

INVESTMENT OR OWNER USER MULTI-TENANT COMMERCIAL

1400 SOUTHEAST MORRISON STREET, PORTLAND, OR 97214



PRESENTED BY:

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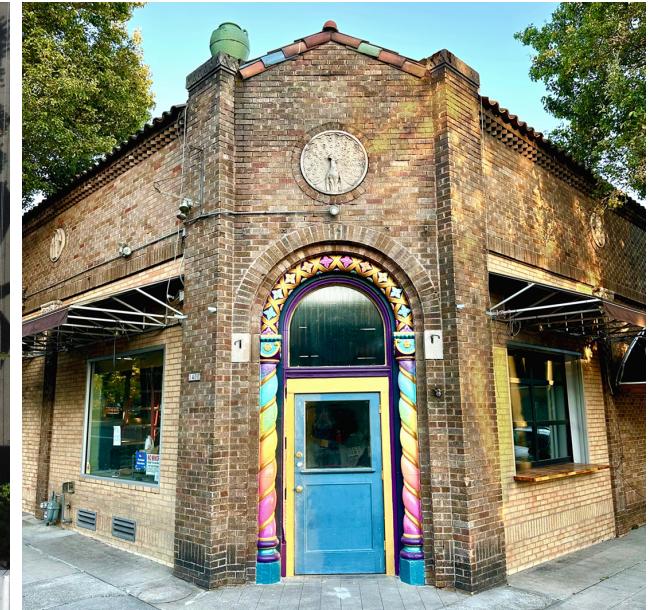
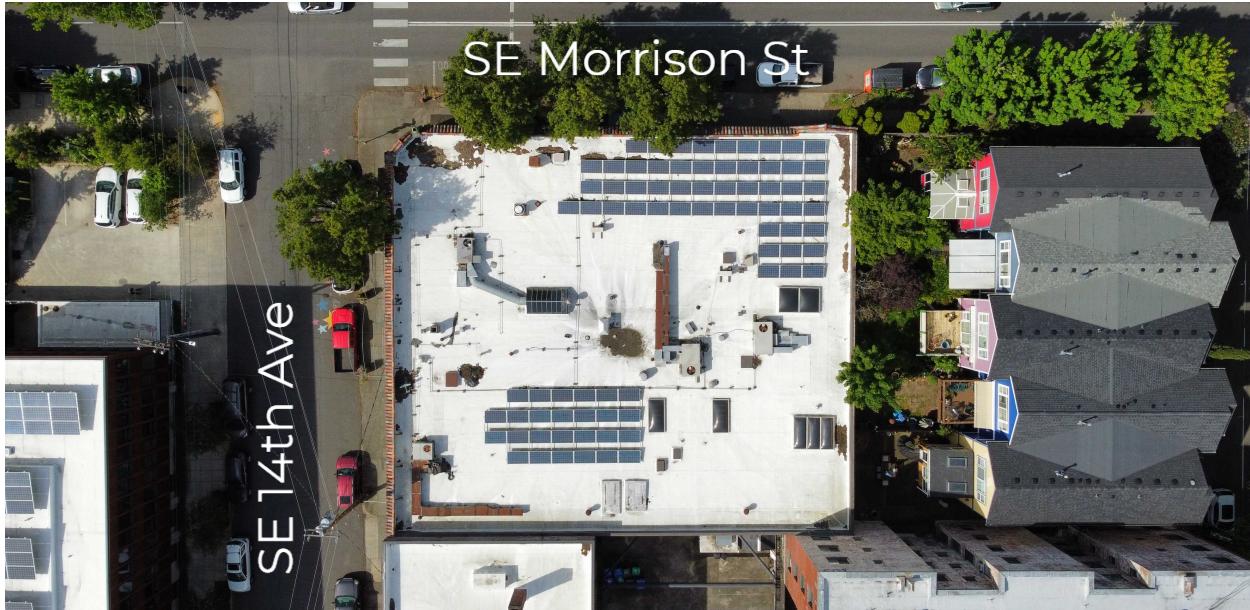
SCHWAB COMMERCIAL

16365 Boones Ferry Rd
Lake Oswego, OR 97035

EXECUTIVE SUMMARY

Peacock Building

1400 Southeast Morrison Street | Portland, OR 97214



OFFERING SUMMARY

PRICE:	\$2,725,000
BUILDING SF:	11,374
PRICE / SF:	\$239.58
OCCUPANCY:	3 of 5 Spaces Leased
AVAILABLE SF:	5,828
LOT SIZE:	0.26 Acres
POWER:	3-Phase Heavy
ZONING:	CM2 - Commercial
ROOFTOP SOLAR:	Yes

PROPERTY OVERVIEW

The Peacock Building is a multi-tenant retail building located in the Buckman neighborhood of inner SE Portland. This 11,374 square foot building offers five versatile suites with a variety of commercial uses, including retail, restaurant, and flex/tech.

