

FOR SALE | \$899,000

2931-2935 NE BROADWAY STREET, PORTLAND, OR 97232



OFFERING SUMMARY

Sale Price:	\$899,000
Building Size:	3,338 SF
Number of Units:	3
Price / SF:	\$269.32
Year Built:	1907
Zoning:	Commercial Mixed Use 2 (CM2)

PROPERTY OVERVIEW

Long term tenancies include a wellness center and counseling practice in this stabilized asset. The three-story commercial property built in 1907, includes a main level storefront suite with historical charm, and fully occupied second and third level offices. Recent updates include a +/- 8 yr old roof and water heater, Milgard windows, low VOC paint, eco-friendly marmoleum flooring, and carpet produced from recycled aluminum cans. Potential for two food cart pads on east side of building with water and electrical access offers potential for additional income.

LOCATION OVERVIEW

This investment property is located at the busy intersection of NE Broadway and NE 30th Ave. Heavy foot traffic and high traffic counts provide great exposure and encourage long term tenancies. Serviced by TriMet with bus stops steps away. Within walking distance of Fred Meyer, New Seasons, restaurants, breweries, and more with convenient I-84 access.

PROPERTY HIGHLIGHTS

- Stable investment property with long term tenants
- Highly visible, signalized corner lot; NE Broadway & NE 30th
- Suites have dedicated restrooms, kitchenette/breakrooms, private entrances, and common area laundry access
- Bright natural light throughout with historic characteristics
- Walking distance to breweries, restaurants, grocery, and more

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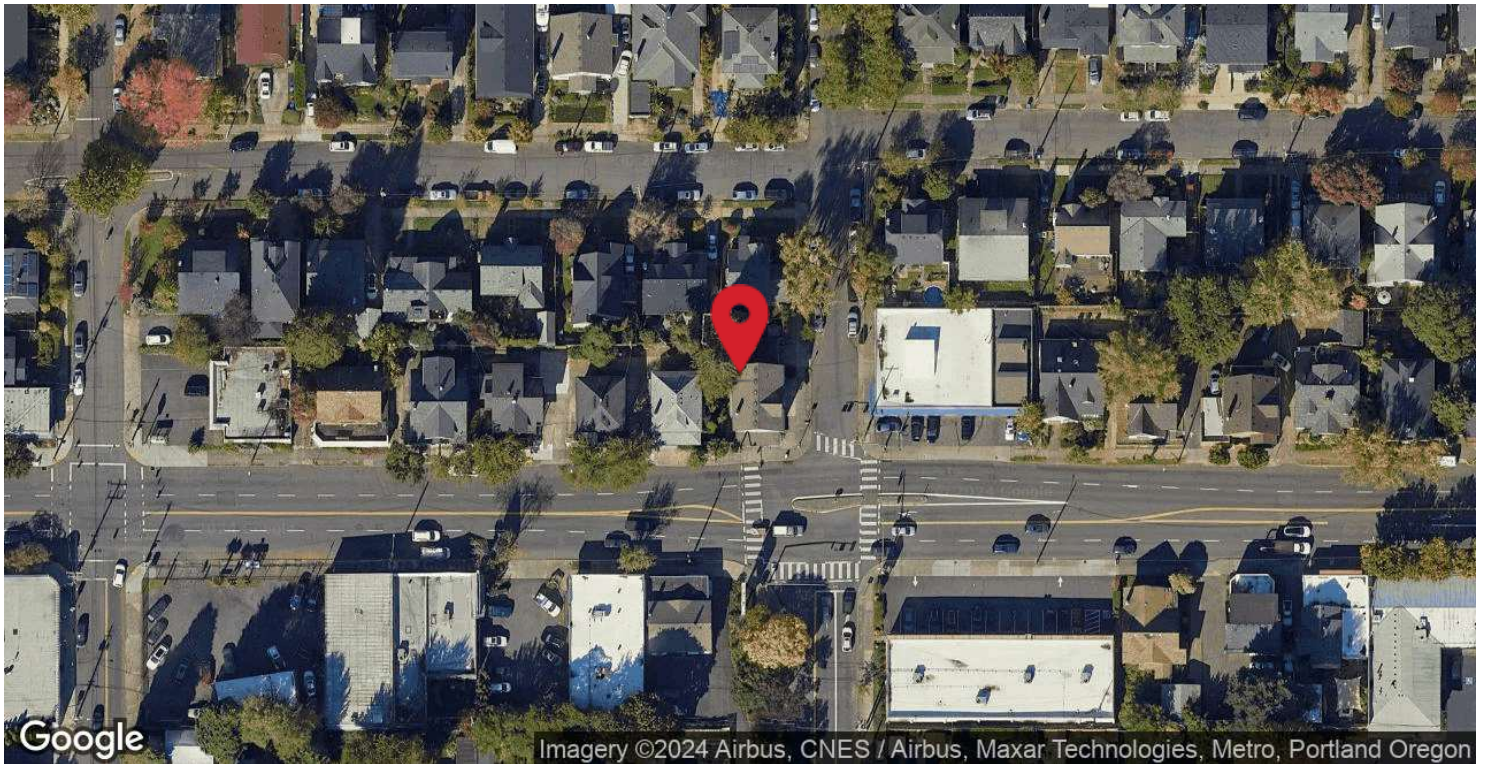
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LOCATION MAP

