



# 850 N GRAHAM ST

850 N Graham St | Portland, OR 97227

Asking Price: \$650,000 | Price PSF: \$181/SF

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## INVESTMENT HIGHLIGHTS

- ◇ Priced well below replacement cost at \$181/SF vs. ~\$350/SF to build new in Portland.
- ◇ Exceptional freeway access at the intersection of I-5 and I-405 (combined 236,000 VPD).
- ◇ Dense, affluent urban demographics: 200,000+ residents within 3 miles earning \$135K+ on average.
- ◇ Three blocks from 554-bed Legacy Emmanuel Medical Center.
- ◇ Functional warehouse layout with 13' clear height, 1 grade-level door, and 840 SF of office.
- ◇ Flexible interior setup supports a wide range of uses, including cannabis cultivation.
- ◇ 3.1:1 land-to-building ratio with secure, gated off-street parking.
- ◇ Durable construction: reinforced slab, concrete/metal exterior, and perimeter security gates.
- ◇ Zoned for manufacturing, warehousing, processing, and assembly.
- ◇ Surrounded by nearby retail amenities including restaurants, gyms, and breweries.
- ◇ Over 2.25M SF of multifamily development has been delivered or is planned within a 1-mile radius since 2022.

