

## PROPERTY SUMMARY

FOR SALE | \$1,100,000

12135 SE LINCOLN ST &amp; 2057 SE 122ND AVE, PORTLAND, OR 97216



## PROPERTY DESCRIPTION

This two-building offering provides a flexible owner-user opportunity with immediate occupancy and income potential.

**12135 SE Lincoln St** building features two office suites with private offices, ADA accessibility, and marquee signage. The remodeled lower suite is available now for an owner-user, while the second suite offers existing income with the option to re-lease for future upside.

**2057 SE 122nd Ave** is a corner lot Craftsman bungalow with strong visibility and signage, offering attractive live/work or creative office potential.

## PROPERTY HIGHLIGHTS

- High visibility corner location
- 25,374 average daily traffic
- Traditional and creative office space
- Abundant off-street parking
- Two tax lots offer future flexibility

## OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	0.51 Acres
Total SF:	+/- 6,659 SF
12135 SE Lincoln:	+/- 4,791 SF
2057 SE 122nd Ave:	+/- 1,868 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,033	2,576	8,960
Total Population	2,662	6,852	24,193
Average HH Income	\$66,202	\$70,894	\$80,652

## MARISSA LEE

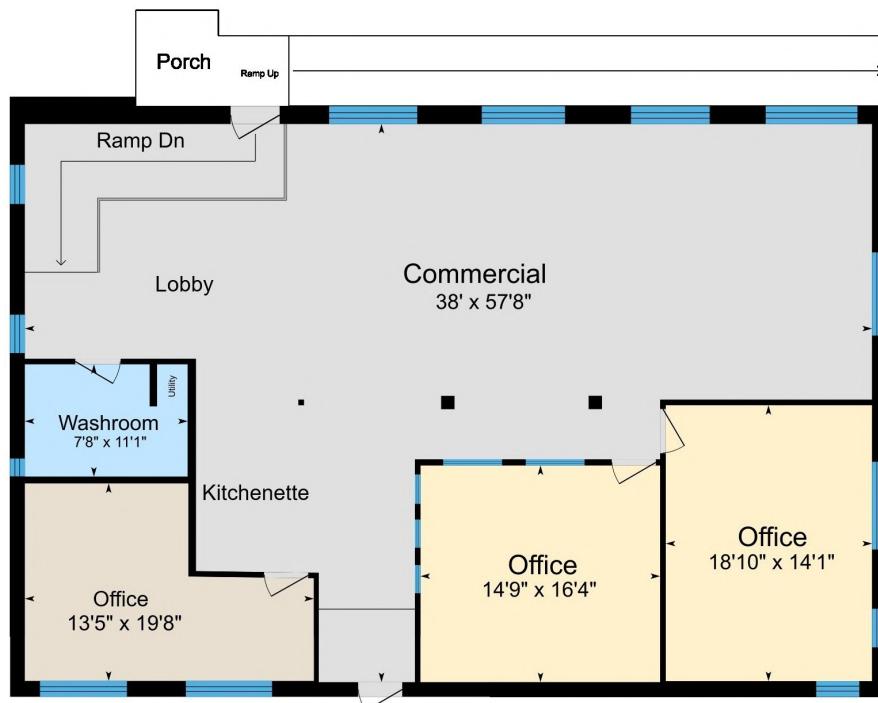
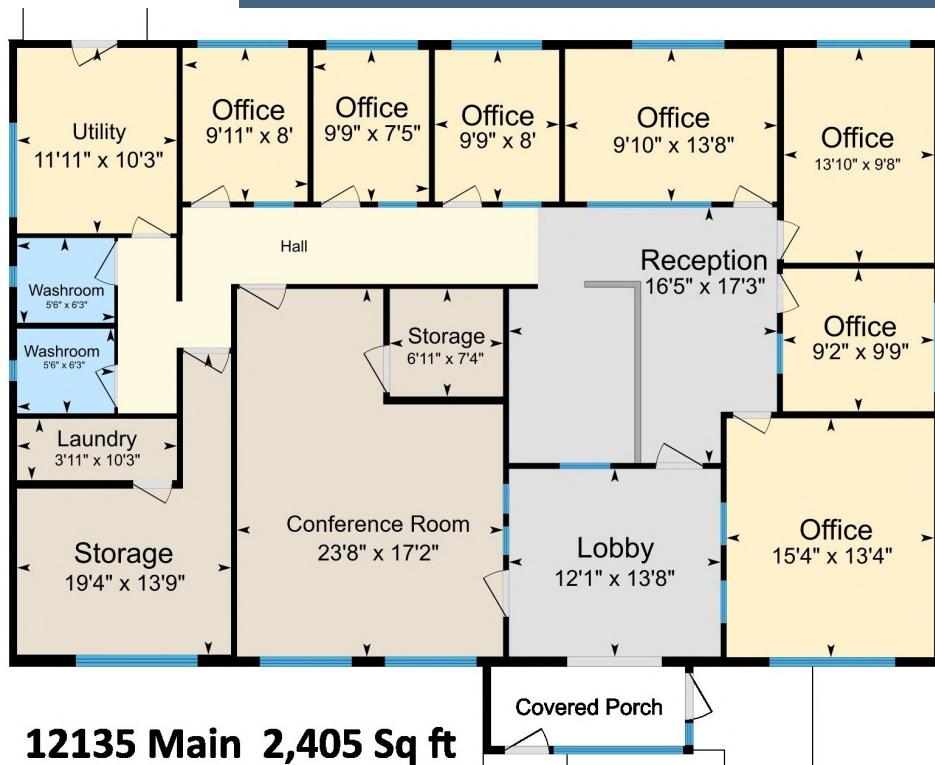
Commercial Broker

