

# RETAIL INVESTMENT OPPORTUNITY

## THE BLANCHARD BUILDING

802-820 SW 10<sup>th</sup> Ave | Portland, OR 97205



### BRAD MACOMBER

Senior Director, Leasing  
503.720.0684  
brad.macomber@cinw.com  
OR 200908061 | WA 95748

COMMERCIAL  
INTEGRITY *nw*

a real estate investment advisory company

### JUSTIN POOR

Principal Advisor  
503.961.5594  
justin.poor@cinw.com  
OR 200705229 | WA 109251



## LEGAL DISCLOSURE

The information contained in this marketing brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Integrity, NW and should not be made available to any other persons or entities without written consent of Commercial Integrity, NW. The information contained herein has been prepared to provide summary, unverified financial and physical information to prospective purchasers to establish a preliminary level of interest in the Subject Property.

THE INFORMATION CONTAINED HEREIN SHALL NOT BE A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION.

Commercial Integrity, NW has not made any investigation, and makes no warranty or representation with respect to the income or expense for the Subject Property, the future projected financial performance of the Subject Property, the size or square footage and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plan or intentions to continue to occupy the Subject Property. The information contained herein has been obtained from sources we believe to be reliable; however, Commercial Integrity, NW has not verified and will not verify, any of the information contained herein, nor has Commercial Integrity, NW conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

# TABLE OF CONTENTS

## The Foundation

- 4. About The Blanchard
- 5. Property Summary

## Key Financials

- 6. Rent Roll
- 7. Valuation

## Community Breakdown

- 8. Demographics
- 9. Amenity Map
- 11. Neighborhood Profile





## The Blanchard

802-820 SW 10<sup>th</sup> Ave | Portland, OR

The Blanchard presents a premier investment opportunity in the heart of Portland's West End. **This highly visible corner property** offers exceptional street frontage and **exposure in one of downtown's most walkable and amenity-rich locations.**

Surrounded by offices, residential towers, hotels, restaurants, and cultural landmarks, the property benefits from **consistent foot traffic and strong tenant demand.**

With immediate access to MAX Light Rail, Portland Streetcar, and major bus lines, **this location combines convenience, visibility, and long-term value** in Portland's dense urban core.

# Property Summary: Investment Highlights

## THE BLANCHARD

802-820 SW 10<sup>th</sup> Ave | Portland, OR 97205

\$2,900,000

\$145/PSF

Building Area	20,000 SF
Land Area	10,000 SF
Year Built	1920
Price	\$2,900,000
Price SF	\$145
Construction	Masonry
Zoning	CX
Parcel Numbers	R246468
Parking	On Street

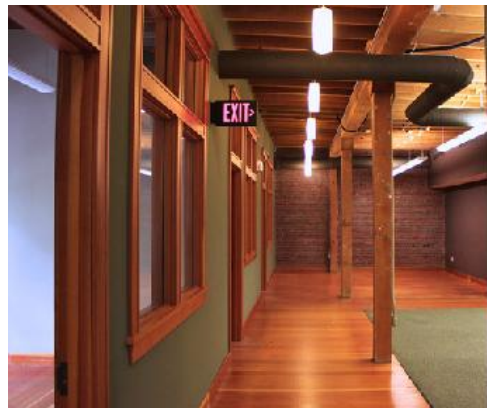
### Investment Highlights:

- **Exceptional Location** – Positioned in Portland’s West End/Downtown core, surrounded by a dynamic mix of offices, retail, restaurants, and cultural destinations.
- **Corner Frontage** – Highly visible multi-tenant property with excellent street presence along SW 10th Avenue.
- **Transit Hub Access** – Steps from MAX Light Rail, Portland Streetcar, and major bus lines, ensuring strong connectivity for tenants and customers.
- **Proximity to Landmarks** – Walking distance to Powell’s City of Books, Director Park, Pioneer Courthouse Square, and Portland State University.
- **High Foot Traffic** – Strong pedestrian activity driven by nearby hotels, residential towers, offices, and retail corridors.
- **Attractive Tenant Mix** – Leased to established and complementary tenants that enhance stability and long-term investment value.
- **Dense Urban Market** – Surrounded by a built-in customer base of residents, workers, students, and visitors.



