

RETAIL INVESTMENT OPPORTUNITY

THE BLANCHARD BUILDING

802-820 SW 10th Ave | Portland, OR 97205



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**COMMERCIAL
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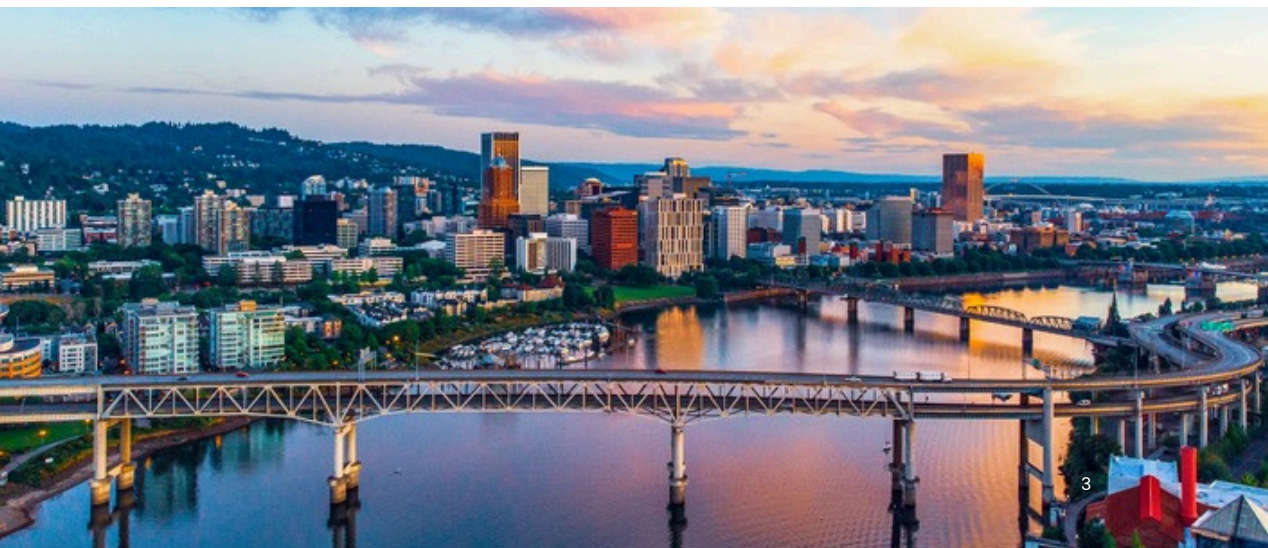
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The Blanchard

802-820 SW 10th Ave | Portland, OR

The Blanchard presents a premier investment opportunity in the heart of Portland's West End. **This highly visible corner property** offers exceptional street frontage and **exposure in one of downtown's most walkable and amenity-rich locations.**

Surrounded by offices, residential towers, hotels, restaurants, and cultural landmarks, the property benefits from **consistent foot traffic and strong tenant demand.**

With immediate access to MAX Light Rail, Portland Streetcar, and major bus lines, **this location combines convenience, visibility, and long-term value** in Portland's dense urban core.

Property Summary: Investment Highlights

THE BLANCHARD

802-820 SW 10th Ave | Portland, OR 97205

\$2,900,000

\$125/PSF

Building Area	20,000 SF
Land Area	10,000 SF
Year Built	1920
Price	\$2,900,000
Price SF	\$125
Construction	Masonry
Zoning	CX
Parcel Numbers	R246468
Parking	On Street

Investment Highlights:

- **Exceptional Location** – Positioned in Portland’s West End/Downtown core, surrounded by a dynamic mix of offices, retail, restaurants, and cultural destinations.
- **Corner Frontage** – Highly visible multi-tenant property with excellent street presence along SW 10th Avenue.
- **Transit Hub Access** – Steps from MAX Light Rail, Portland Streetcar, and major bus lines, ensuring strong connectivity for tenants and customers.
- **Proximity to Landmarks** – Walking distance to Powell’s City of Books, Director Park, Pioneer Courthouse Square, and Portland State University.
- **High Foot Traffic** – Strong pedestrian activity driven by nearby hotels, residential towers, offices, and retail corridors.
- **Attractive Tenant Mix** – Leased to established and complementary tenants that enhance stability and long-term investment value.
- **Dense Urban Market** – Surrounded by a built-in customer base of residents, workers, students, and visitors.





2nd Floor Office Spaces



Rent Roll

Type	Suite	Lease Start	Lease End	Square Feet	Current Monthly Rent	Current Annual Rent	Current Rent PSF	Monthly NNN	Annual NNN	NNN PSF
Vacant	200			6,630	\$11,050.00	\$132,600.00	\$10.00	\$4,176.90	\$50,122.80	\$7.56
Vacant	204			2,648	\$4,413.33	\$52,960.00	\$10.00	\$1,668.24	\$20,018.88	\$7.56
Case Study Coffee	802	7/15/12	1/31/28	1,587	\$4,716.90	\$56,602.80	\$35.67	\$630.00	\$7,560.00	\$4.76
Case Study Coffee	802STR	7/15/12	1/31/28	275	\$309.51	\$3,714.12	\$13.51	\$0.00	\$0.00	\$0.00
Crafty Wonderland	808	2/1/12	4/30/27	1,447	\$3,070.33	\$36,843.96	\$25.46	\$1,182.00	\$14,184.00	\$9.80
Grand Gesture Books	814	8/1/24	8/31/27	1,439	\$1,678.83	\$20,145.96	\$14.00	\$553.00	\$6,636.00	\$4.61
Vacant	928	8/15/14	4/30/25	4,665	\$7,775.00	\$93,300.00	\$15.00	\$2,144.00	\$25,728.00	\$5.52
TOTAL				18,691 SF	\$23,338	\$280,062	\$14.98	\$10,354	\$124,250	\$6.65



