



FOR SALE



BIG PRICE REDUCTION!

THE 4949 BUILDING

100% Leased Office Building in South Portland
± 17,657 SF on ± 31,400 SF Lot | \$3,990,000 (\$226/SF)

4949 S Macadam Ave, Portland, OR 97239

- 51 Off-Street Parking Spaces (Some Covered)
- Owner-User with Income or Investment Opportunity
- Ground Floor: 6,007 SF / 2nd Floor: 11,650 SF
- Coworking / Creative Office Buildout on Both Floors
- Building is 100% leased until May 15, 2028 and then available for an Owner-User or Re-leasing

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PROPERTY SUMMARY



FOR
SALE

PROPERTY DETAILS

Address	4949 S Macadam Ave, Portland, OR 97239
Available Space	17,657 SF <ul style="list-style-type: none">• Ground Floor: 6,007 SF• 2nd Floor: 11,650 SF
Gross Land (Lot) Area	31,400 SF
Construction / Renovation	1979 / 2017
Parking Spaces	51 Off-Street
Property Zoning	CM2 Commercial
Sale Price	\$4,950,000 \$3,990,000 (\$226/SF)
Year 1 NOI	\$339,154
Cap Rate	8.50%

Capacity Commercial Group is pleased to present the opportunity to acquire a prime location office asset in South Portland's Johns Landing neighborhood, just minutes from the downtown core.

Built in 1979 and renovated in 2017, the building features 51 off-street parking spaces and excellent street access. The ground floor is mostly open traditional office, while the 2nd floor features a substantial creative office buildout with rustic and industrial finishes plus a kitchen. This floor is currently built out as open coworking space with private offices along the perimeter.

Location Features

- Close-In Johns Landing / South Portland Neighborhood near Downtown and 2 Blocks to the Willamette River
- Excellent Accessibility on S Macadam Ave - Directly on Trimet Bus Lines 35 & 36 and 1/2 Mile to Streetcar
- Blocks to Retail / Dining Highlights

