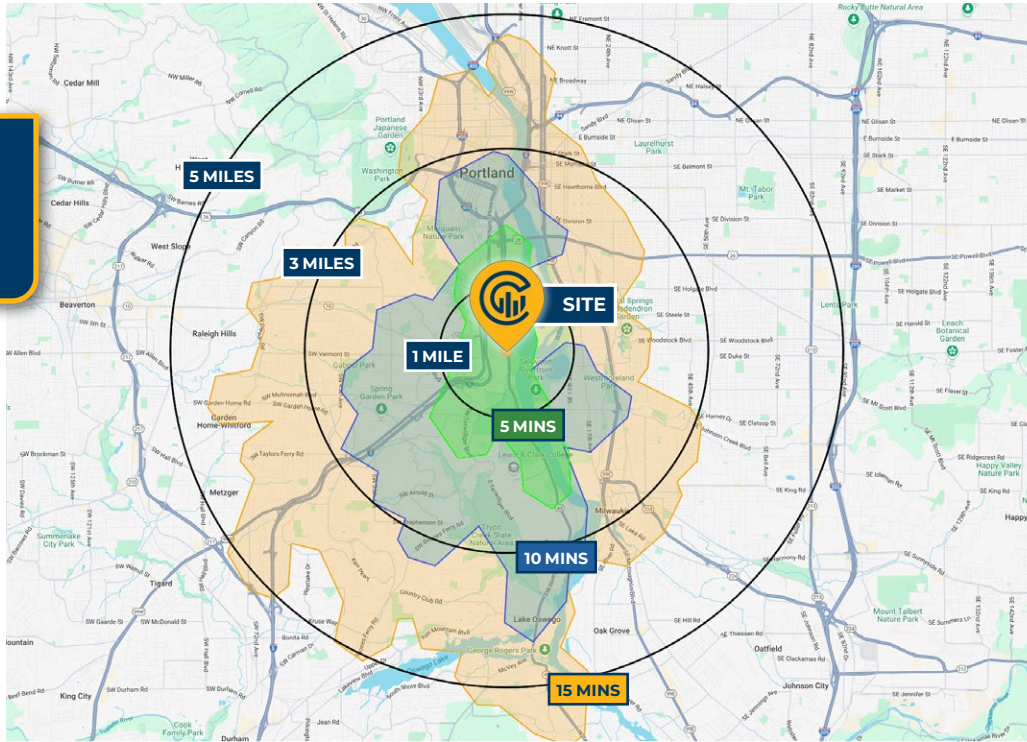
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	7,885	140,105	432,358
2029 Projected Population	7,400	136,774	424,104
2020 Census Population	8,176	136,564	424,424
2010 Census Population	6,910	122,320	377,073
Projected Annual Growth 2024 to 2029	-1.2%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	1.0%	1.0%	1.0%
Households & Income			
2024 Estimated Households	4,009	66,610	205,853
2024 Est. Average HH Income	\$154,237	\$146,798	\$144,931
2024 Est. Median HH Income	\$114,215	\$111,499	\$105,980
2024 Est. Per Capita Income	\$78,437	\$70,117	\$69,308
Businesses			
2024 Est. Total Businesses	894	13,371	36,332
2024 Est. Total Employees	6,333	114,098	295,240

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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