

The VILLAGE WELLNESS CENTER & RETAIL



EXCLUSIVE INVESTMENT OPPORTUNITY IN MULTNOMAH VILLAGE

7409 SW Capitol Hwy, Portland, OR 97219

DON'T MISS OUT ON THIS RARE OPPORTUNITY TO ACQUIRE A FULLY LEASED COMMERCIAL PROPERTY THAT BLENDS HISTORIC CHARM WITH MODERN COMFORTS—A TRUE GEM IN MULTNOMAH VILLAGE.

TYPE	MIXED USE, OFFICE, RETAIL	ZONING	CM1
PRICE	\$2,295,000	BUILT	1957
SIZE	8,400 SF	RENO	2019
LOT	8,490 SF	STORIES	3



OFFICE SUITE



OFFICE SUITE



OFFICE SUITE



RETAIL SUITE

INVESTMENT HIGHLIGHTS

- Stable income stream with long-term leases in place & reliable tenants
- New roof, furnace, air conditioning, & exterior stairs within the last 5 years
- Attractive rental rates with yearly escalators

 11
Office Suites

 3
Retail Suites

 15
Parking Spaces

 2
Storage Units

FOR SALE

LAUREN MUSCO
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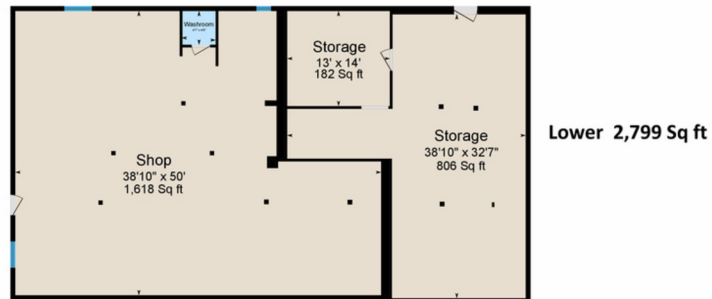
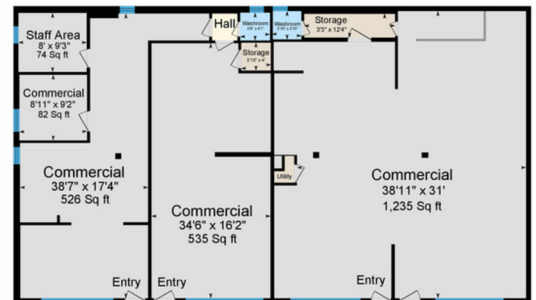


The Village Wellness Center & Retail offers a strong and diverse tenant base, with 14 fully leased units that ensure a stable and growing income stream. The retail tenants include well-known local brands such as Frey's Furniture, Narrative Home, and Katelyn's Closet, each of which benefits from high visibility and foot traffic in this vibrant community.

11 office suites are occupied by dedicated professionals offering a range of health and wellness services, including therapists, counselors, and holistic practitioners. These suites are thoughtfully designed for comfort and functionality, providing an ideal environment for wellness activities.

This fully leased property is a rare chance to own a resilient, high-performing asset in one of Portland's most sought-after commercial districts. Don't miss the chance to strengthen your portfolio with this prime investment!

Site Plan



Main + Upper + Lower = 8,397 Sq ft (Measured from Exterior)

**CONTACT TODAY
FOR MORE
INFORMATION**

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