



# THE KENTON HOTEL

8355 N INTERSTATE AVE, PORTLAND, OR 97217



PRESENTED BY CAPACITY COMMERCIAL GROUP



**MCCOY DOERRIE, SIOR**  
Senior Vice President | Licensed in OR & WA  
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# FOR SALE



## THE KENTON HOTEL

Urban Hotel, Recently Renovated, & High-Visibility Asset  
Sale Price: \$2,900,000

### The Boutique Opportunity

- 2-story, 18-room, boutique hotel
- Originally constructed in 1962, renovated in 2020
- Excellent accessibility on N Interstate Ave / Denver Ave
- 2 minute walk from the Kenton/N Denver MAX Yellow Line stop
- Located in an amenity rich area, 2 blocks to Kenton Park and many cafes & eateries
- All FF&E can be included in sale
- Interior room art and exterior murals are individually hand-crafted to reflect the beauty of the PNW

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## Property Overview

Address	8355 N Interstate Ave, Portland, OR 97217
Asset Type	Independent Urban Hotel
Ideal Scenario	Owner-User, Investor
Sale Price	\$2,900,000
Gross Building Area	4,860 SF
Average Floor Size	3,644 SF
Gross Land Area	0.18 Acres   7,841 SF
Parcel ID #	R196158
Property Zoning	CM2 - Commercial

*If you would like to be provided with the Offering Memorandum, we will require an NDA to be signed.*

**Capacity Commercial Group** is pleased to exclusively present for sale **The Kenton Hotel in Portland, Oregon.**

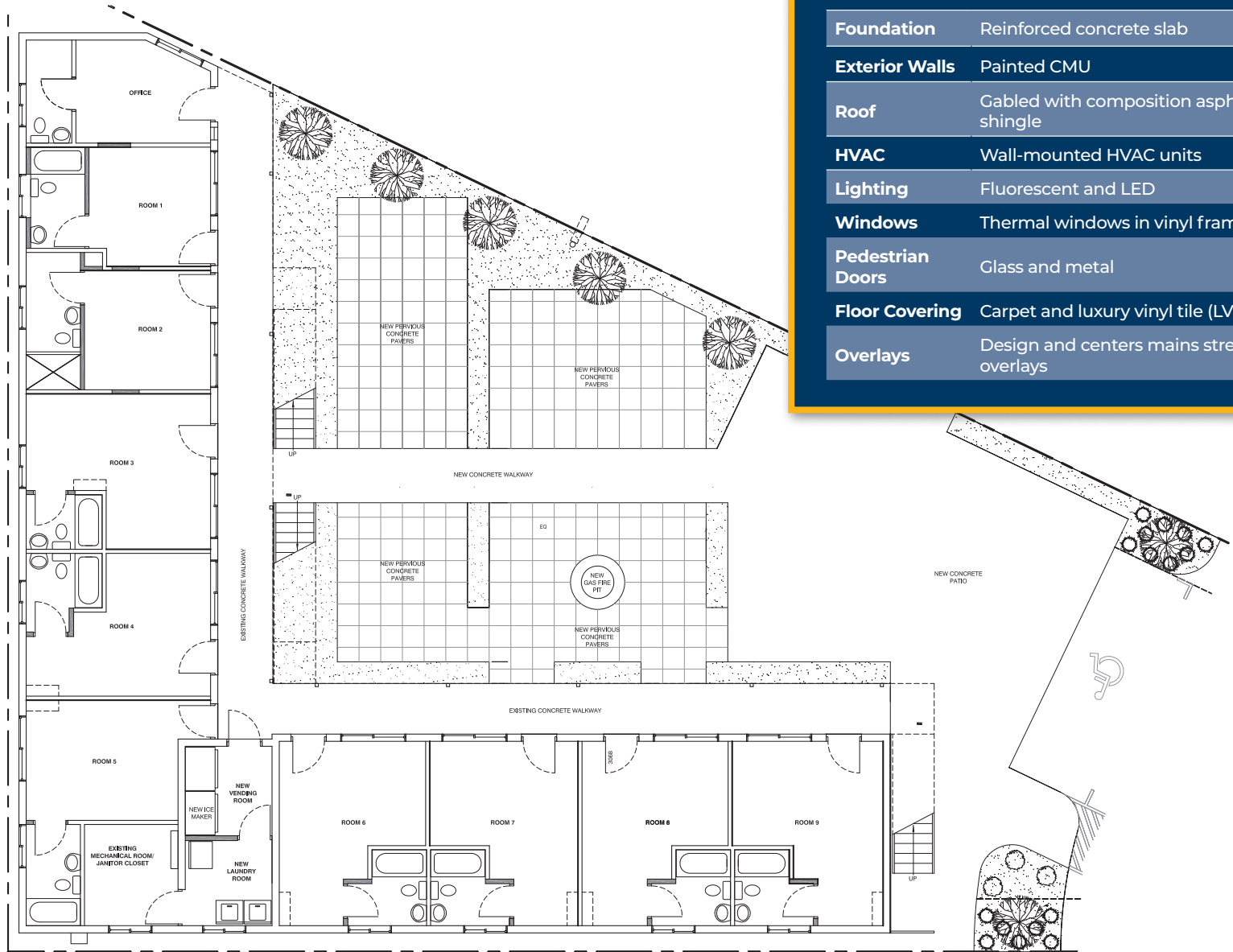
Experience Portland's charm at this boutique hotel in the heart of Kenton! The hotel boasts 18 unique, eco-friendly rooms in a renovated 1962 property, each adorned with hand-crafted decor from salvaged lumber accompanied by a beautiful courtyard with a gas fire pit. Purchase now to capture your own blend of history and creativity in Portland!