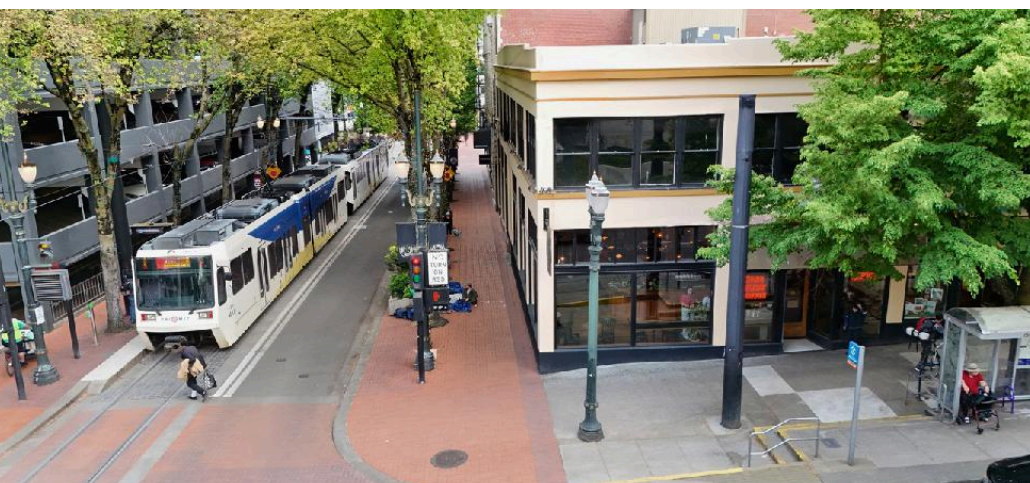


2<sup>nd</sup> Floor  
Office  
Spaces



# Rent Roll

Type	Suite	Lease Start	Lease End	Square Feet	Current Monthly Rent	Current Annual Rent	Current Rent PSF	Monthly NNN	Annual NNN	NNN PSF
Vacant	200			6,630	\$11,050.00	\$132,600.00	\$10.00	\$4,176.90	\$50,122.80	\$7.56
Vacant	204			2,648	\$4,413.33	\$52,960.00	\$10.00	\$1,668.24	\$20,018.88	\$7.56
Case Study Coffee	802	7/15/12	1/31/28	1,587	\$4,716.90	\$56,602.80	\$35.67	\$630.00	\$7,560.00	\$4.76
Case Study Coffee	802STR	7/15/12	1/31/28	275	\$309.51	\$3,714.12	\$13.51	\$0.00	\$0.00	\$0.00
Crafty Wonderland	808	2/1/12	4/30/27	1,447	\$3,070.33	\$36,843.96	\$25.46	\$1,182.00	\$14,184.00	\$9.80
Grand Gesture Books	814	8/1/24	8/31/27	1,439	\$1,678.83	\$20,145.96	\$14.00	\$553.00	\$6,636.00	\$4.61
Vacant	928	8/15/14	4/30/25	4,665	\$7,775.00	\$93,300.00	\$15.00	\$2,144.00	\$25,728.00	\$5.52
<b>TOTAL</b>				<b>18,691 SF</b>	<b>\$23,338</b>	<b>\$280,062</b>	<b>\$14.98</b>	<b>\$10,354</b>	<b>\$124,250</b>	<b>\$6.65</b>



# Valuation



## SALE OFFERING:

802-820 SW 10th Ave | Portland, OR 97205

**Price** \$2,900,000

**Price SF** \$145

**NRSF** 20,000 SF

**Occupancy** 25%

INCOME TYPE	CURRENT	PSF
Gross Rental Income	\$280,062	\$14.00
Est. NNN Reimbursements	\$124,250	\$5.60
<b>Total Income</b>	<b>\$404,312</b>	<b>\$20.22</b>
(Economic Vacancy)	(\$258,625)	
<b>Effective Gross Income</b>	<b>\$145,687</b>	<b>\$7.28</b>
OPERATING EXPENSES	CURRENT	PSF
Taxes	\$44,802	\$2.24
Insurance	\$28,483	\$1.42
Utilities	\$20,389	\$1.02
General & Administrative	\$1,152	\$0.06
Maintenance	\$21,732	\$1.09
Elevator	\$6,436	\$0.32
Property & Administrative Fee (6% of GPR)	\$8,741	\$0.44
Reserves (\$0.50 PSF)	\$10,000	\$0.50
<b>Total Operating Expenses</b>	<b>\$141,735</b>	<b>\$7.09</b>
OPEX % of EGI	97%	
<b>Net Operating Income</b>	<b>\$3,952</b>	<b>\$0.20</b>

Significant upside potential with the property currently just 25% occupied.