Marissa@CommercialRENW.com  
971.280.2222Commercial Real Estate NW  
7320 SW Hunziker Rd, Ste 203  
Tigard, OR 97223  
CommercialRENW.com

FLOOR PLAN - 12135 SE LINCOLN ST +/- 4,791 SF

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**12135 Lower 2,386 Sq ft**

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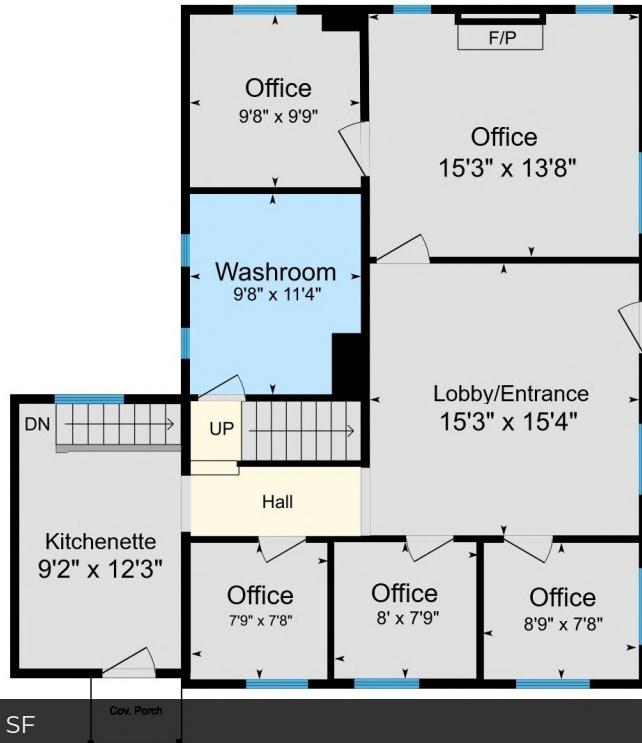
