

PROPERTY SUMMARY

FOR SALE | \$1,100,000

12135 SE LINCOLN ST & 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

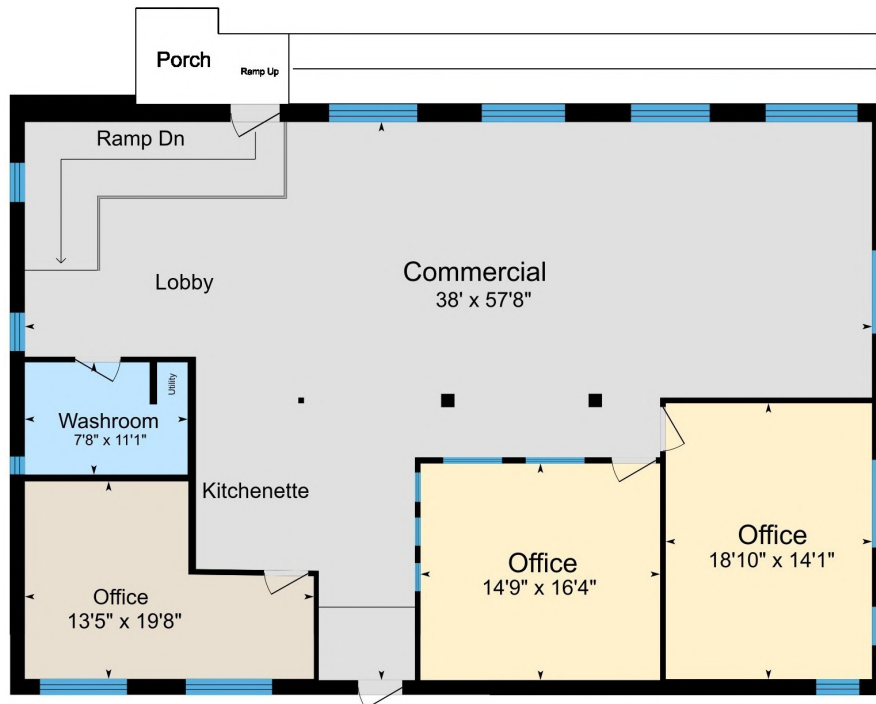
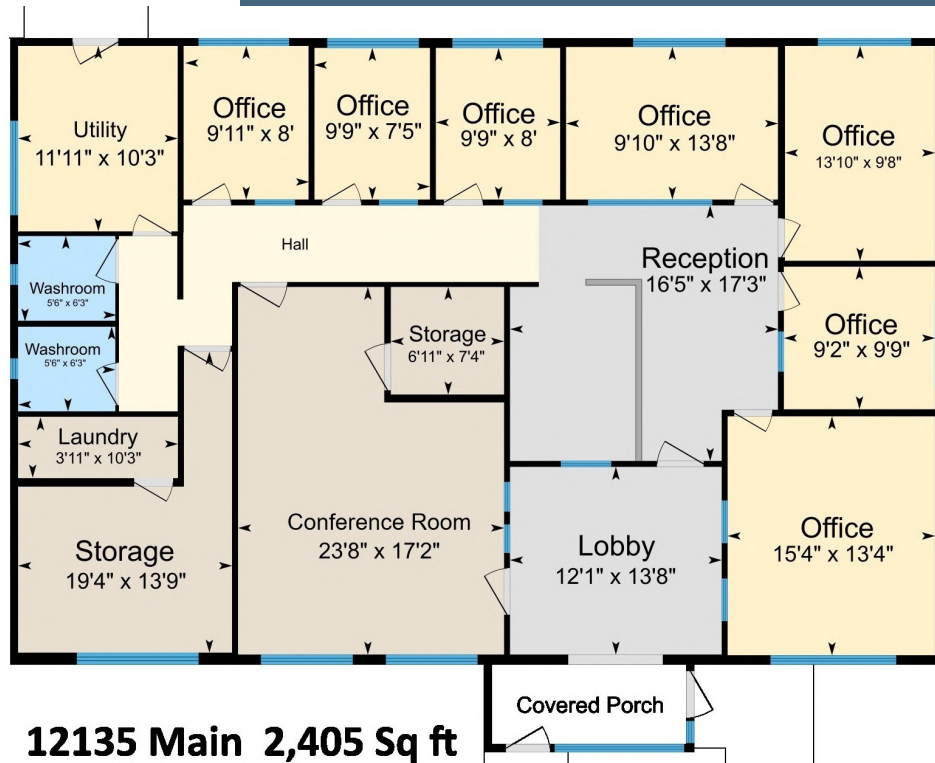
Sale Price:	\$1,100,000
Lot Size:	0.51 Acres
Total SF:	+/- 6,659 SF
12135 SE Lincoln:	+/- 4,791 SF
2057 SE 122nd Ave:	+/- 1,868 SF

