

# FOR SALE

6739 SE POWELL BLVD, PORTLAND, OR 97206



## PROPERTY DESCRIPTION

2,800 SF industrial/flex building on a secure, fenced 5,040 SF corner lot in Portland's Foster-Powell neighborhood, with 14,000+ daily vehicles for prime visibility. Features three (3) at-grade overhead doors and Commercial Employment (CE) zoning, allowing for a variety of industrial, commercial, or flex uses. Ideal for owner-users or investors seeking a high-traffic location with excellent access.

## PROPERTY HIGHLIGHTS

- 2,800 SF industrial/flex building on 5,040 SF corner lot
- Two (2) front OH at-grade doors: approx. 8'9"H x 12'0"W (western) & 8'11"H x 10'8"W (eastern)
- One (1) rear OH at-grade door: approx. 8'0"H x 10'0"W
- High-visibility location on SE Powell Blvd with 14,000+ daily vehicles
- Fenced and secure yard for outdoor storage or parking

## OFFERING SUMMARY

<b>Sale Price:</b>	\$695,000.00
<b>Building Size:</b>	2,800 SF
<b>\$ / Bldg SF:</b>	\$248.21
<b>Lot Size:</b>	5,040 SF
<b>Zoning:</b>	CE (Commercial Employment)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Total Households:</b>	10,275	83,697	207,789
<b>Total Population:</b>	24,619	202,866	484,030
<b>Average HH Income:</b>	\$103,508	\$103,653	\$102,349

## ADAM BEAN

director, sior  
Licensed in Oregon  
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**Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209**

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*Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction*



# Property Aerial

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# Additional Photos

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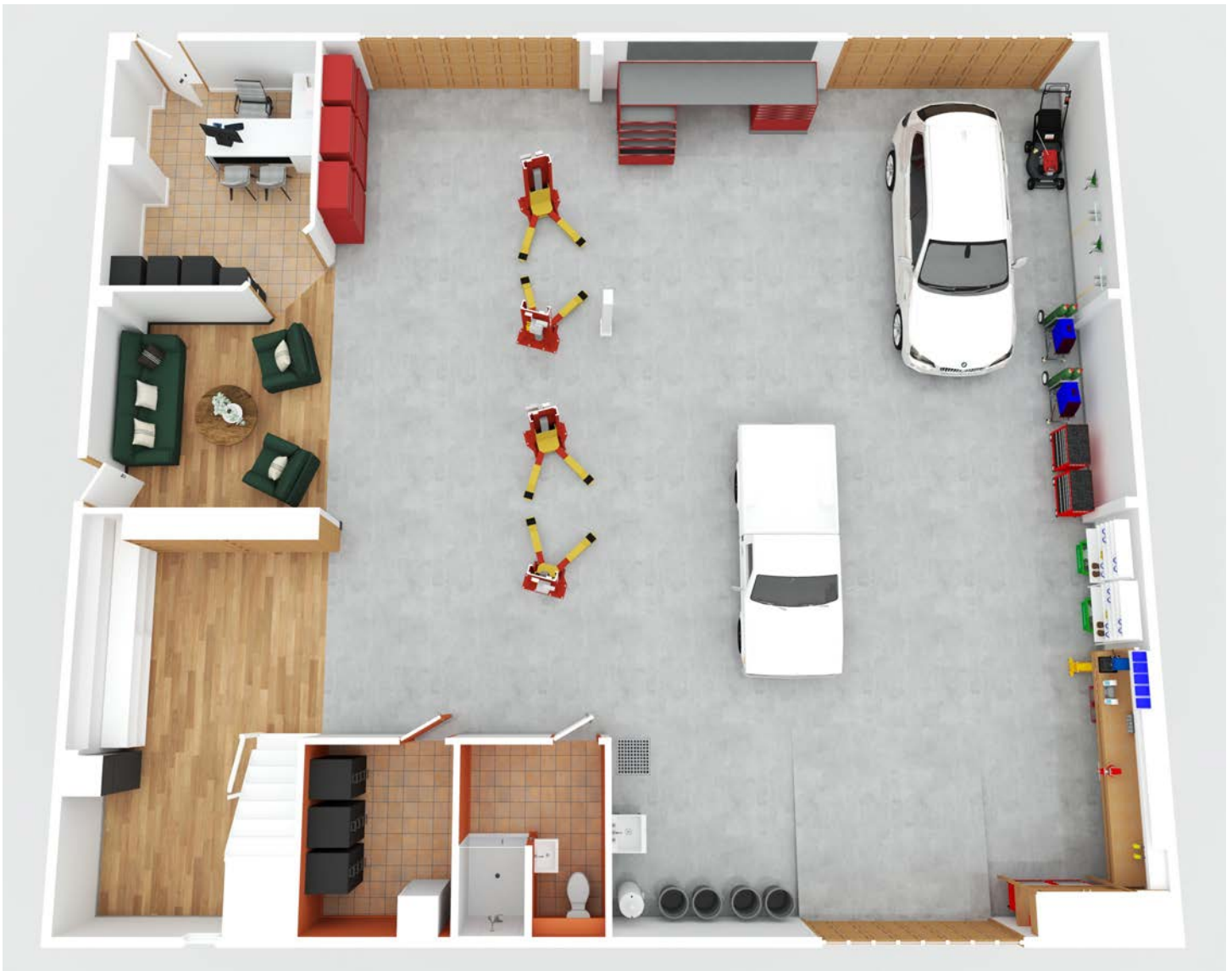
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# Floor Plan