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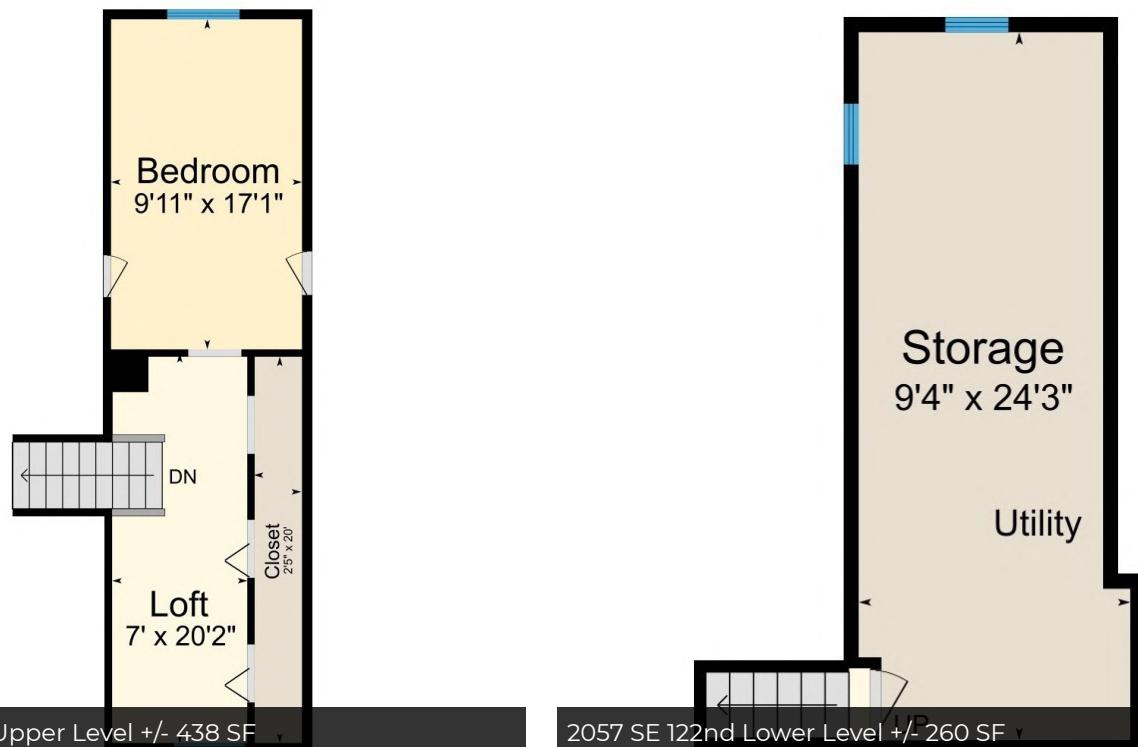
FLOOR PLAN - 2075 SE 122ND AVE +/-1,868 SF

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2057 SE 122nd Main Level +/- 1,170 SF



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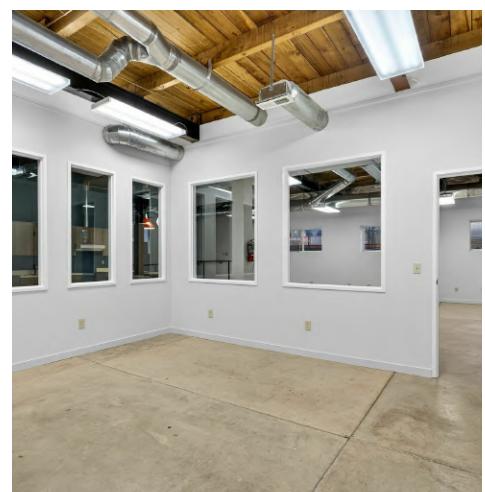
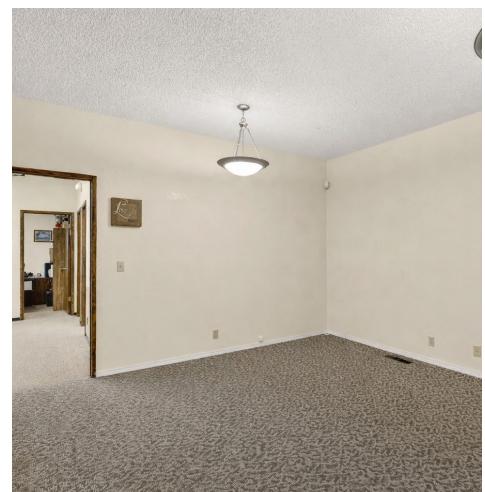
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ADDITIONAL PHOTOS