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
971.280.2222

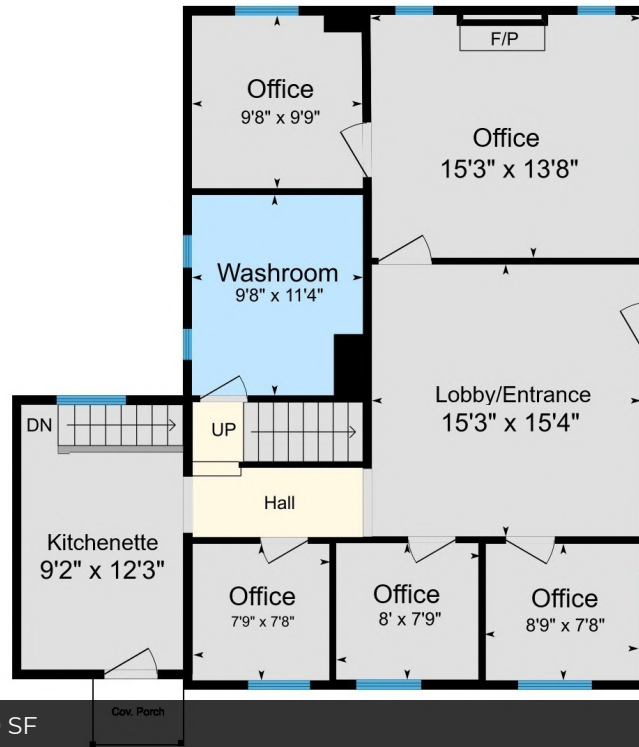
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7320 SW Hunziker Rd, Ste 203
Tigard, OR 97223
CommercialRENW.com



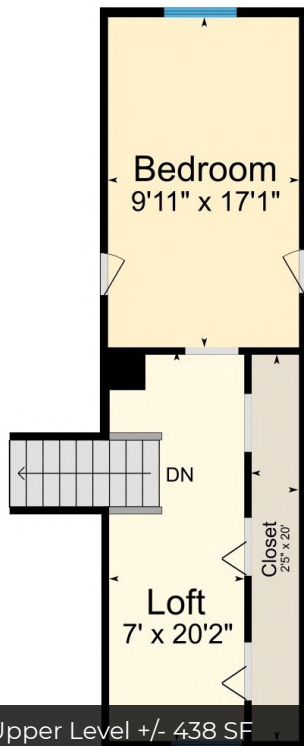
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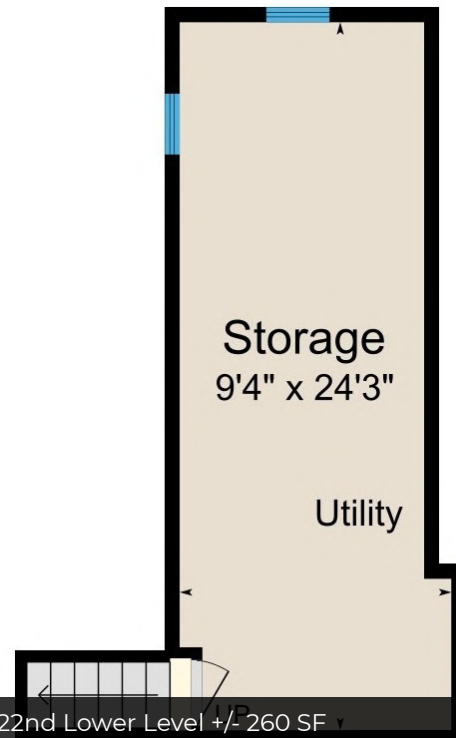
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2057 SE 122nd Main Level +/- 1,170 SF