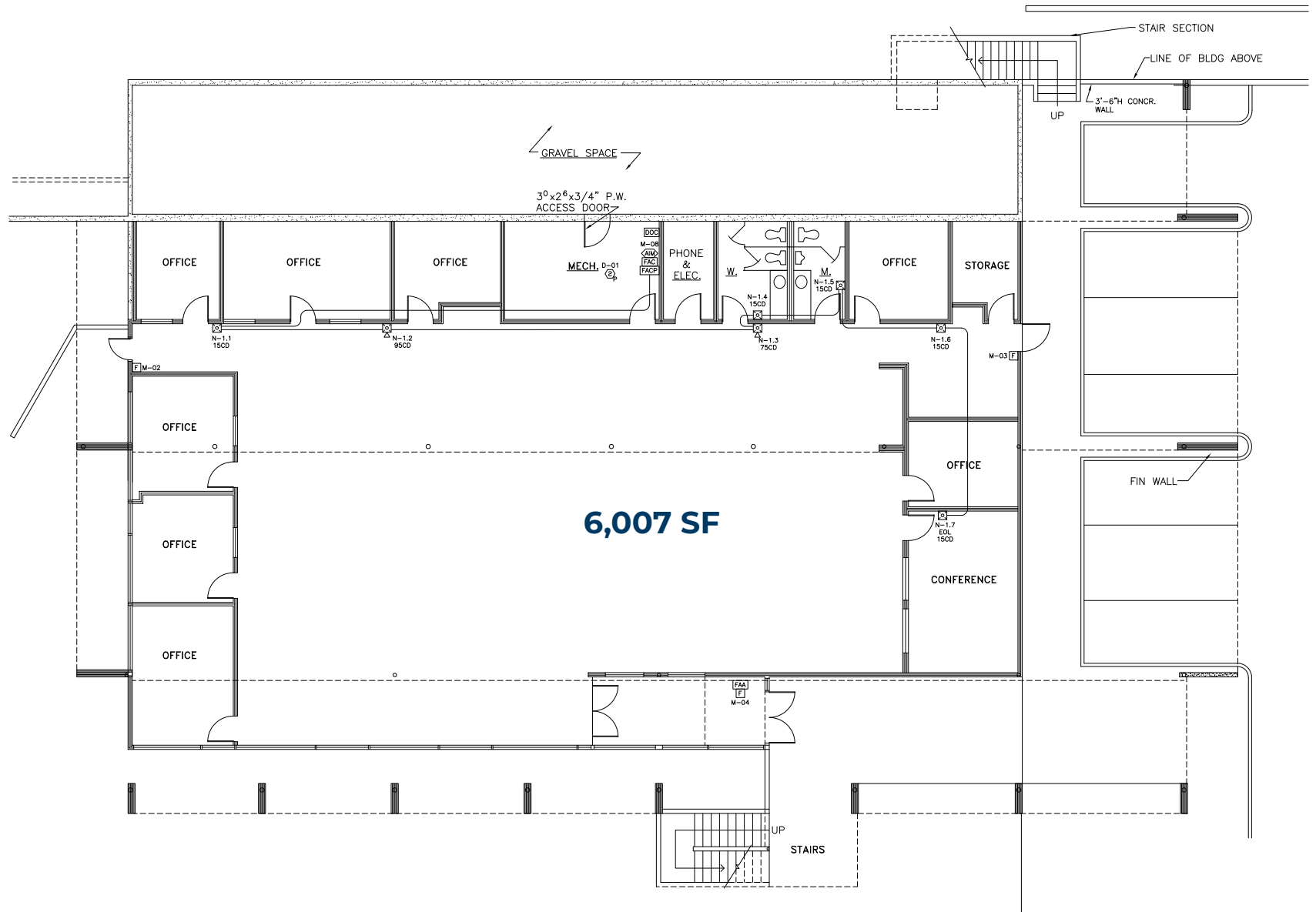
Nearby Highlights

- Bamboo Grove
- Chart House
- Elephants on Corbett
- Essence Coffee
- Jola Bar and Kitchen
- Jolly Roger
- McMenamins Fulton Pub
- River's Edge
- Rosswood
- Starbucks
- The Circuit Boulderling Gym
- The Old Spaghetti Factory
- Wells Fargo
- Zupan's