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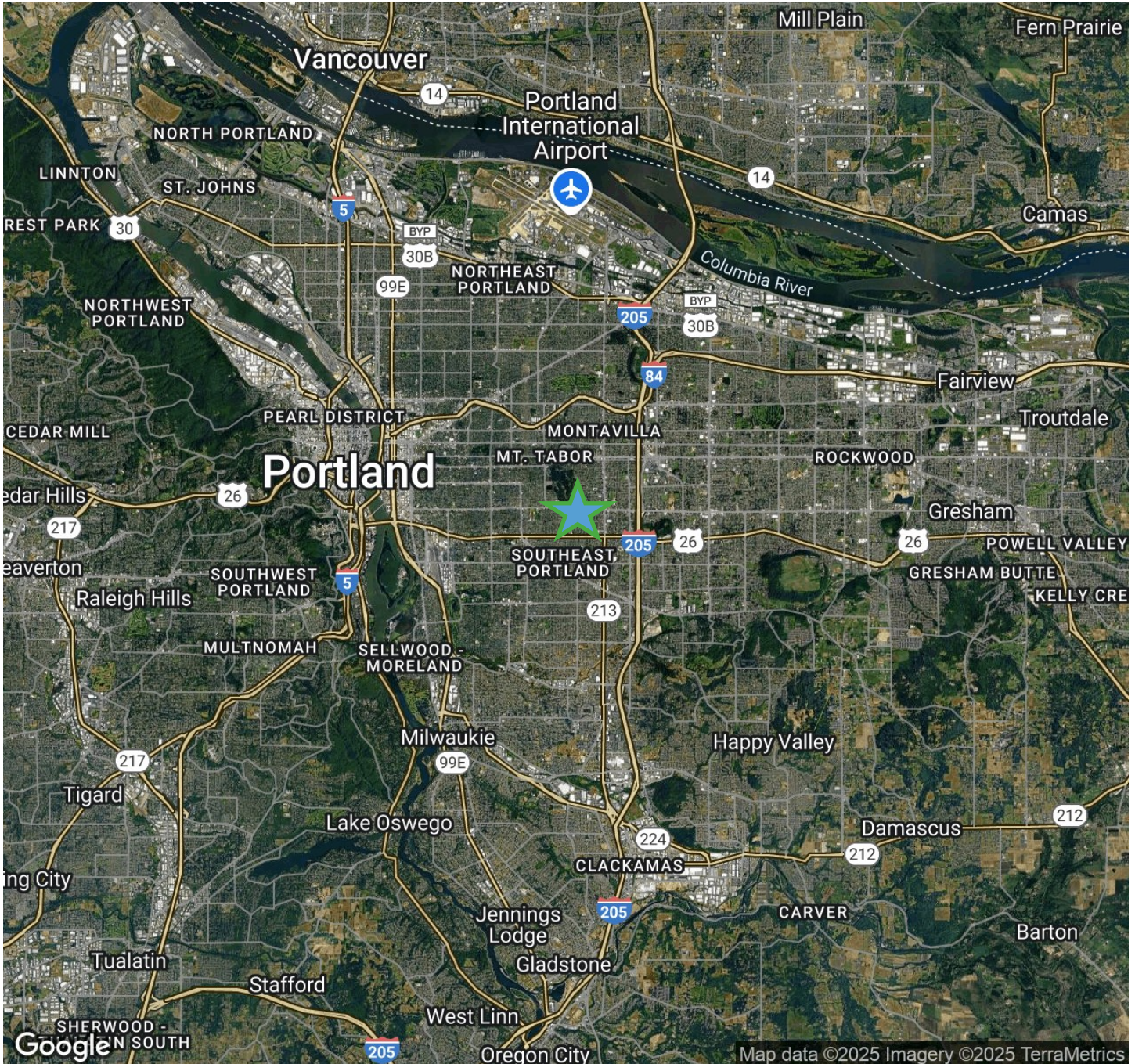
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# Location Map