The building features three leased units and two units available for owner-users or tenants. The four spaces suitable for bars, restaurants, and retail range from 666 SF to 2,582 SF. Additionally, there is a 5,162 SF flex space with a roll-up door, allowing an owner to occupy more than 50% of the building. Recent tenants have included bars, a pastry shop, an event space, and a manufacturing/flex user, indicating the building's adaptability to various commercial needs.

Buckman is a lively mixed-use neighborhood featuring some of Portland's most popular event spaces and dining options. The property is within walking distance of popular restaurants and stores like Nostrana, Astera, Market of Choice, and Kachka.

PROPERTY HIGHLIGHTS

- Quick access to major streets such as Belmont, Hawthorne, and Burnside.
- Property is equipped with 3-phase power
- Includes a rooftop solar installation
- Roll up door with interior dock.
- Previous tenants utilized sidewalk and parking stalls as overflow seating for their respective bar and restaurant uses.
- Perfect for a 5,000 - 6,000 Sq Ft owner user who could occupy the flex portion of the building with or without one of the retail spaces on Morrison.

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AERIAL PHOTO

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FLOOR PLAN

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UNIT 814 - VACANT

- 5,162 sq ft flex / light manufacturing space
- 1 roll up door with interior dock on SE 14th
- Several offices, storage spaces, and open spaces
- 2 private bathrooms

UNIT 1400 - JUST LEASED

- 2,582 sq ft restaurant / bar space
- Bar and seating area
- Event space with stage
- Kitchen with hood
- Several storage / office rooms
- 3-stall bathroom

UNIT 1412 - JUST LEASED

- 910 sq ft restaurant / bar space
- Bar and seating area
- Kitchen
- Private bathroom

UNIT 1414 - JUST LEASED

- 666 sq ft commercial space
- Kitchen
- Private bathroom

UNIT 1416 - VACANT

- 1,912 sq ft restaurant / bar space
- Bar and seating area
- Kitchen
- Private bathroom

**Unit 1416
1,912 Sq ft**

Unit 1414
666 Sq ft

**Unit 1412
910 Sq ft**

1400 SE Morrison St. Building , Portland, OR 97214



Unit 1400 2,582 Sq ft

Unit 814 5,162 Sq ft

RENT ROLL

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Unit	Size (SF)	Type	Status	Use	Commencement	Termination	Rent (MO)	Rent / SF (YR)	Annual Rent	Exp. Charge / SF (YR)
814	5,162	Flex	Vacant	Flex	-	-	-	-	-	-
1400	2,582	Retail	Leased	Bar / Event	2/1/2025	1/31/2030	\$ 6,239.83	\$ 29.00	\$ 74,877.96	\$ 4.00*
1412	910	Retail	Leased	Cafe / Restaurant	6/1/2025	5/31/2028	\$ 1,895.83	\$ 25.00	\$ 22,749.96	\$ 4.00
1414	666	Retail	Leased	Bakery	6/1/2025	5/31/2028	\$ 1,609.50	\$ 29.00	\$ 19,314.00	\$ 4.00
1416	1,912	Retail	Vacant	Bar / Restaurant	-	-	-	-	-	-
Building	11,232		-	-	-	-	\$ 9,745.16	-	\$ 116,941.92	\$ 4.00

Expense Charge includes property taxes, insurance and Common Area Maintenance costs (water/sewer, gas, electric, HVAC & sprinkler maintenance)**

Exp. Charge	Annual	/SF
Taxes	\$ 11,581	\$ 1.03
Insurance	\$ 7,000	\$ 0.62
Other CAMs	\$ 26,347	\$ 2.35 <i>estimate</i>
Total	\$ 44,928	\$ 4.00 <i>estimate</i>

