

# RETAIL INVESTMENT OPPORTUNITY

7910-7916 SE DIVISION ST  
PORTLAND, OR 97206

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*a real estate investment advisory company*





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# THE SYNOPSIS

7910-7916 DIVISION STREET

**\$1,390,000**

\$324/SF

8.0% CAP

# 79TH & DIVISION

7910-7916 SE DIVISION ST, PORTLAND, OR

**Rentable Area SF** 4,294 SF  
**Value** \$1,390,000  
**Value PSF** \$324  
**Land SF** 9,107 SF  
**Land AC** 0.21 AC

**Year Built** 1966  
**Construction** Reinforced Concrete  
**# of Suites** 3  
**Zoning** C4  
**Parcels** R332532

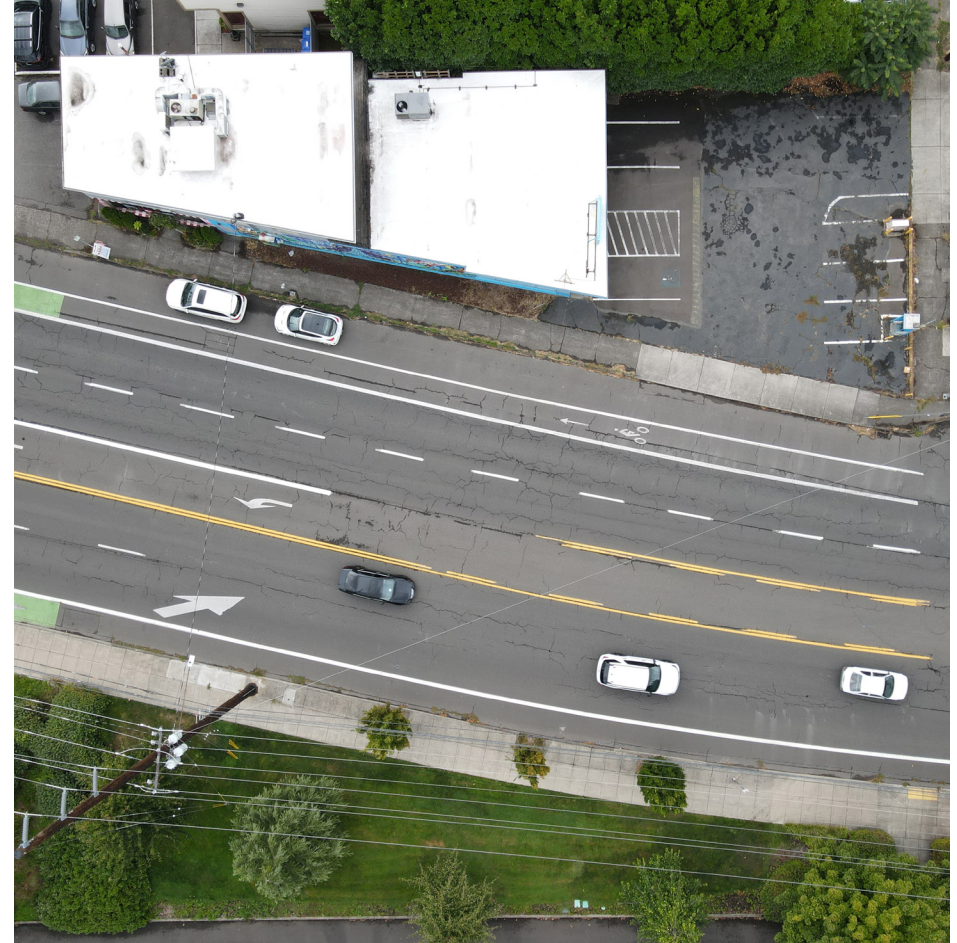


# RENT ROLL | INCOME & EXPENSES

Tenant	Suite	Lease Term	Remaining Lease	SF	Occupied	%	Current Monthly Rent	Current Annualized Rent	Current Annualized Rent PSF	Monthly NNN	Annual NNN	NNN PSF
Eden Nails	1	3/10/24-3/10/29	51 Months	600	600	35%	\$1,125	\$13,500	\$22.50	\$675	\$8,106	\$1.13
Cookies	2	5/1/20-5/1/30	65 Months	2,400	2,400	50%	\$6,503	\$78,034	\$32.51	\$965	\$11,580	\$0.40
3Bd. 1Bt. Upstairs	3	9/1/24-10/1/25	10 Months	1,294	1,294	-	\$2,500	\$30,000	\$23.18	-		
<b>Total</b>				<b>4,294</b>	<b>4,294</b>	<b>85%</b>	<b>\$10,128</b>	<b>\$121,534</b>	<b>\$28.30</b>	<b>\$1,640</b>	<b>\$19,685</b>	<b>\$4.58</b>