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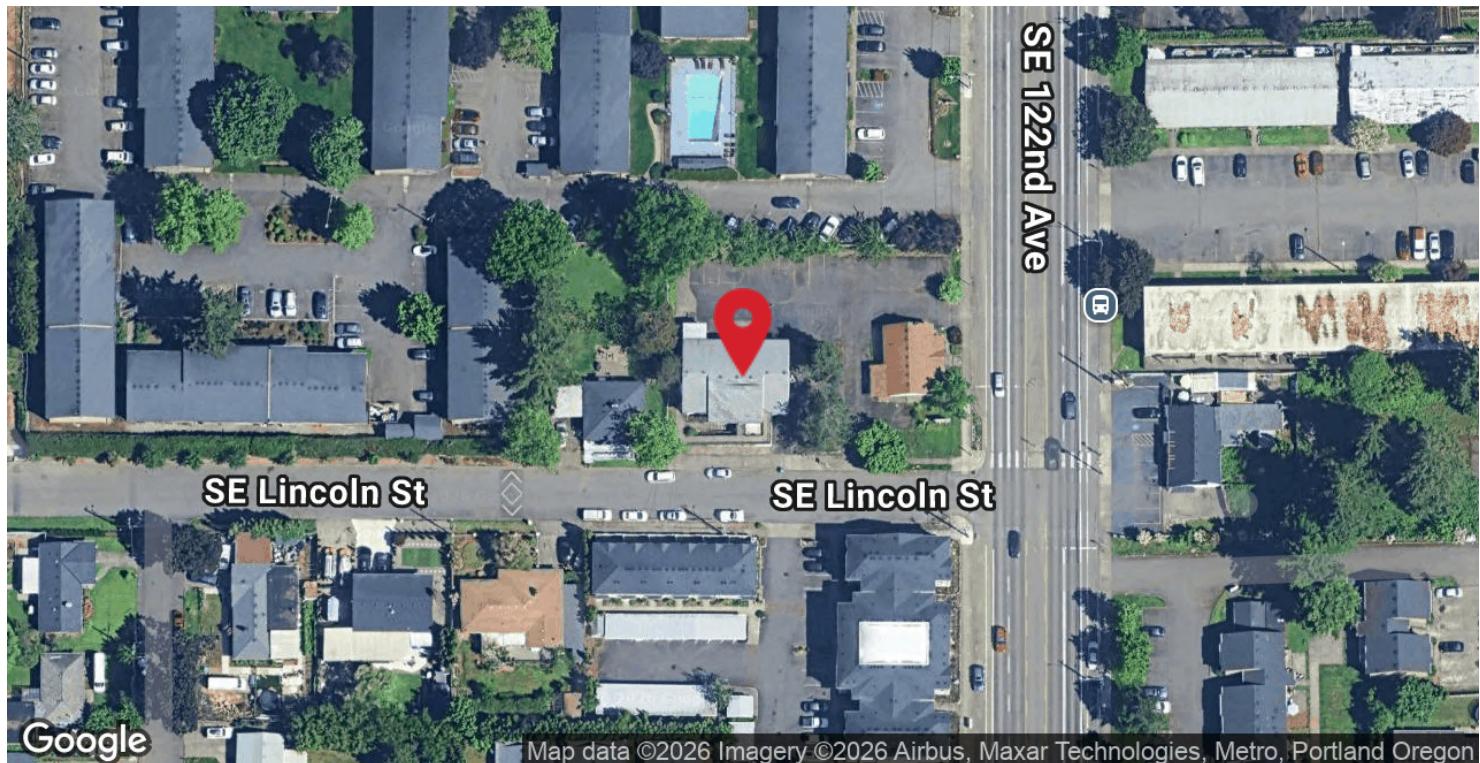