FLOOR PLAN

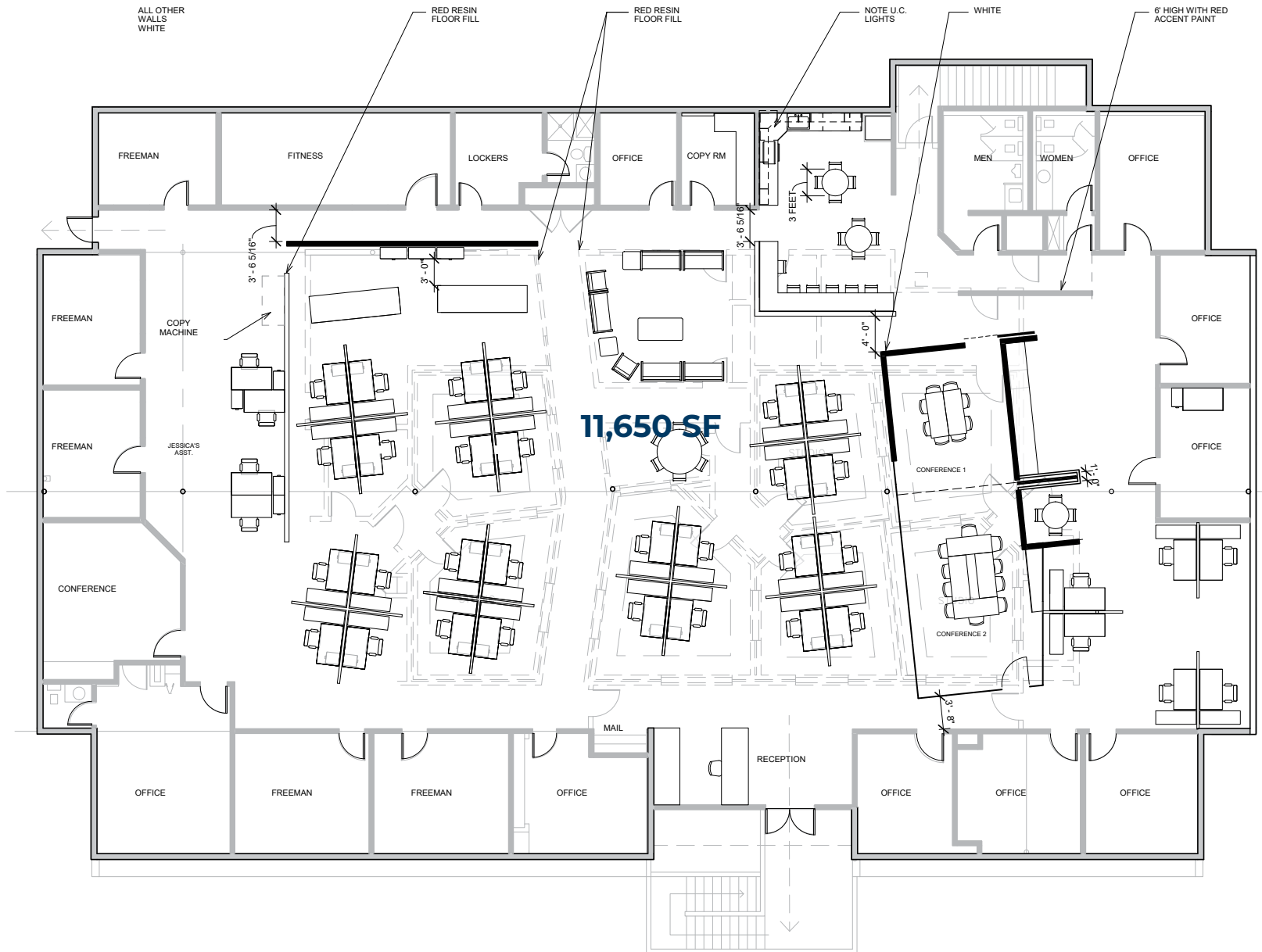
GROUND FLOOR





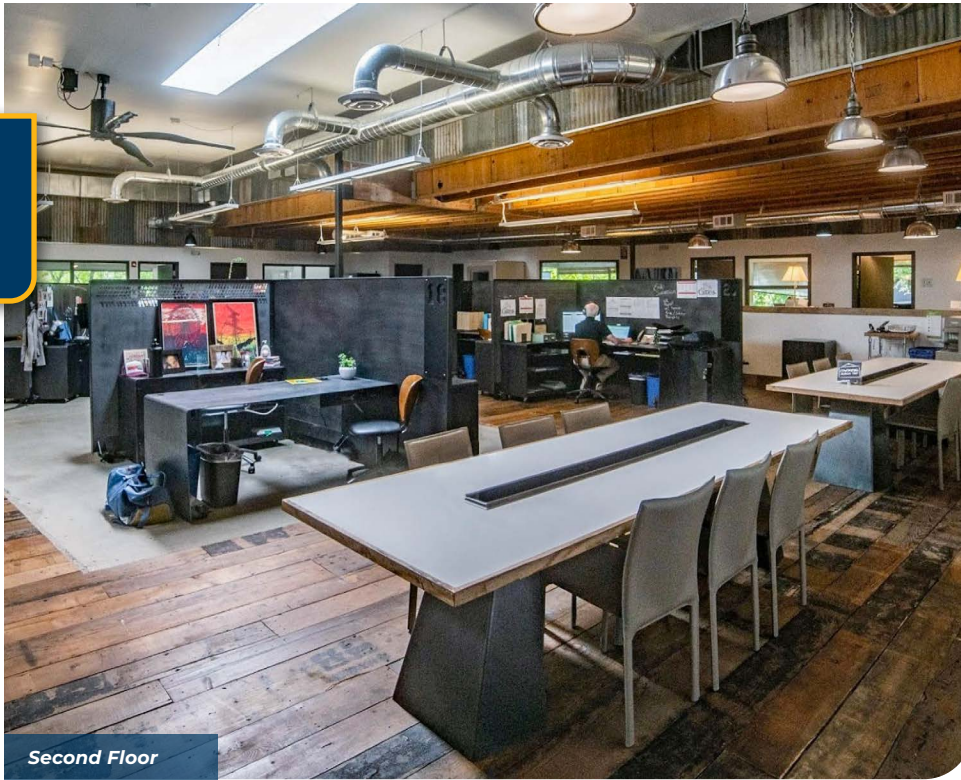