### Nearby Highlights

- Emperor Georgiou's Tea Room
- Kenton Club
- Kenton Station
- Mayfly
- Parkside
- Posies Bakery & Cafe
- Po' Shines Cafe De La Soul
- Wells Fargo



**FLOOR PLANS:  
GROUND FLOOR**



CONSTRUCTION SPECS	
Foundation	Reinforced concrete slab
Exterior Walls	Painted CMU
Roof	Gabled with composition asphalt shingle
HVAC	Wall-mounted HVAC units
Lighting	Fluorescent and LED
Windows	Thermal windows in vinyl frames
Pedestrian Doors	Glass and metal
Floor Covering	Carpet and luxury vinyl tile (LVT)
Overlays	Design and centers mains street overlays

1ST LEVEL PLAN NOTE: ALL PLUMBING FIXTURES SHOWN ON PLAN ARE NEW FIXTURES TO REPLACE EXISTING IN EXISTING LOCATIONS



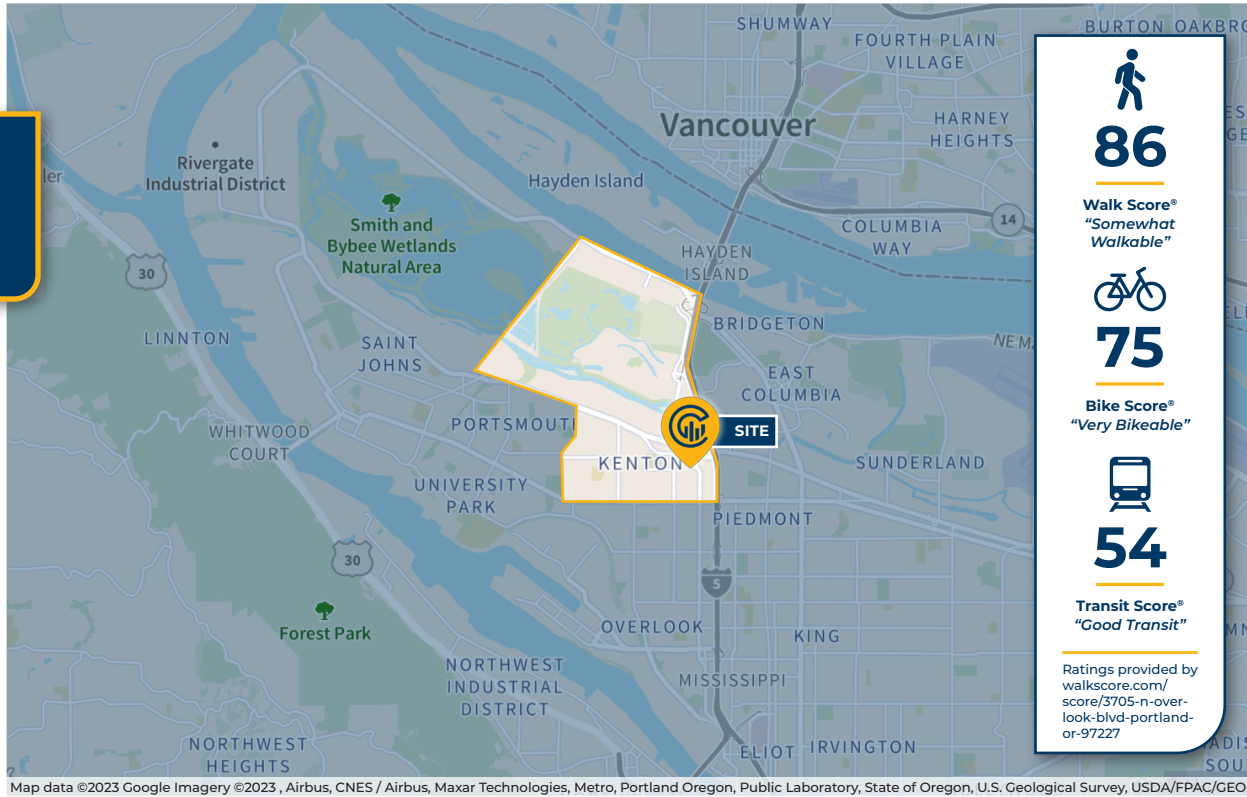


**FLOOR PLANS:  
SECOND FLOOR**





# KENTON NEIGHBORHOOD



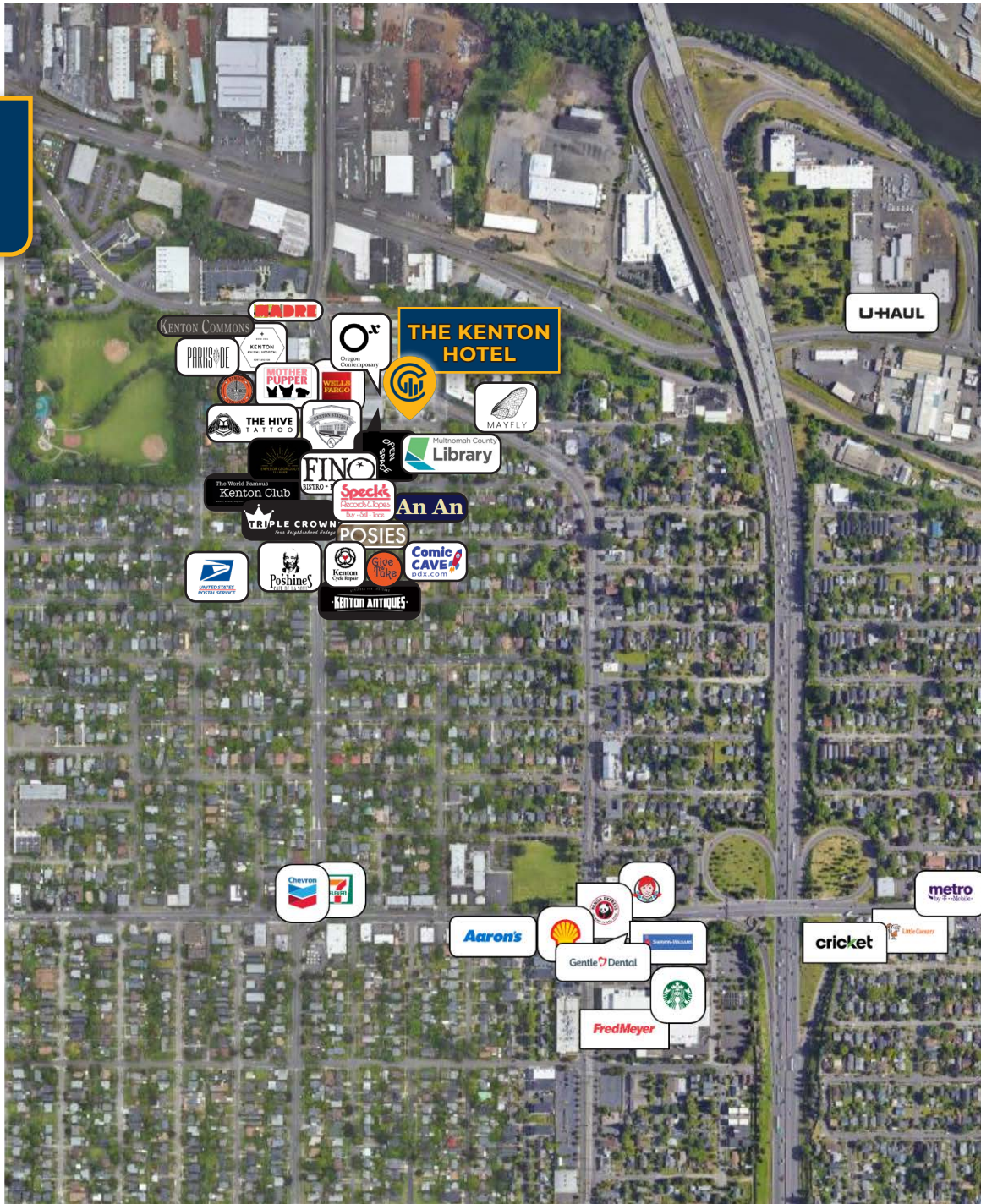
## KENTON PARK

- Accessible Play Area
- Universal Access
- Accessible Restroom
- Picnic Table
- Playground
- Paved Paths
- Soccer Field
- Softball Field
- Basketball Court
- Splash Pad





# LOCAL AERIAL



## AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2023 Estimated Population	15,302	102,480	287,793
2028 Projected Population	14,933	100,216	281,876
2020 Census Population	15,544	104,272	287,021
2010 Census Population	8,602	136,509	378,255
Projected Annual Growth 2023 to 2028	-0.5%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2023	1.4%	1.8%	1.7%
<b>Households &amp; Income</b>			
2023 Estimated Households	6,424	43,070	140,364
2023 Est. Average HH Income	\$129,041	\$135,972	\$128,576
2023 Est. Median HH Income	\$101,358	\$99,702	\$94,949
2023 Est. Per Capita Income	\$54,334	\$57,591	\$63,192
<b>Businesses</b>			
2023 Est. Total Businesses	916	6,575	27,777
2023 Est. Total Employees	7,249	60,842	270,467

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at Site-sUSA.com ©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

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