

**Specialty Facility
FOR SALE or LEASE**

PORTLAND, OR 97217

PRICE: \$950,000

**St Irene Byzantine
Catholic Church
4630 North Maryland
Avenue**

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PROPERTY SUMMARY

St Irene Byzantine Catholic Church
4630 North Maryland Avenue | Portland, OR 97217



Property Summary

| | |
|--------------|--------------------------|
| APN: | R210472 |
| Building SF: | 8,260 |
| Land: | 0.17 Acres |
| Lease Rate: | \$8,260 / month (NNN) |
| NNN: | \$6.50/SF |
| Sales Price: | \$895,000 |
| Rentable SF: | 8,260 |
| Type: | Commercial |
| Year Built: | 1923 |
| Zoning: | CM3 |

Property Overview

Property could continue to be an active Religious Facility or a Potential Re-Development Opportunity.

Location Overview

- Anchored at the South end of Popular Interstate Ave Retail District.
- ±18,124 Average Daily Traffic (N Interstate @ Blandena St)
- Convenient Access to / from I-5 (0.25 Mile to I-5 On / Off Ramps)
- Located One Block from TriMet MAX Yellow Line

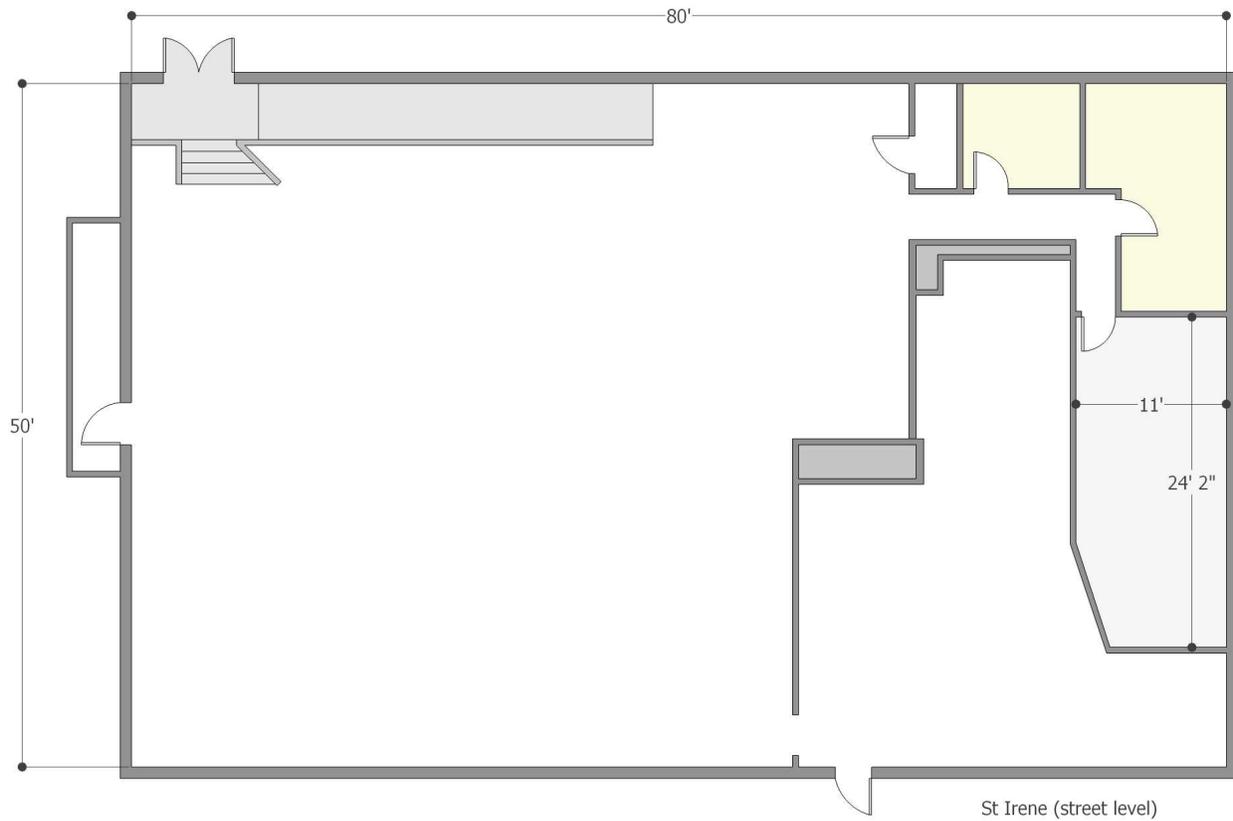
PROPERTY PHOTOS

St Irene Byzantine Catholic Church
4630 North Maryland Avenue | Portland, OR 97217