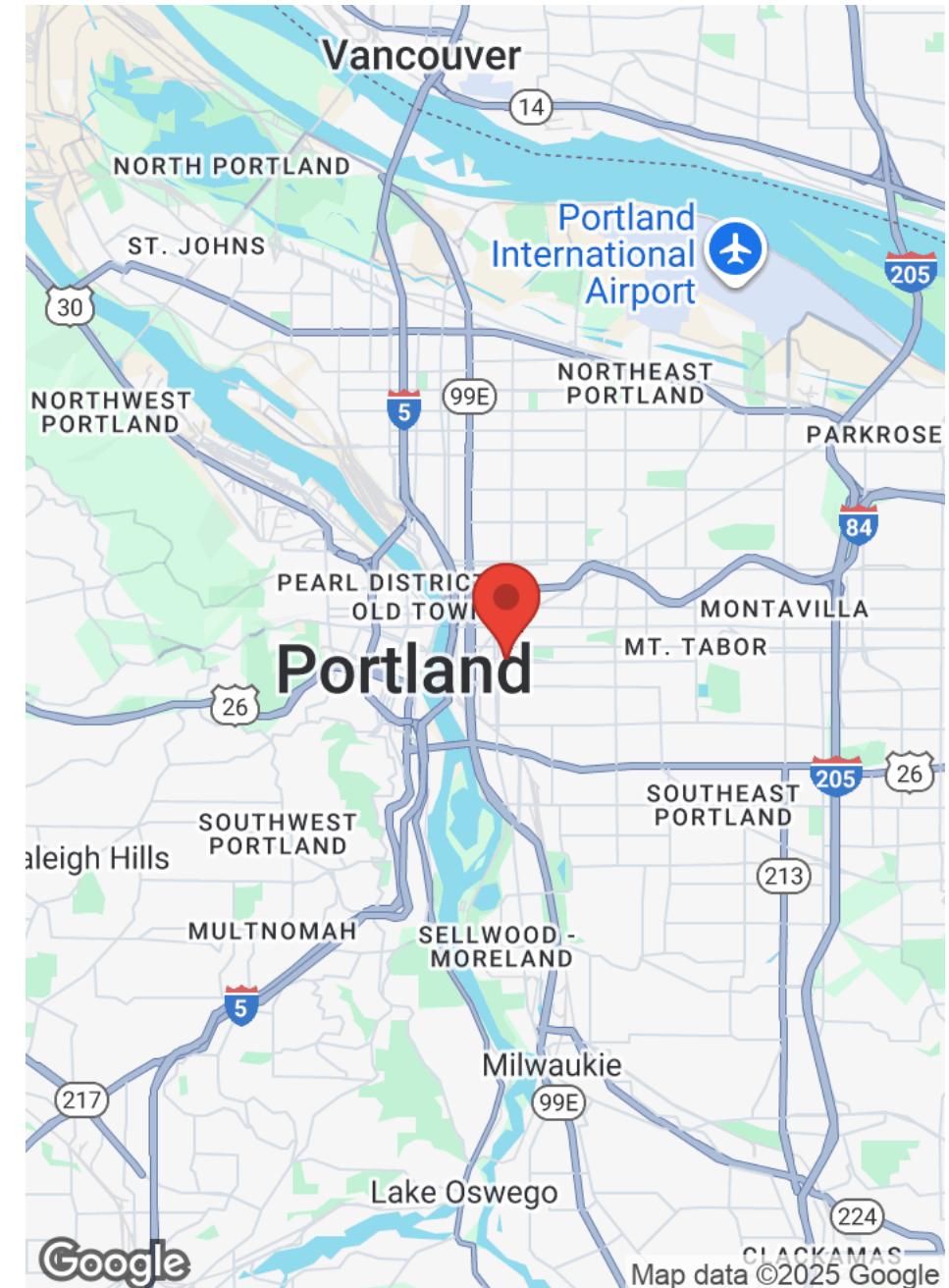
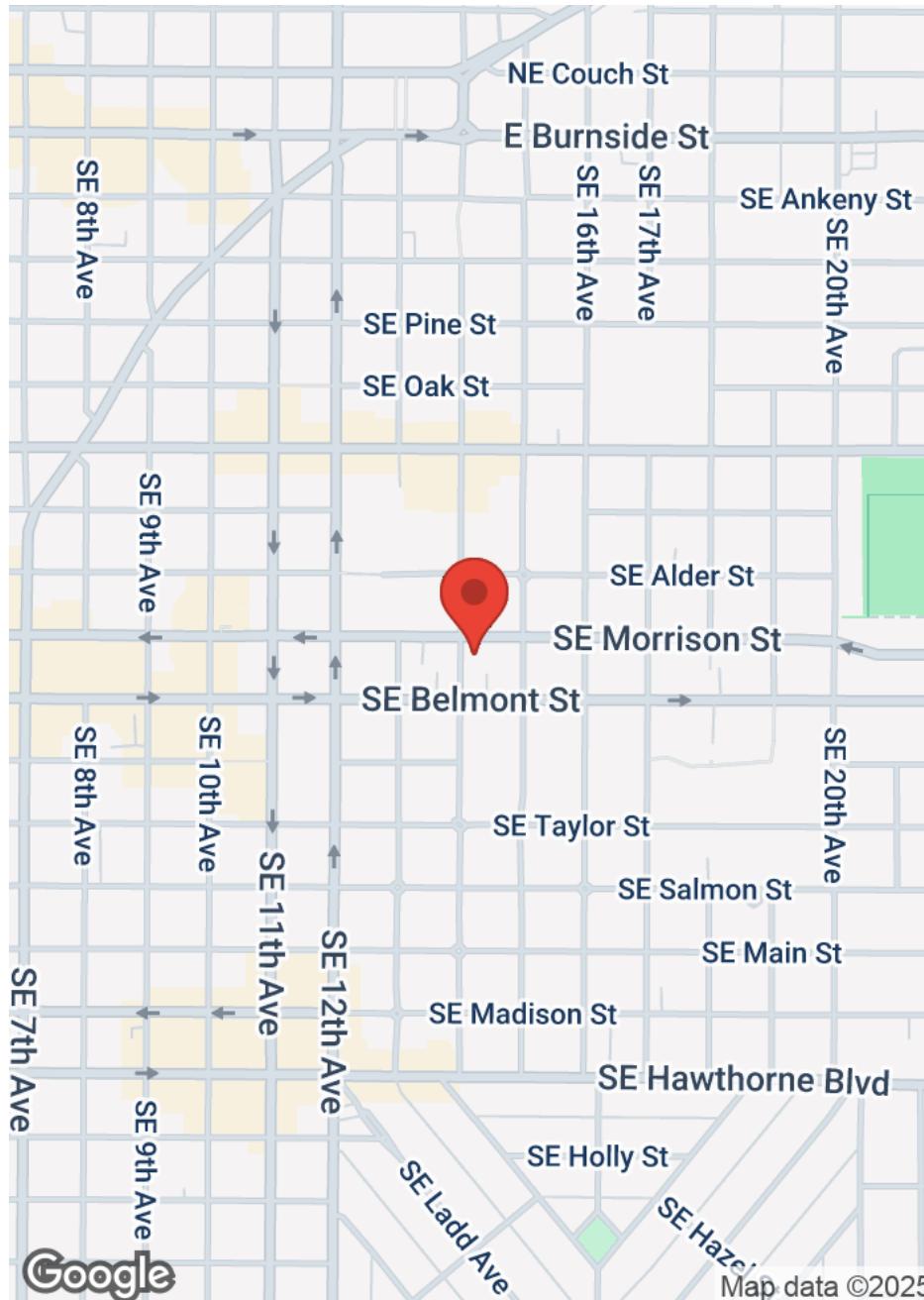
* Tenant responsible for their own water/sewer, electric, and kitchen gas for this unit only. Expense Charge is adjusted down from \$4/SF for this unit.

