



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



Northmarq
4949 Meadows Rd, Suite 490
Lake Oswego, OR 97035
northmarq.com



Michael Kapnick
Vice President
mkapnick@northmarq.com
503.210.4068
OR Lic. #960500191