FLOOR PLAN

SECOND FLOOR

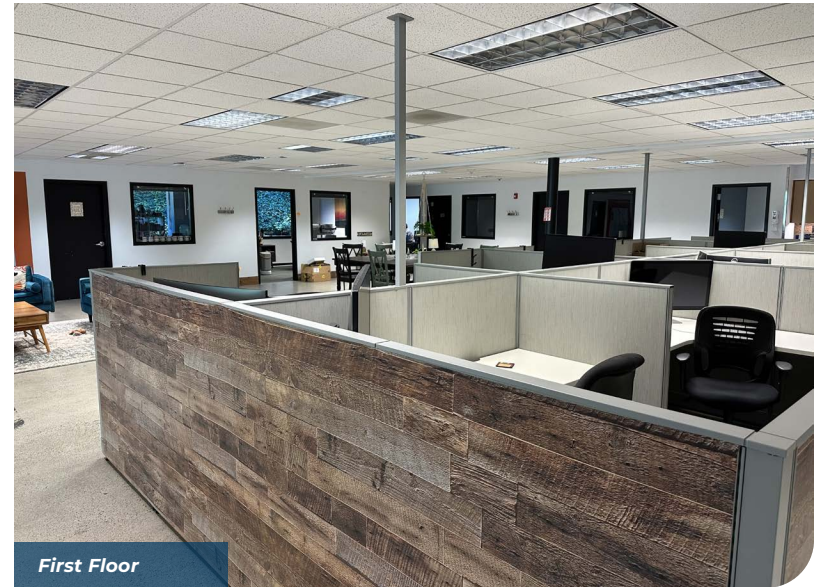




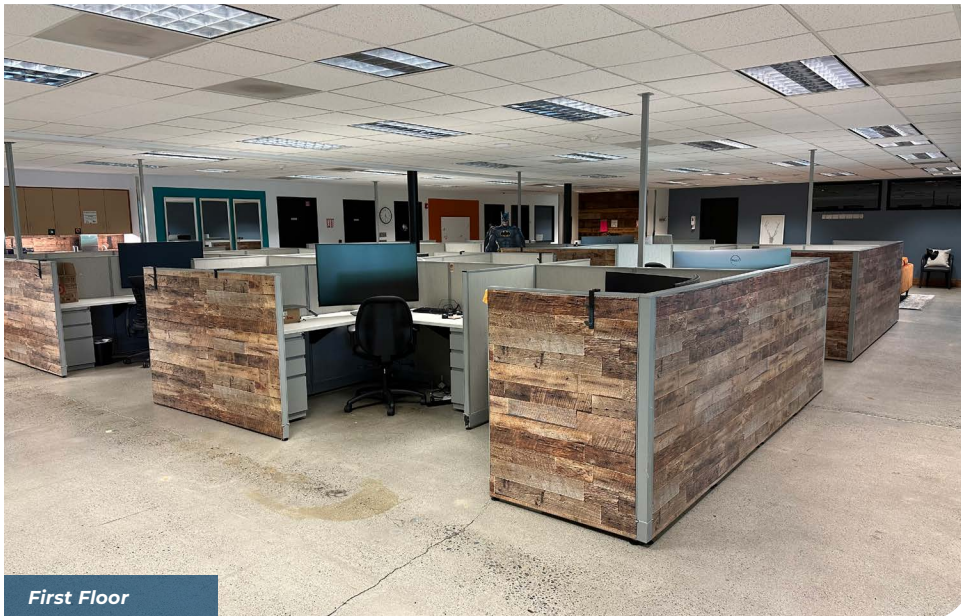