PRICING	
Price	\$1,390,000
Price/SF	\$153
Cap Rate	8.00%

INCOME DATA	CURRENT	PSF
Gross Rental Income	\$121,534	\$28.30
Est. NNN Reimbursements	\$19,685	\$4.58
Misc. Income	\$2,400	\$0.56
<b>Total Income</b>	<b>\$143,619</b>	<b>\$33.45</b>
<b>(Economic Vacancy)</b>	<b>(\$7,181)</b>	<b>5.00%</b>
<b>Effective Gross Income</b>	<b>\$136,438</b>	<b>\$31.77</b>
EXPENSES	CURRENT	PSF
Taxes	\$9,517	\$2.22
Insurance	\$3,199	\$0.74
Repairs + Maintenance	\$2,147	\$0.50
Property & Administrative Fee (5% of EGI)	\$8,296	\$1.93
Reserves (\$0.50 PSF)	\$2,147	\$0.50
<b>Total Operating Expenses</b>	<b>\$25,306</b>	<b>\$5.89</b>
OPEX % of EGI	19%	
<b>Net Operating Income</b>	<b>\$111,132</b>	<b>\$25.88</b>



# INVESTMENT HIGHLIGHTS



## PRIME MIXED-USE INVESTMENT OPPORTUNITY

The property offers two retail suites with stable, long-term leases extending beyond 5 years with 3% annual increases. Both tenants are destination retail stores, with even greater appeal given their location in the Jade District. Additionally, a 3 bed 1.5 bath apartment on the upper level provides diversified income in a low-availability neighborhood.

## THRIVING MARKET WITH STRONG GROWTH POTENTIAL

This property is well-positioned in a submarket experiencing a 13% year-over-year increase in sale volume, this property is well positioned. The area's strong market performance highlights its investment potential and growth trajectory, and it offers unparalleled visibility and exposure in a prime location directly across from a Portland Community College campus.

## EXCEPTIONAL WALKABILITY & TRANSIT ACCESS

The area boasts a Walk Score® of 85, and a Transit Score® of 52, ensuring good public transportation options. The strategic positioning in this bustling, high-traffic corridor (25,366 VPD on Division & 82nd) amplifies the property's appeal and contributes to its consistent attractiveness in the market.

## CULTURAL & DEMOGRAPHIC HUB OF SOUTHEAST PORTLAND

Located in the Jade District of Southeast Portland, this property benefits from a thriving cultural and demographic hub. The neighborhood is known for its rich diversity, with a significant population of immigrants and people of color. Residents commonly speak languages such as Chinese, Vietnamese, and Russian, reflecting one of Portland's and Oregon's most multicultural communities.

# IDEAL LOCATION

# PORTLAND



**HIGH DENSITY  
RESIDENTIAL  
POPULATION IN  
5 MILE RADIUS:  
471,240**



**20 MINUTE DRIVE  
TO DOWNTOWN  
PORTLAND**

**SE DIVISION ST  
9,969 VPD**

**Orchards of 82nd**

**FUBONN SHOPPING CENTER**  
STARBUCKS  
KUMON  
O'sushi  
ROCKIN' CRAB  
CAJUN SEAFOOD Hot Pot

**El Tapatio**  
jiffy lube

**PDX  
AUTOHAUS**

**74**

**majo as  
crepe**

**king's bakery  
皇冠饼家**

**Portland  
Community  
College**



# AREA HIGHLIGHTS



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	22,236	213,392	471,240
HOUSEHOLDS	8,902	86,120	195,603
HH INCOME	\$107.5K	\$110.1K	\$114.7K
CONSUMER SPENDING	\$647.3M	\$5.7B	\$12.3B

## TRAFFIC



SE DIVISION - 9969 VPD  
 SE 82ND AVE - 22,011 VPD  
 I-205 - 154,362 VPD

## TRANSPORTATION



WALKSCORE: 85 (VERY WALKABLE)  
 TRANSITSORE: 52 (GOOD TRANSIT)