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RETAILER MAP

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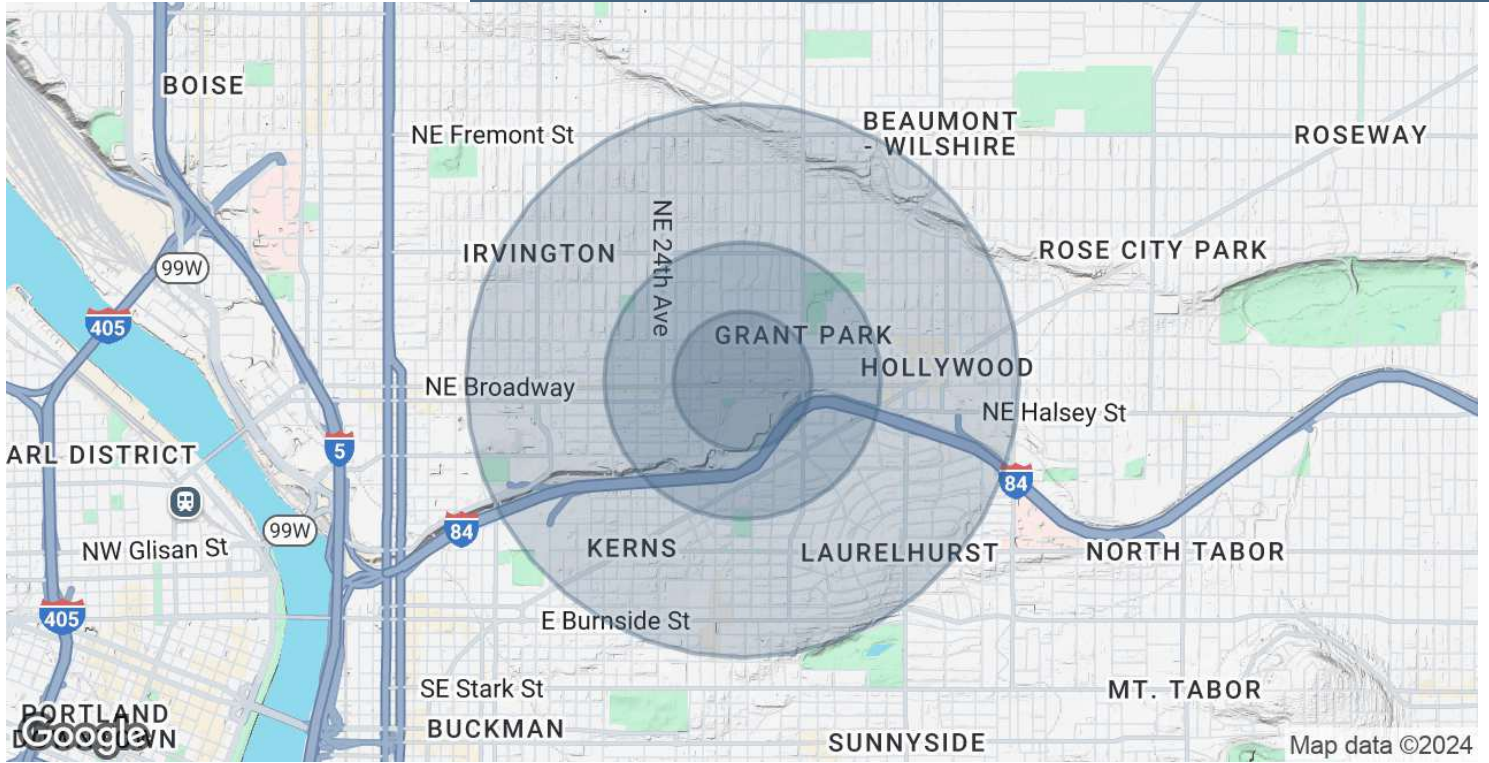
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,261	6,883	28,604
Average Age	35.4	37.6	42.3
Average Age (Male)	37.5	39.0	42.6
Average Age (Female)	36.7	37.2	41.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	637	3,105	13,752
# of Persons per HH	2.0	2.2	2.1
Average HH Income	\$117,434	\$124,787	\$119,947
Average House Value	\$723,353	\$656,322	\$639,436

2020 American Community Survey (ACS)

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