INTERIOR PHOTOS



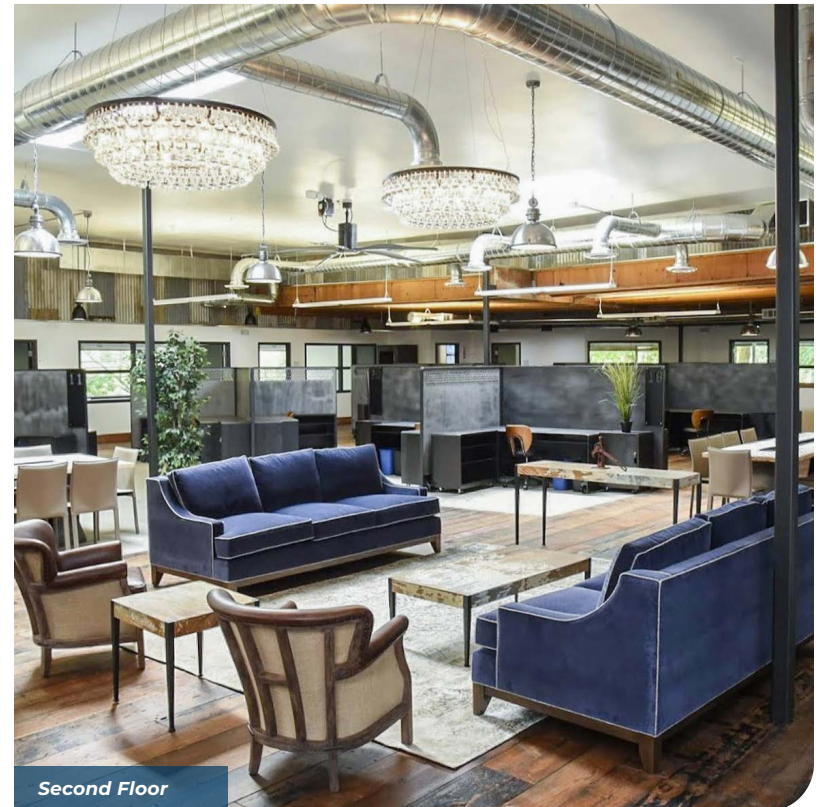
Second Floor



First Floor