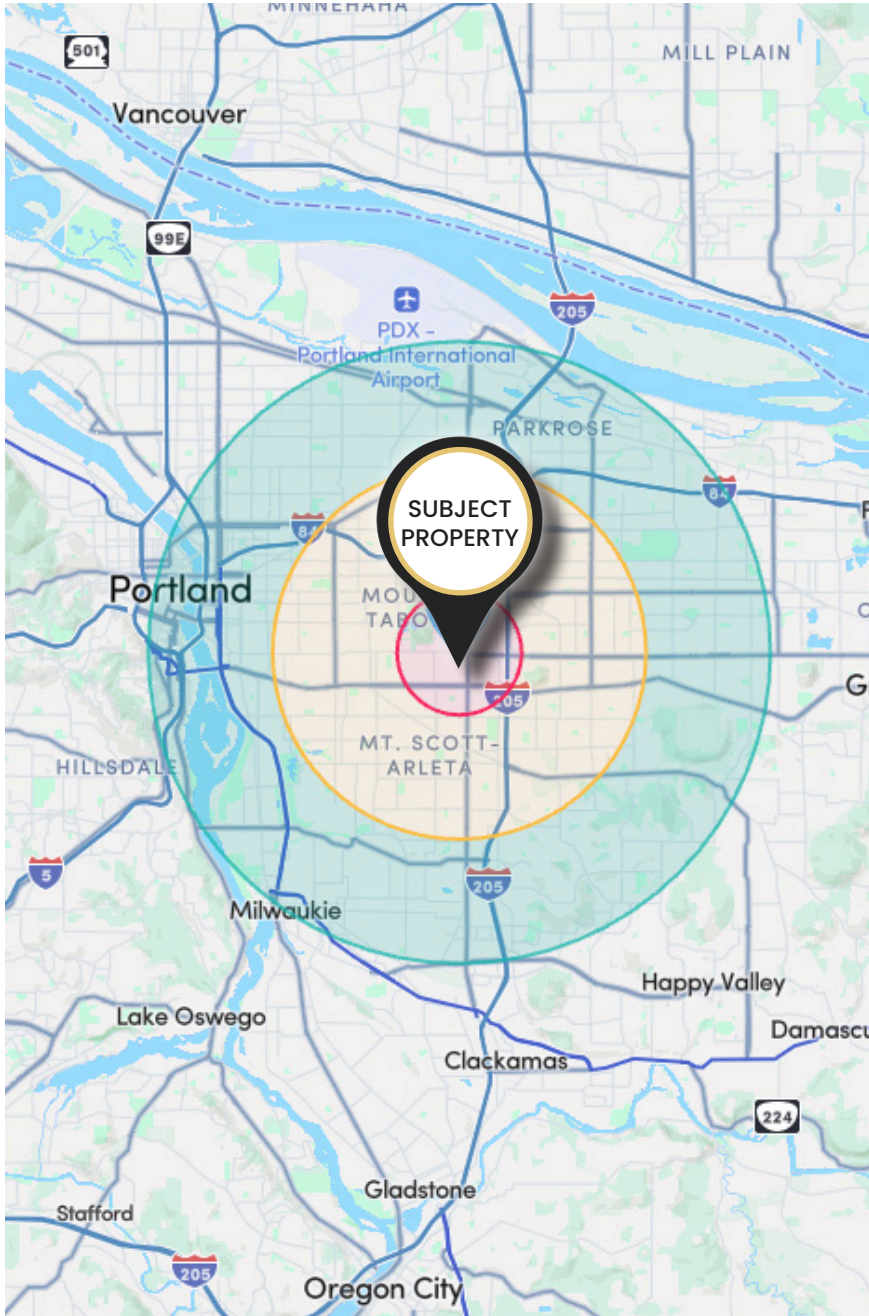
TRANSIT:  
 7 MIN DRIVE TO SE DIVISION ST  
 (MAX GREEN LINE - TRI COUNTY METRO)



AIRPORT:  
 16 MIN DRIVE TO PORTLAND  
 INTERNATIONAL (PDX)

## POPULATION

STATE	OREGON	4.18M
COUNTY	MULTNOMAH COUNTY	812.86K
MSA	PORTLAND METRO AREA	2.49 M
CITY	PORTLAND	650.38K





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