2057 SE 122nd Upper Level +/- 438 SF



2057 SE 122nd Lower Level +/- 260 SF

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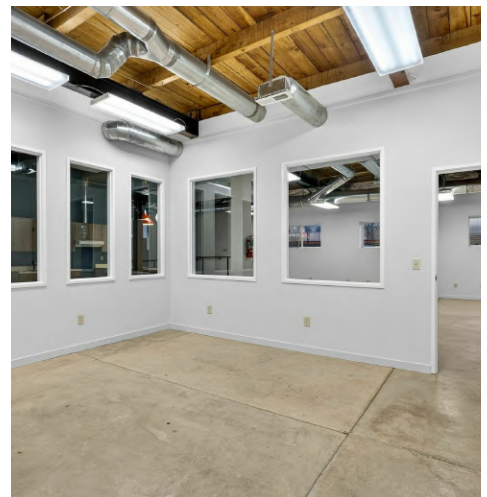
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ADDITIONAL PHOTOS

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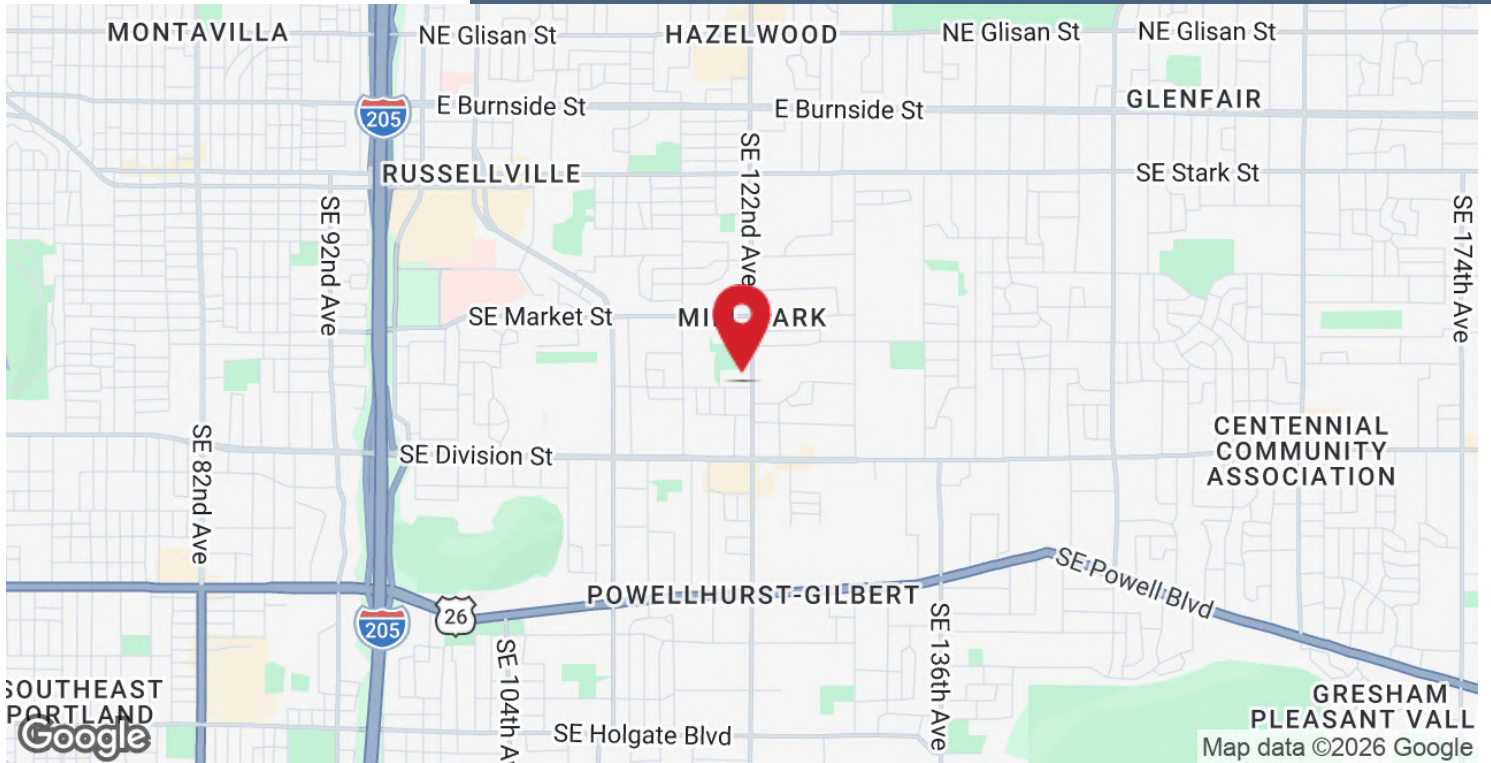