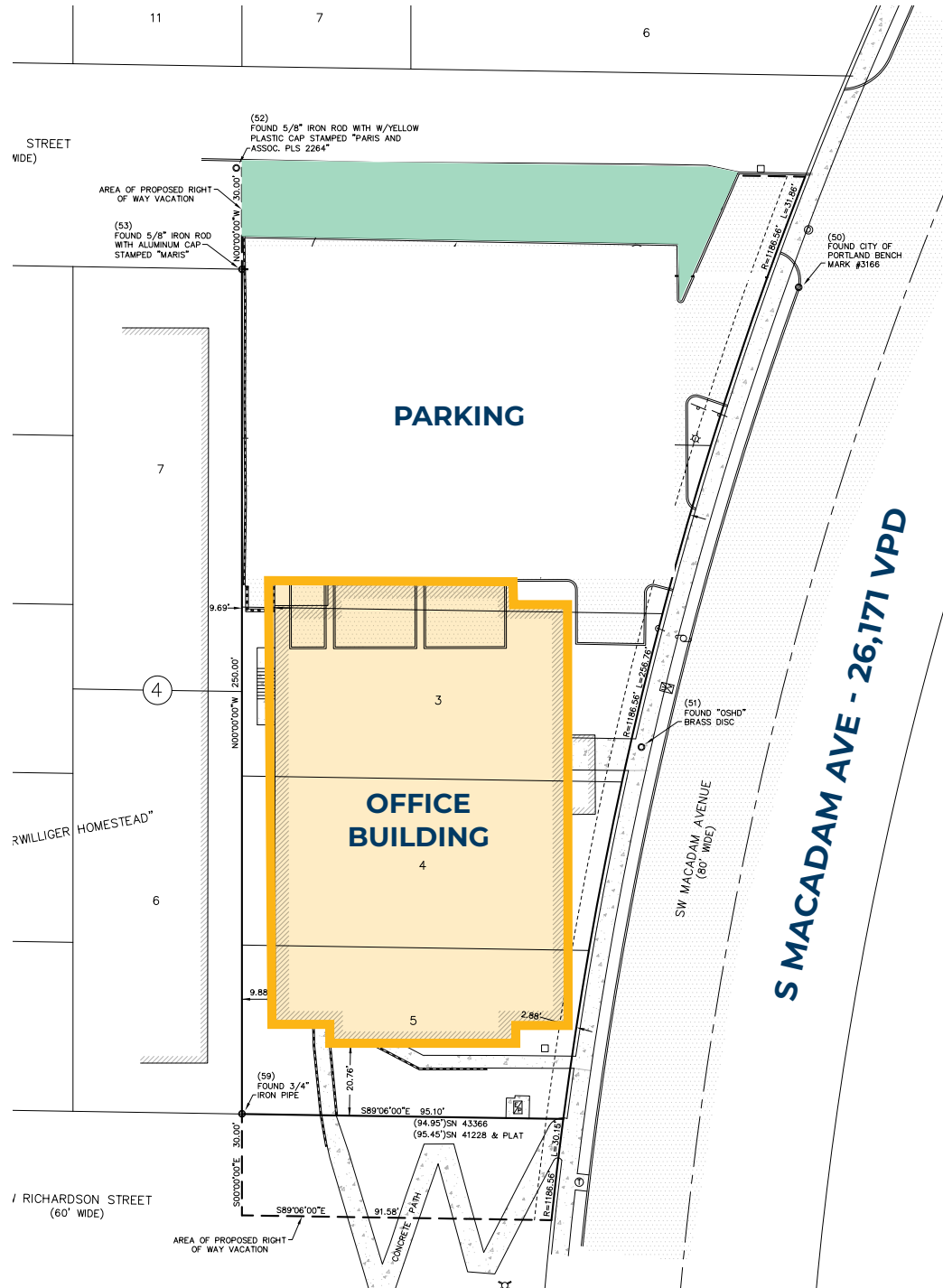
First Floor



Second Floor

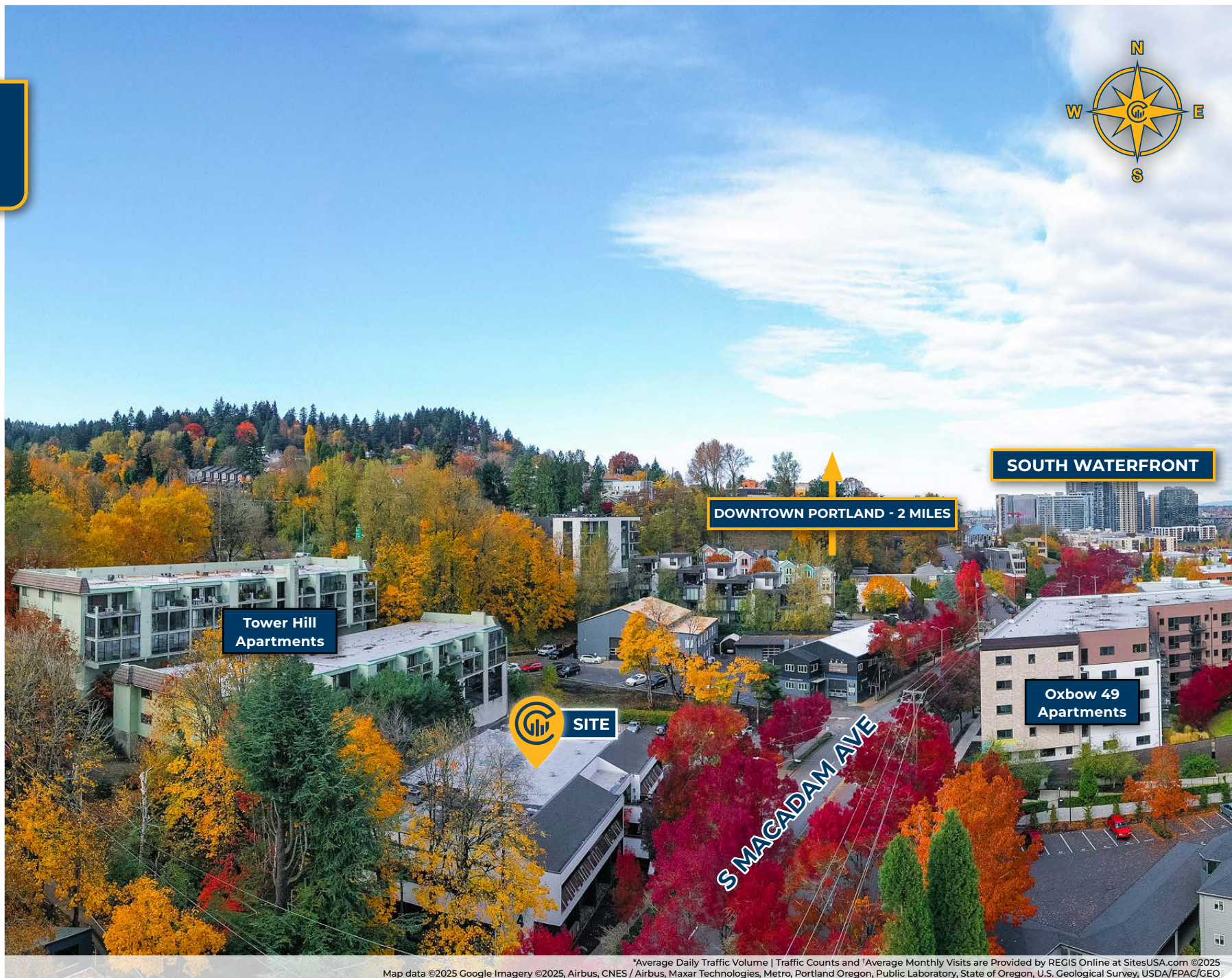


SITE PLAN