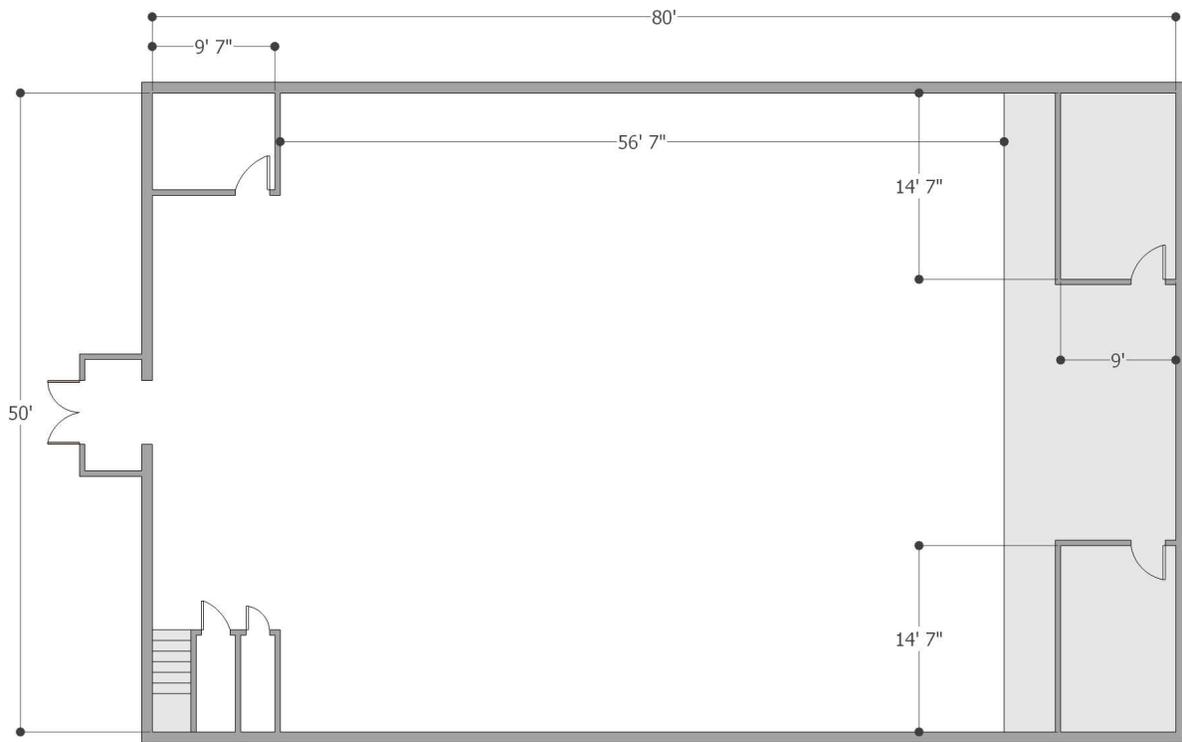
STREET LEVEL FLOOR PLAN

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UPPER LEVEL FLOOR PLAN

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St Irene (main level)