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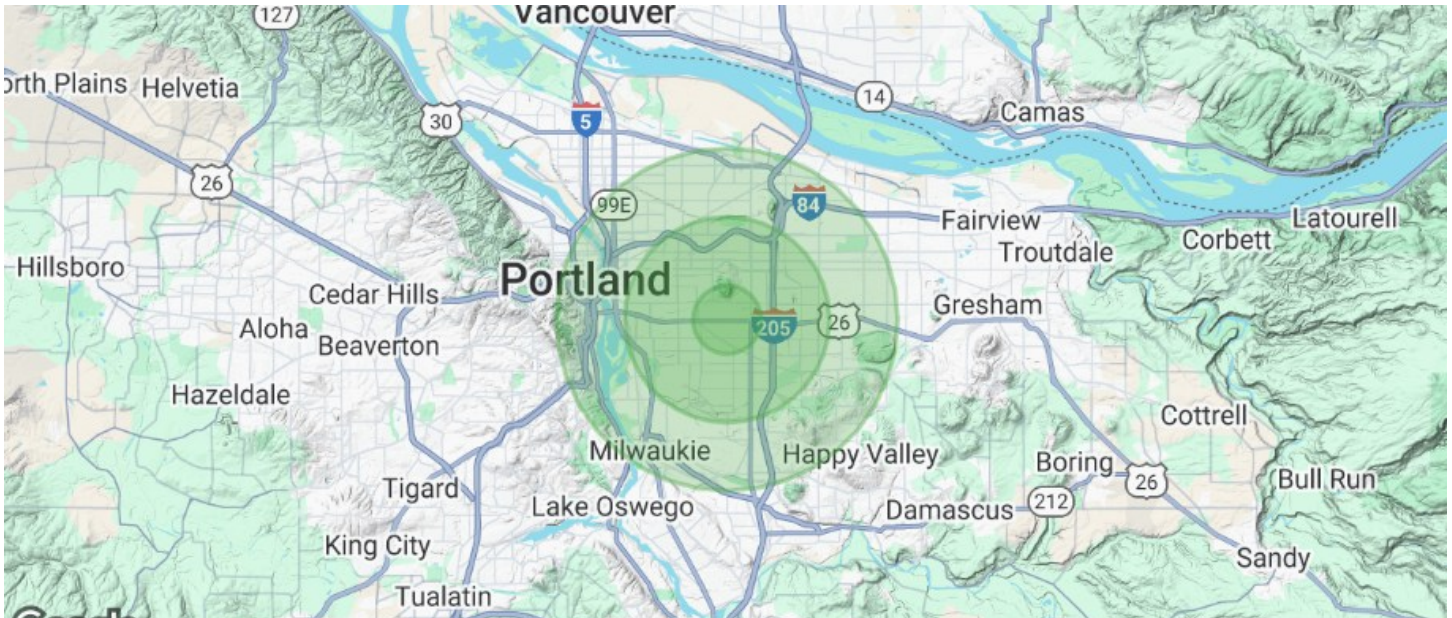
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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,739	205,590	502,805
Average Age	41	40	41
Average Age (Male)	40	40	40
Average Age (Female)	41	41	41
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,856	85,476	215,518
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$113,807	\$116,302	\$116,940
Average House Value	\$612,726	\$638,867	\$644,295

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