** Tenants responsible for their own trash & recycling.

LOCATION MAPS

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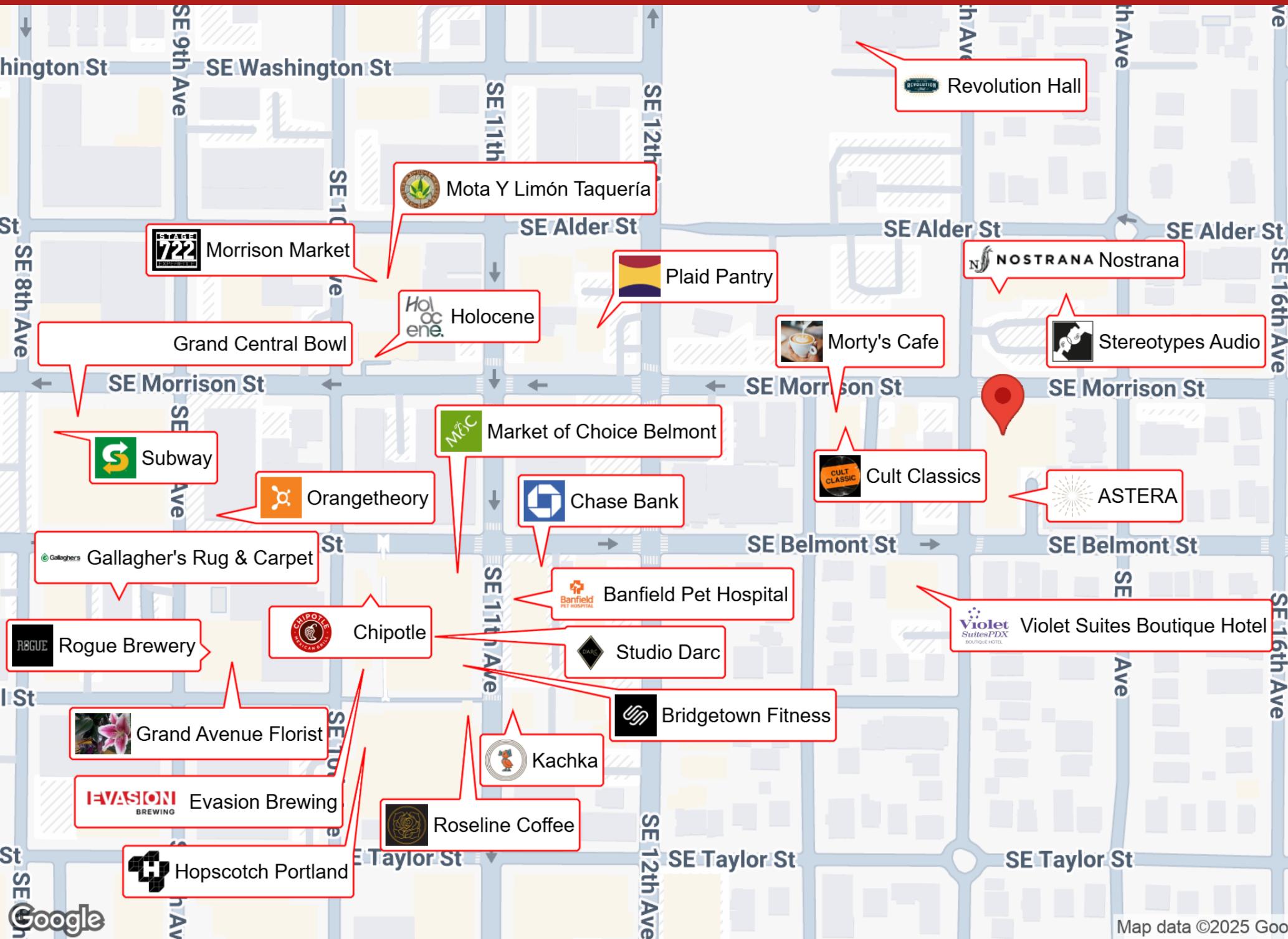
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BUSINESS MAP