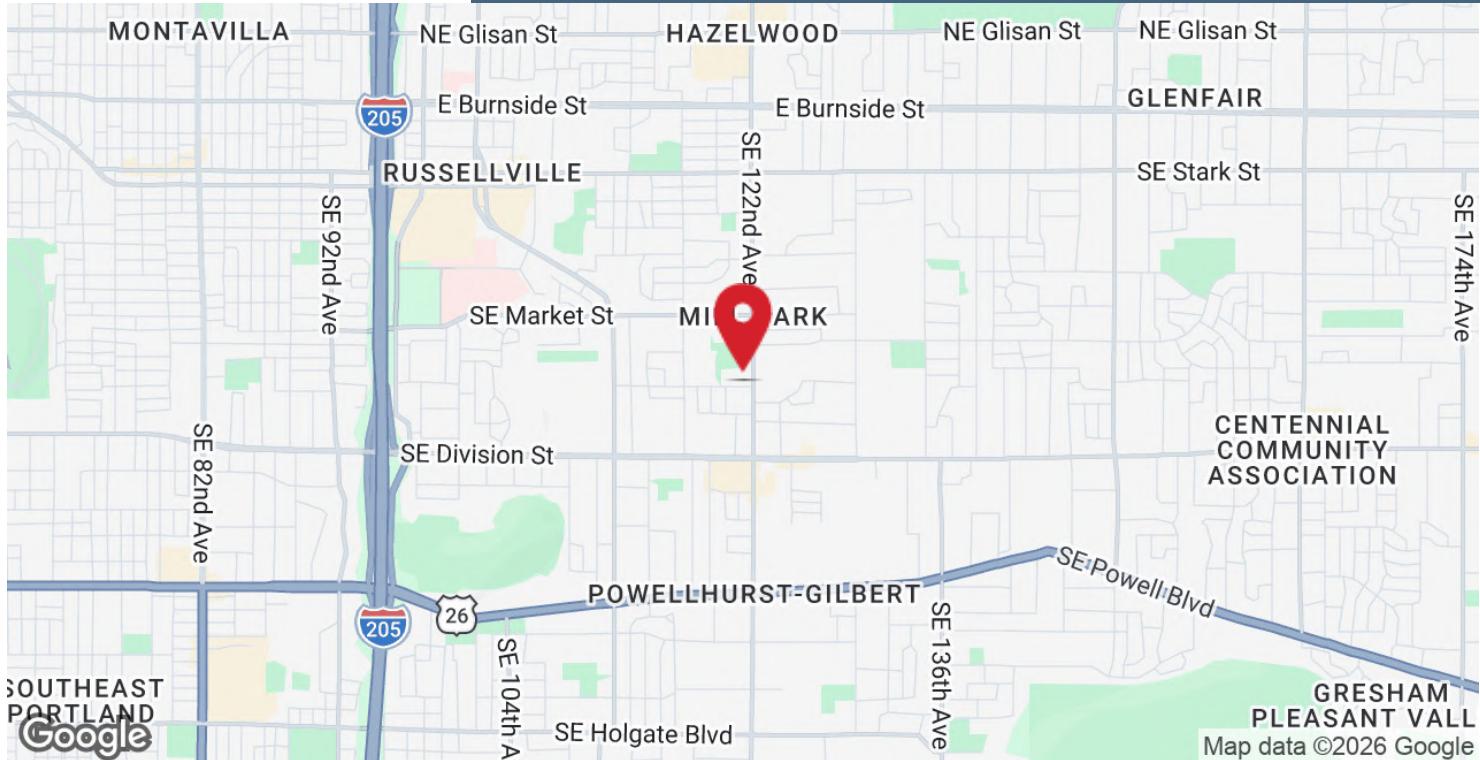
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LOCATION MAP

