



MULTNOMAH SQUARE

7843-7845 SW Capitol Hwy and 3560-3590 SW Troy Street | Portland, OR 97219

Asking Price: \$1,790,000 | Cap Rate: 7.00%

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INVESTMENT HIGHLIGHTS

- ◇ Prime location in Multnomah Village, a high-demand Portland neighborhood
- ◇ Small-format suites (avg. 400 SF) meet growing demand and reduce leasing risk
- ◇ Exceptionally tight office submarket with <1% vacancy (Costar)
- ◇ 99% occupied at below-market rents, offering strong value-add potential
- ◇ Long-term tenancy: 1/3 of GLA occupied for 10+ years
- ◇ Flexible zoning allows retail, office, and residential uses
- ◇ Dense residential area: 110,000+ people within 3 miles
- ◇ Affluent demographics: \$169K+ average household income (1.5-mile radius)
- ◇ Walkable location near restaurants, retail, parks, and community amenities
- ◇ Strong connectivity via SW Multnomah Blvd to I-5 & Hwy 99W (130K+ VPD combined)
- ◇ Over 1,300 new multifamily units built nearby since 2022 with 91%+ occupancy