Peacock Building

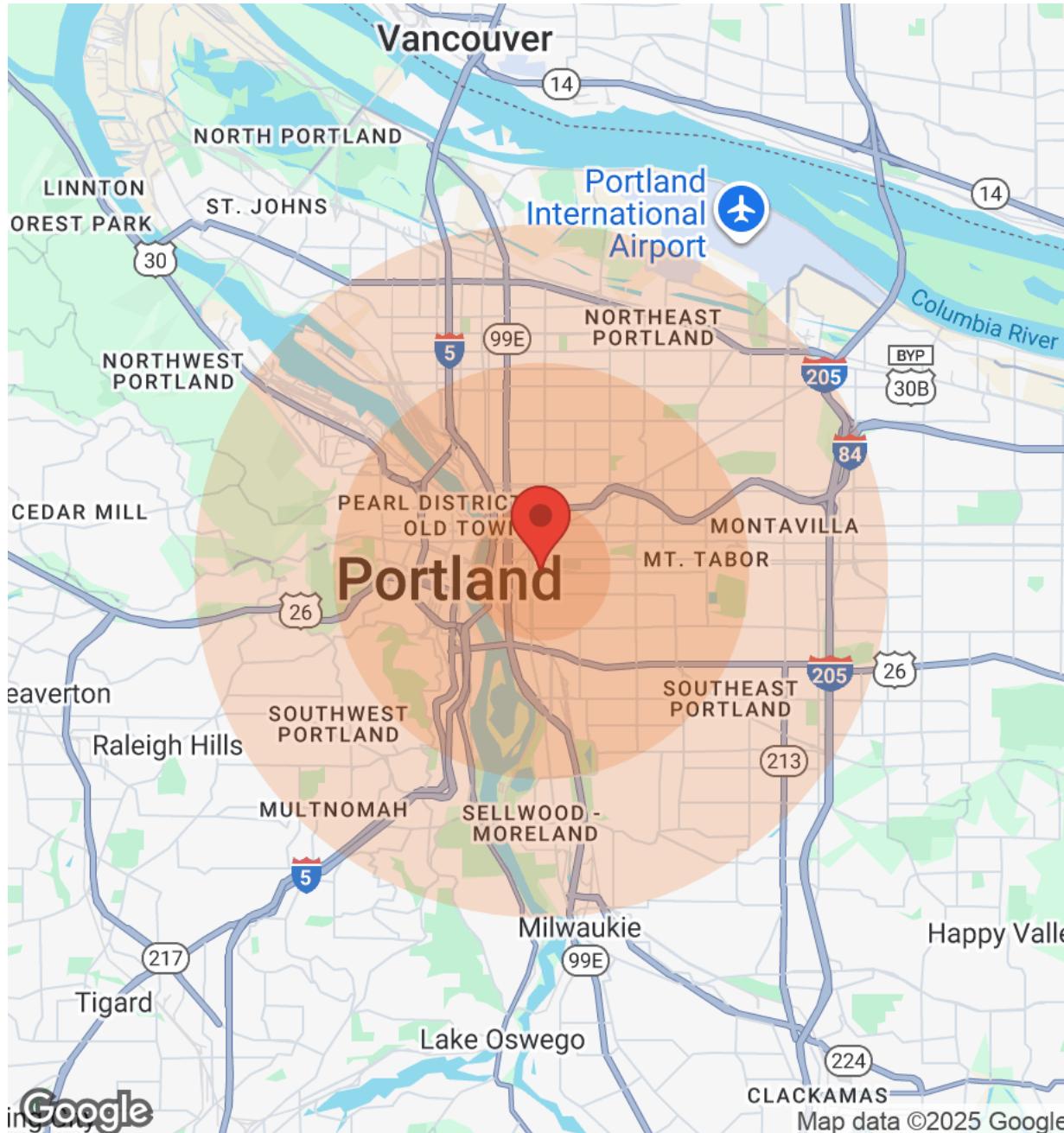
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	10,970	100,335	210,207
Female	10,942	99,733	215,126
Total Population	21,912	200,068	425,333

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,584	25,982	65,426
Ages 15-24	1,095	14,287	39,011
Ages 25-54	12,389	98,488	194,139
Ages 55-64	3,205	29,550	60,916
Ages 65+	2,639	31,761	65,841

Race	1 Mile	3 Miles	5 Miles
White	21,112	181,341	365,291
Black	124	5,676	17,333
Am In/AK Nat	23	325	1,009
Hawaiian	N/A	55	520
Hispanic	617	7,083	26,624
Multi-Racial	1,018	14,148	48,790

Income	1 Mile	3 Miles	5 Miles
Median	\$36,825	\$50,408	\$51,766
< \$15,000	2,117	17,805	29,276
\$15,000-\$24,999	1,557	10,875	20,738
\$25,000-\$34,999	1,771	10,314	20,628
\$35,000-\$49,999	1,740	12,533	26,453
\$50,000-\$74,999	1,792	16,844	35,840
\$75,000-\$99,999	1,079	10,742	22,286
\$100,000-\$149,999	968	11,471	21,793
\$150,000-\$199,999	244	4,297	7,429
> \$200,000	307	5,030	8,574

Housing	1 Mile	3 Miles	5 Miles
Total Units	12,781	111,903	216,875
Occupied	12,093	103,429	202,808
Owner Occupied	3,311	43,711	104,279
Renter Occupied	8,782	59,718	98,529
Vacant	688	8,474	14,067



DISCLAIMER

Peacock Building

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