Valuation



SALE OFFERING:
802-820 SW 10th Ave | Portland, OR 97205

Price \$2,900,000

Price SF \$125

NRSF 20,000 SF

Occupancy 25%

INCOME TYPE	CURRENT	PSF
Gross Rental Income	\$280,062	\$14.00
Est. NNN Reimbursements	\$124,250	\$5.60
Total Income	\$404,312	\$20.22
(Economic Vacancy)	(\$258,625)	
Effective Gross Income	\$145,687	\$7.28
OPERATING EXPENSES	CURRENT	PSF
Taxes	\$44,802	\$2.24
Insurance	\$28,483	\$1.42
Utilities	\$20,389	\$1.02
General & Administrative	\$1,152	\$0.06
Maintenance	\$21,732	\$1.09
Elevator	\$6,436	\$0.32
Property & Administrative Fee (6% of GPR)	\$8,741	\$0.44
Reserves (\$0.50 PSF)	\$10,000	\$0.50
Total Operating Expenses	\$141,735	\$7.09
OPEX % of EGI	97%	
Net Operating Income	\$3,952	\$0.20

Significant upside potential with the property currently just 25% occupied.

Community Breakdown: Who's Living Here

Population:

State: Oregon	4.18M
County: Multnomah	789,698
MSA: Portland-Metro	2.49M
City: Portland	630,498

	1 mile	3 Miles	5 Miles
Population	46,657	185,035	458,053
Total Households	29,394	97,830	212,116
Average Household Income	\$103.2K	\$136.8K	\$139.8K
Total Consumer Spending	\$328.9M	\$4.5B	\$12B



Walkability Score:

Walker's Paradise (100)
Rider's Paradise (94)



Transportation:

- 12 miles to Portland International Airport
- 7 miles to Beaverton Transit Center



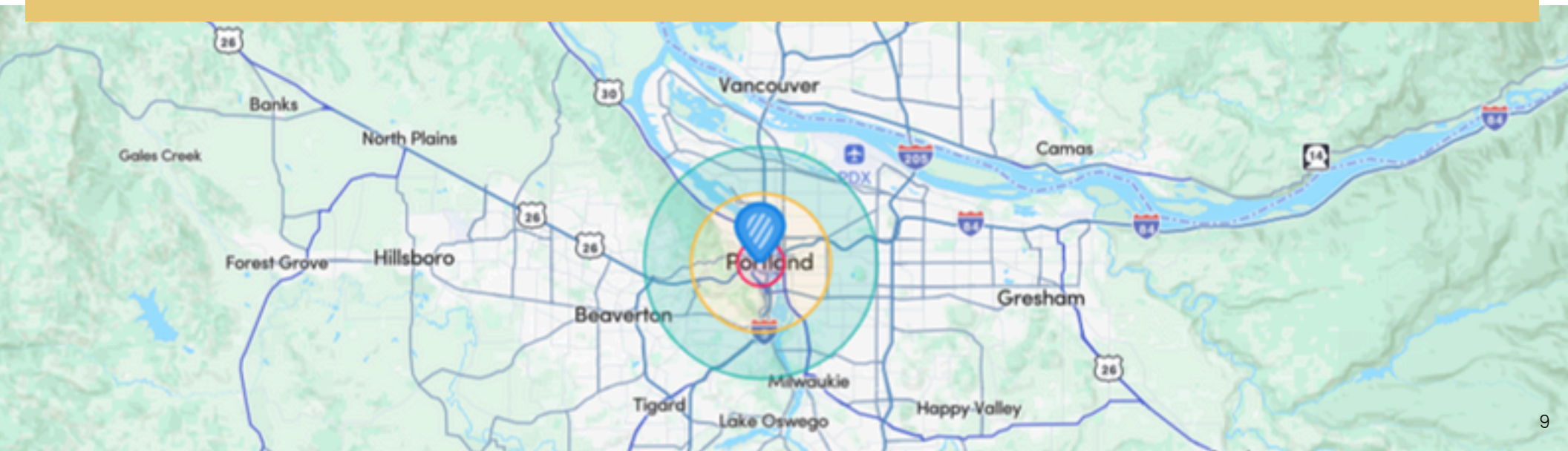
MAX / Streetcar Transit:

- Library/SW 9th - 0.0 mi
- Central Library- 0.1 mi
- Pioneer Square North- 0.2 mi
- SW 10th & Alder- 0.3 mi



Daily Car Count: (VPD)

SW Yamhill St - 2,105
I 405 - 88,628
US 26 - 71,681
I-5 - 118,641



Community Breakdown: Who's Living Here



802-820 SW 10th Ave | Portland, OR



Bus Stops / Transit



Take a Closer Look: Steps from It All

★ 802-820 SW 10th Ave | Portland, OR

● Bus Stops / Transit





Downtown Portland

Downtown Portland offers a convenient mix of amenities, transportation, dining, and shopping. The area is easily accessible by MAX Light Rail, Portland Streetcar, and bus lines, making it well-connected to the rest of the city.

It features a wide range of shops, from national retailers to local boutiques, and is home to popular spots like Pioneer Place and Nordstrom. The food scene includes restaurants, food carts, cafes, and breweries, providing options for all tastes. Nearby parks such as Director Park and the South Park Blocks offer open space in the city center.

Overall, Downtown Portland combines accessibility, services, and a variety of daily conveniences in one central location.

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