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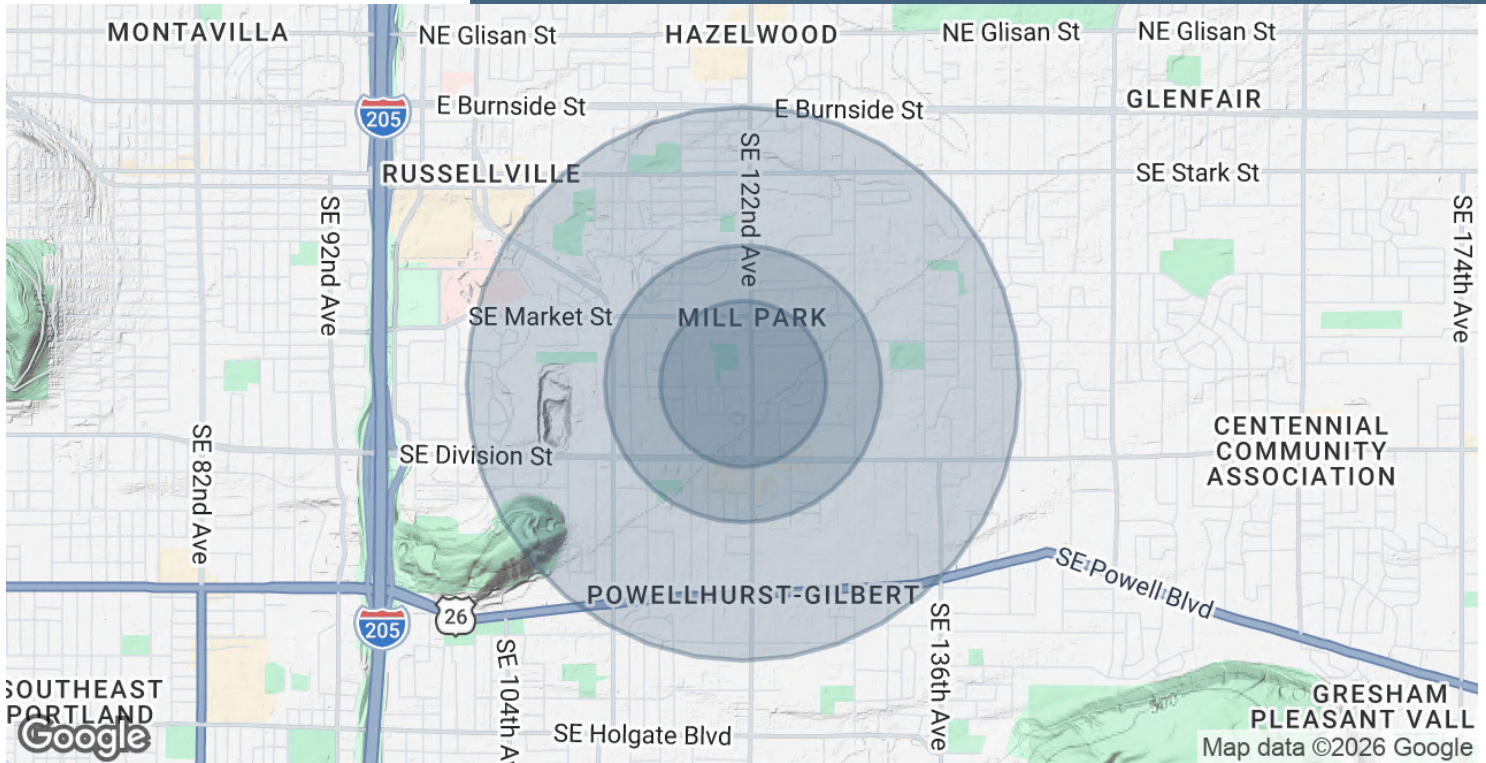
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,662	6,852	24,193
Average Age	40.8	39.2	38.4
Average Age (Male)	37.7	38.1	39.3
Average Age (Female)	41.4	39.7	38.5

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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