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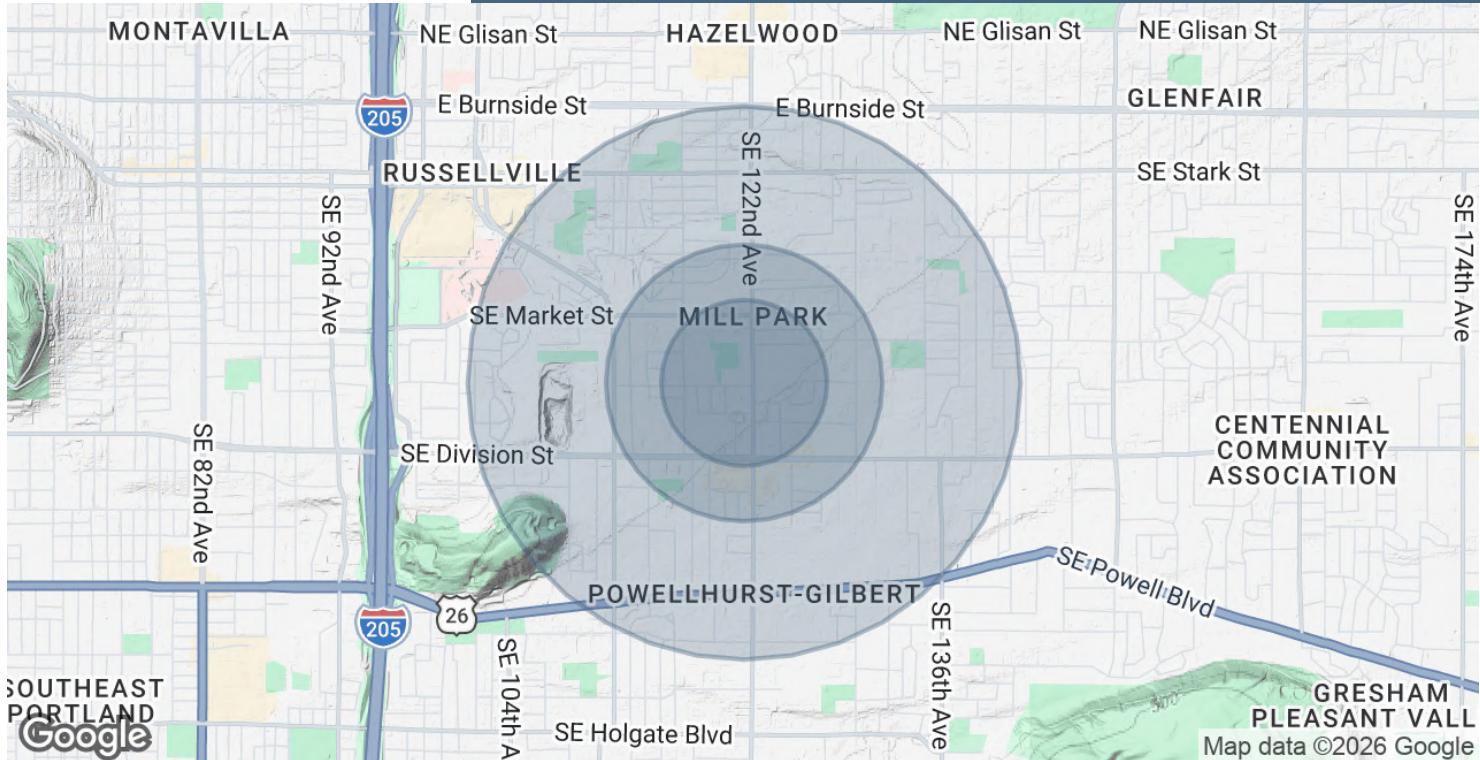
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,662	6,852	24,193
Average Age	40.8	39.2	38.4
Average Age (Male)	37.7	38.1	39.3
Average Age (Female)	41.4	39.7	38.5

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,033	2,576	8,960
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$66,202	\$70,894	\$80,652
Average House Value	\$357,208	\$372,850	\$405,685

2023 American Community Survey (ACS)

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