# Community Breakdown: Who's Living Here

## Population:

State: Oregon	4.18M
County: Multnomah	789,698
MSA: Portland-Metro	2.49M
City: Portland	630,498

	1 mile	3 Miles	5 Miles
Population	46,657	185,035	458,053
Total Households	29,394	97,830	212,116
Average Household Income	\$103.2K	\$136.8K	\$139.8K
Total Consumer Spending	\$328.9M	\$4.5B	\$12B



### Walkability Score:

Walker's Paradise (100)  
Rider's Paradise (94)



### Transportation:

- 12 miles to Portland International Airport
- 7 miles to Beaverton Transit Center



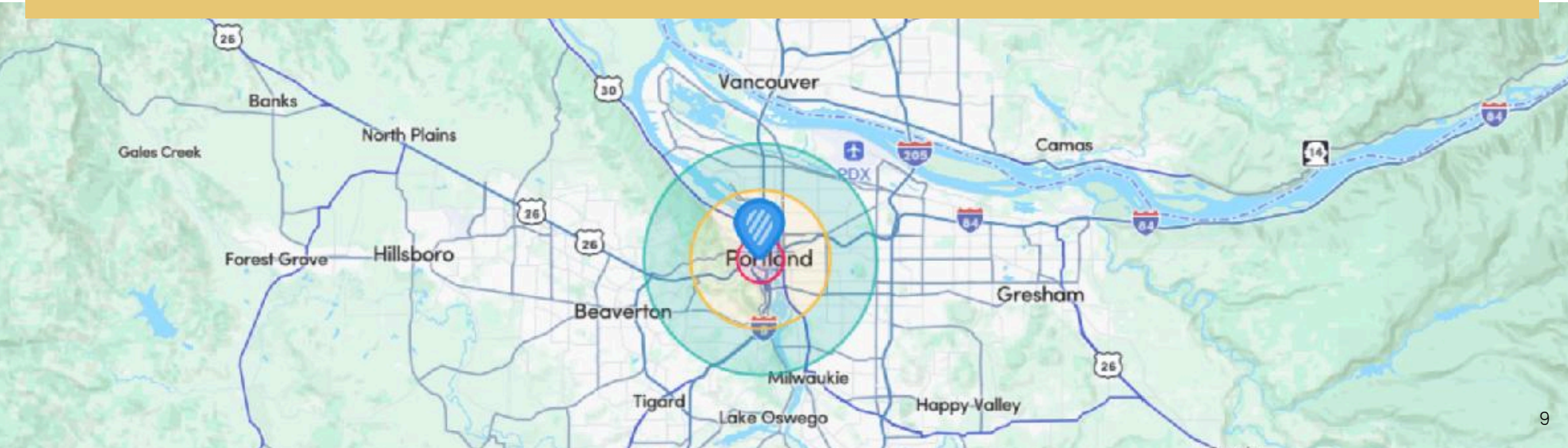
### MAX / Streetcar Transit:

- Library/SW 9th - 0.0 mi
- Central Library- 0.1 mi
- Pioneer Square North- 0.2 mi
- SW 10th & Alder- 0.3 mi