RETAIL MAP

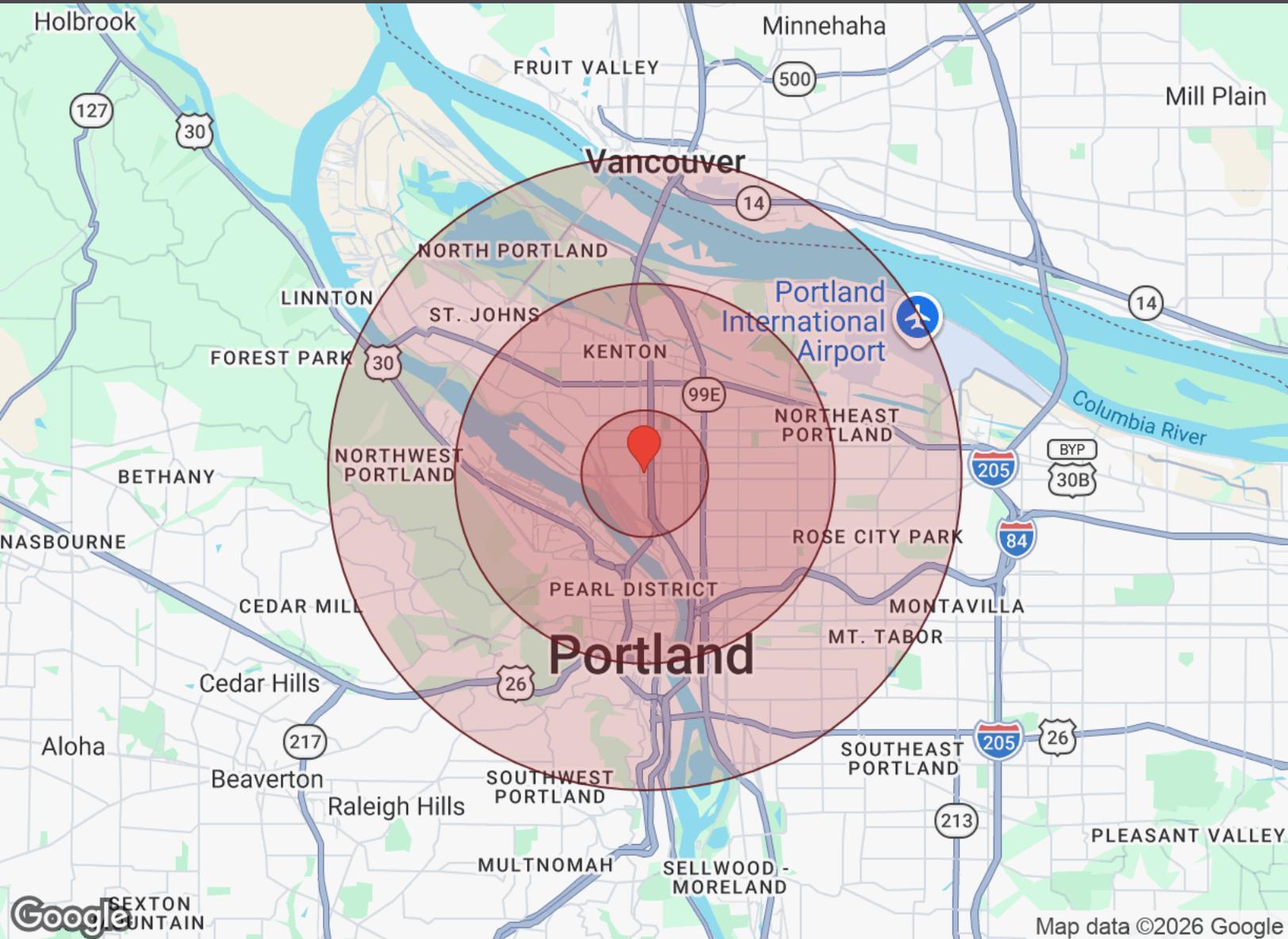
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NEIGHBORHOOD RETAIL MAP



DEMOGRAPHICS

St Irene Byzantine Catholic Church
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 12,619 | 98,459 | 185,529 |
| Female | 12,466 | 89,383 | 174,485 |
| Total Population | 25,084 | 187,842 | 360,014 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 13,133 | 101,762 | 193,079 |
| Occupied | 11,803 | 91,480 | 174,366 |
| Owner Occupied | 5,028 | 35,660 | 76,662 |
| Renter Occupied | 6,775 | 55,820 | 97,704 |
| Vacant | 1,330 | 10,282 | 18,713 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14 | 2,959 | 19,258 | 40,489 |
| Ages 15 - 24 | 2,052 | 19,090 | 35,950 |
| Ages 25 - 54 | 15,280 | 104,780 | 193,892 |
| Ages 55 - 64 | 2,200 | 18,600 | 36,407 |
| Ages 65+ | 2,592 | 26,112 | 53,277 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|-----------------|-----------|----------|----------|
| Median | \$103,326 | \$94,553 | \$98,472 |
| Under \$15k | 959 | 9,888 | 15,368 |
| \$15k - \$25k | 528 | 4,708 | 8,483 |
| \$25k - \$35k | 595 | 4,883 | 8,832 |
| \$35k - \$50k | 800 | 7,383 | 13,779 |
| \$50k - \$75k | 1,393 | 10,828 | 21,544 |
| \$75k - \$100k | 1,484 | 10,292 | 20,426 |
| \$100k - \$150k | 2,243 | 15,228 | 30,433 |
| \$150k - \$200k | 1,445 | 10,847 | 20,325 |
| Over \$200k | 2,357 | 17,423 | 35,176 |

DISCLAIMER

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