

# THE WOODS ON MARQUAM HILL

1311 SW GIBBS ST PORTLAND, OR 97239

MULTI-FAMILY INVESTMENT OPPORTUNITY



PRESENTED BY CAPACITY COMMERCIAL GROUP



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## PORTLAND MULTI-FAMILY INVESTMENT OPPORTUNITY

Capacity Commercial Group is pleased to exclusively present the unique opportunity to acquire a premier multifamily building in Portland, Oregon.

- 2024 Construction
- Stabilized Asset
- On-site Parking
- Premier Marquam Hill Location
- Modern and Efficient Floor Plans
- 4 Blocks from Oregon Health Science University (OHSU)

### Property Overview

Address	1311 SW Gibbs St Portland, OR 97239
Sale Price	\$12,500,000
Cap Rate	5.41%
Price per Unit	\$290,698 (\$447 / SF)
Total Units	43
On-site Parking	28





## Property Overview

<b>Address</b>	1311 SW Gibbs St Portland, OR 97239
<b>Total Units</b>	43
<b>Studios</b>	12
<b>1x1</b>	20
<b>2x2</b>	9
<b>2x2 (Inclusionary Housing)</b>	2
<b>Sale Price</b>	\$12,500,000 (\$290,698 / Unit)
<b>Rentable Building Area</b>	27,973 SF
<b>Gross Building Area</b>	42,151 SF
<b>Parking Spaces</b>	28 Onsite
<b>Gross Land Area</b>	0.53 Acres   23,500 SF
<b>Parcel ID #</b>	R712893

**Capacity Commercial Group** is pleased to exclusively present for sale, **the Woods at Marquam Hill**. A brand new, 43-unit multifamily investment opportunity located within minutes of Oregon's preeminent teaching hospital, Oregon Health Science University (OHSU).

The asset offers tenants the best in modern living with onsite parking, desirable unit amenities, and efficient layouts. Delivered in 2024, the property has experienced a strong lease-up is now stabilized. This is an opportunity for investors to acquire a trophy multi-family asset in a supply constricted submarket.

### Nearby Highlights

- OHSU
- Thai Yummy
- Thai Vendor
- Momiji Sushi-OHSU
- Marquam Heights
- Marquam Manor
- Forest View Apartments
- Marquam Nature Park





# LOCAL AERIAL



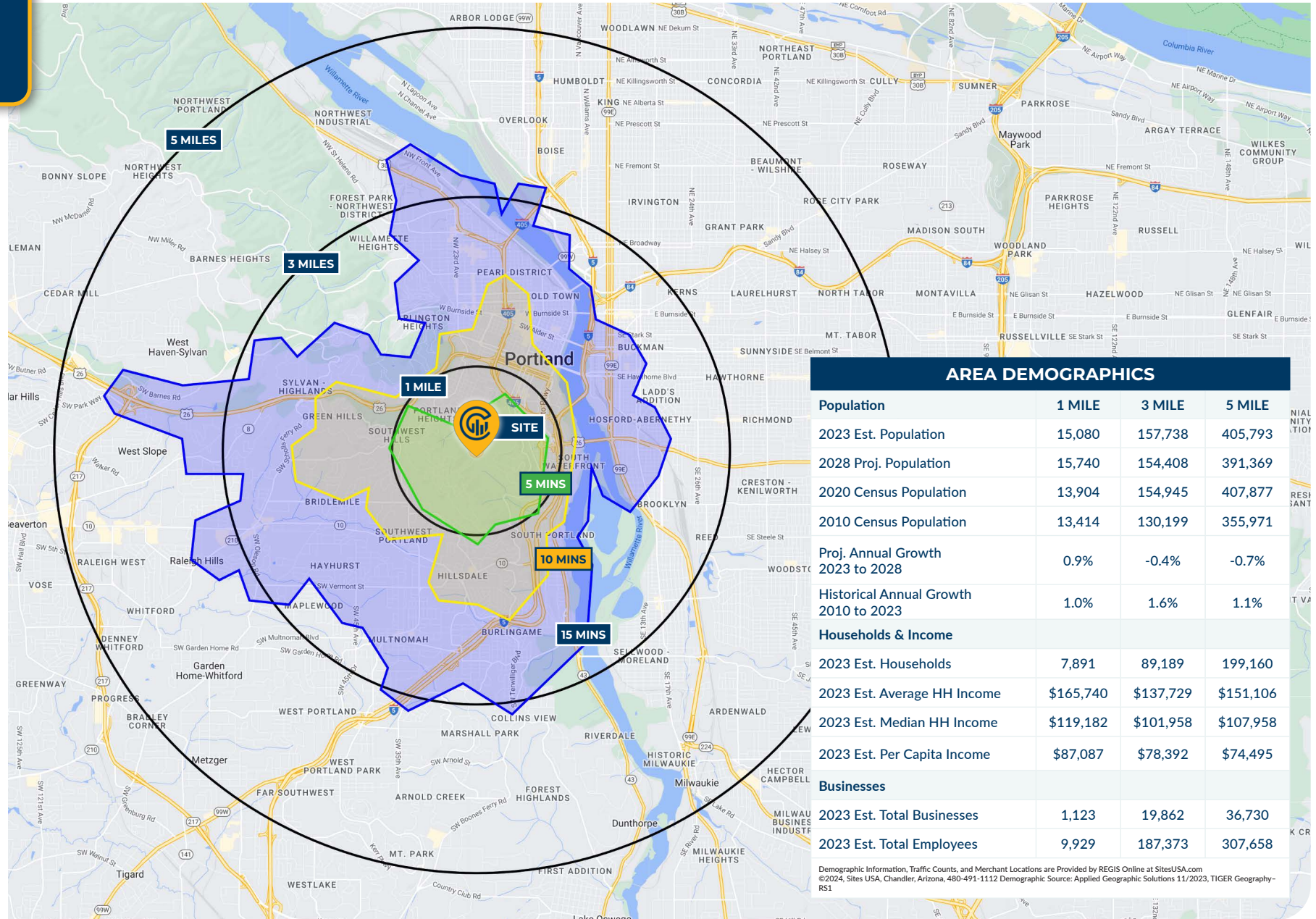
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# PROPERTY DRIVE-TIME & DEMOGRAPHICS



## DRIVE TIMES & DEMOGRAPHICS



### AREA DEMOGRAPHICS

Population	1 MILE	3 MILE	5 MILE
2023 Est. Population	15,080	157,738	405,793
2028 Proj. Population	15,740	154,408	391,369
2020 Census Population	13,904	154,945	407,877
2010 Census Population	13,414	130,199	355,971
Proj. Annual Growth 2023 to 2028	0.9%	-0.4%	-0.7%
Historical Annual Growth 2010 to 2023	1.0%	1.6%	1.1%
<b>Households &amp; Income</b>			
2023 Est. Households	7,891	89,189	199,160
2023 Est. Average HH Income	\$165,740	\$137,729	\$151,106
2023 Est. Median HH Income	\$119,182	\$101,958	\$107,958
2023 Est. Per Capita Income	\$87,087	\$78,392	\$74,495
<b>Businesses</b>			
2023 Est. Total Businesses	1,123	19,862	36,730
2023 Est. Total Employees	9,929	187,373	307,658

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
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CELEBRATING  
**20**  
YEARS  
OF CAPACITY

## REPRESENTED BY

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