### Daily Car Count: (VPD)

SW Yamhill St - 2,105  
I 405 - 88,628  
US 26 - 71,681  
I-5 - 118,641

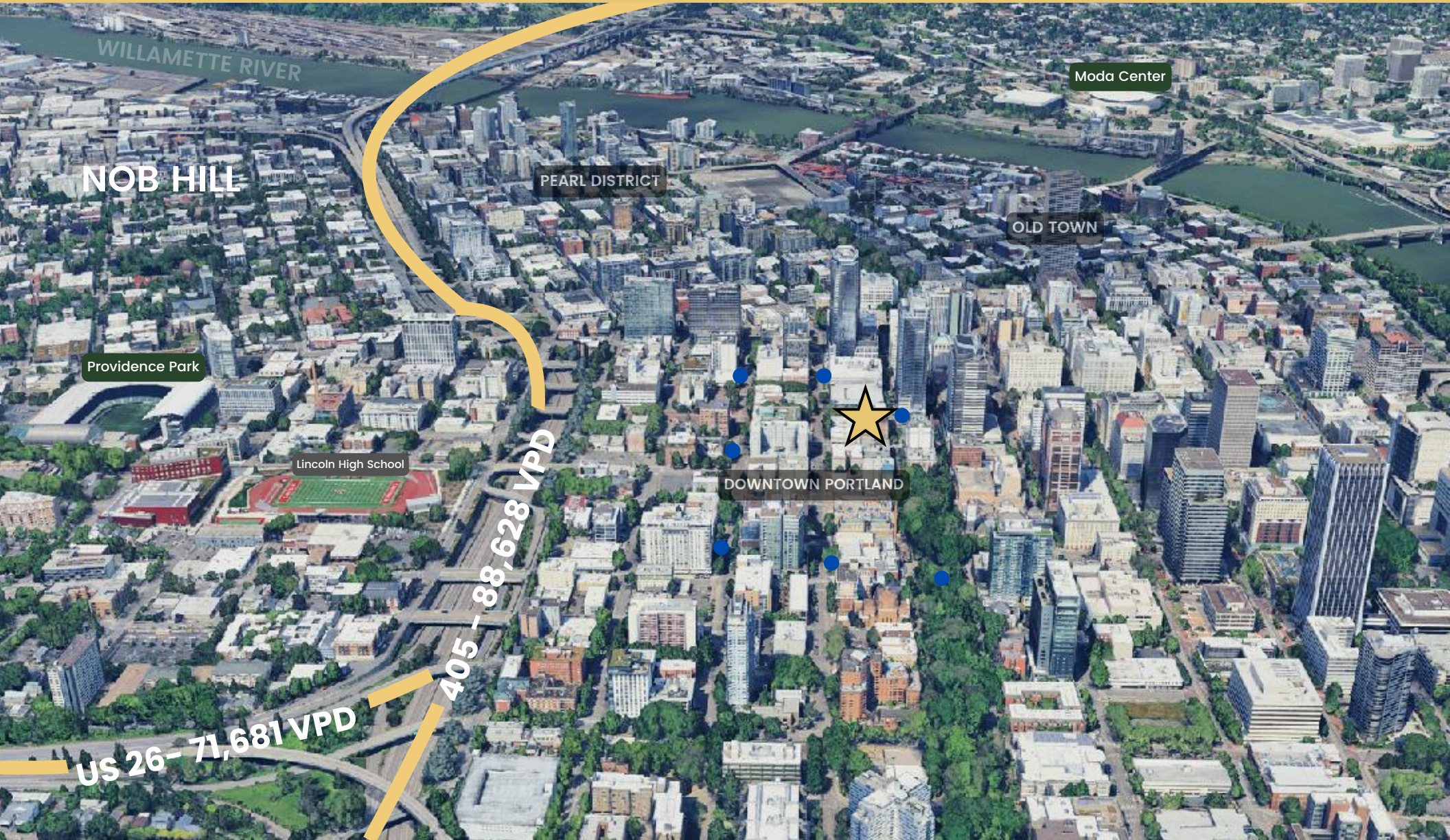


# Community Breakdown:

# Who's Living Here

★ 802-820 SW 10<sup>th</sup> Ave | Portland, OR

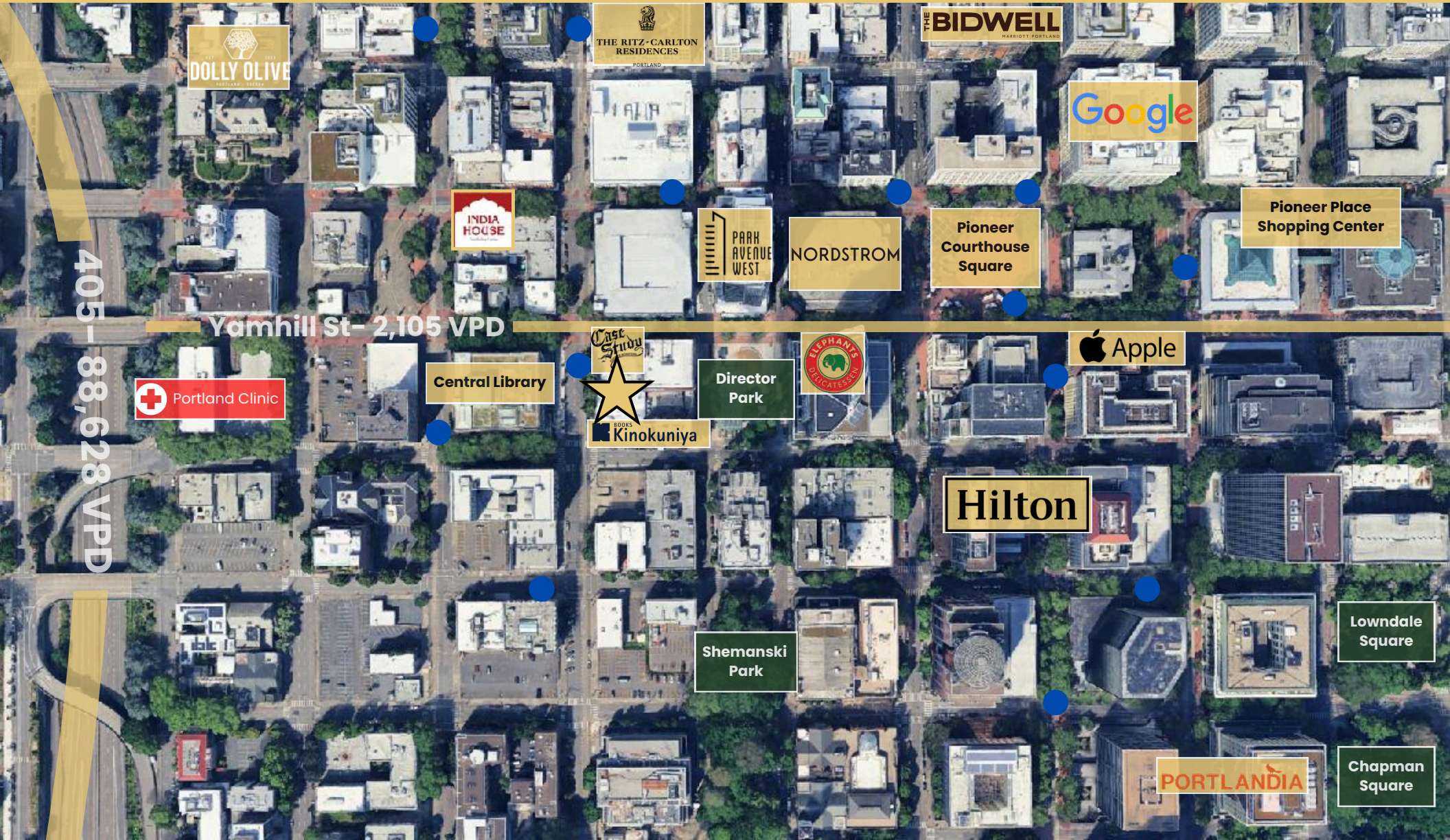
● Bus Stops / Transit



# Take a Closer Look: Steps from It All

★ 802-820 SW 10<sup>th</sup> Ave | Portland, OR

● Bus Stops / Transit



405-88,628 VPD

Yamhill St- 2,105 VPD

DOLLY OLIVE

THE RITZ-CARLTON RESIDENCES

THE BIDWELL

Google

INDIA HOUSE

PARK AVENUE WEST

NORDSTROM

Pioneer Courthouse Square

Pioneer Place Shopping Center

Portland Clinic

Central Library

★ Kinokuniya

Director Park

ELEPHANT DELICATESSEN

Apple

Hilton

Shemanski Park

Lowndale Square

PORTLANDIA

Chapman Square



# Downtown Portland

Downtown Portland offers a convenient mix of amenities, transportation, dining, and shopping. The area is easily accessible by MAX Light Rail, Portland Streetcar, and bus lines, making it well-connected to the rest of the city.

It features a wide range of shops, from national retailers to local boutiques, and is home to popular spots like Pioneer Place and Nordstrom. The food scene includes restaurants, food carts, cafes, and breweries, providing options for all tastes. Nearby parks such as Director Park and the South Park Blocks offer open space in the city center.

Overall, Downtown Portland combines accessibility, services, and a variety of daily conveniences in one central location.



**JUSTIN POOR**

*Principal Advisor*  
(503)218-4380  
justin.poor@cinw.com  
OR 200705229 | WA 109251

**BRAD MACOMBER**

*Senior Director, Leasing*  
(503)218-4380  
brad.macomber@cinw.com  
OR 200908061 | WA 95748

**BEN MURPHY**

*Director, Multifamily*  
(503)218-4387  
ben.murphy@cinw.com  
OR 201208978