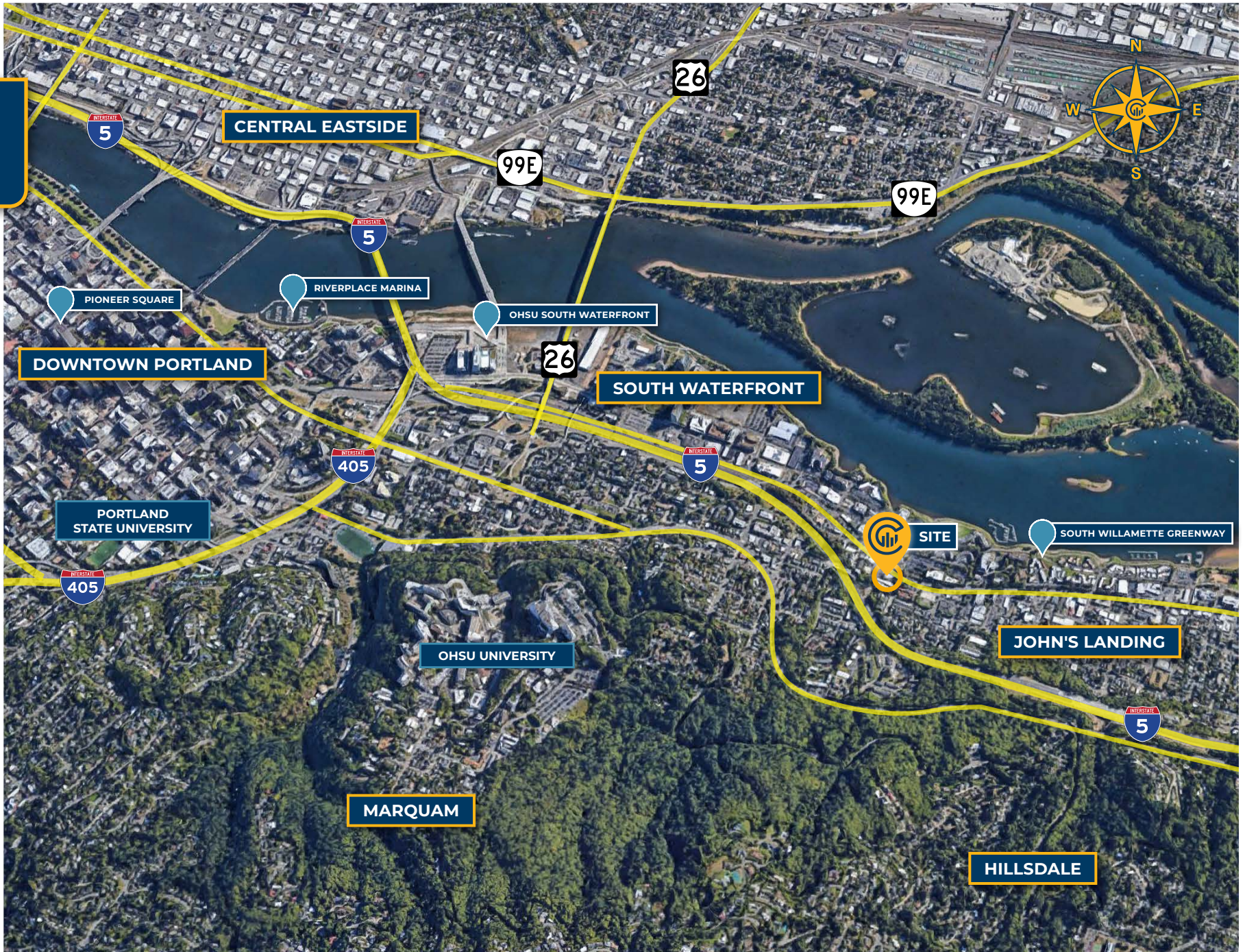
PROPERTY AERIAL



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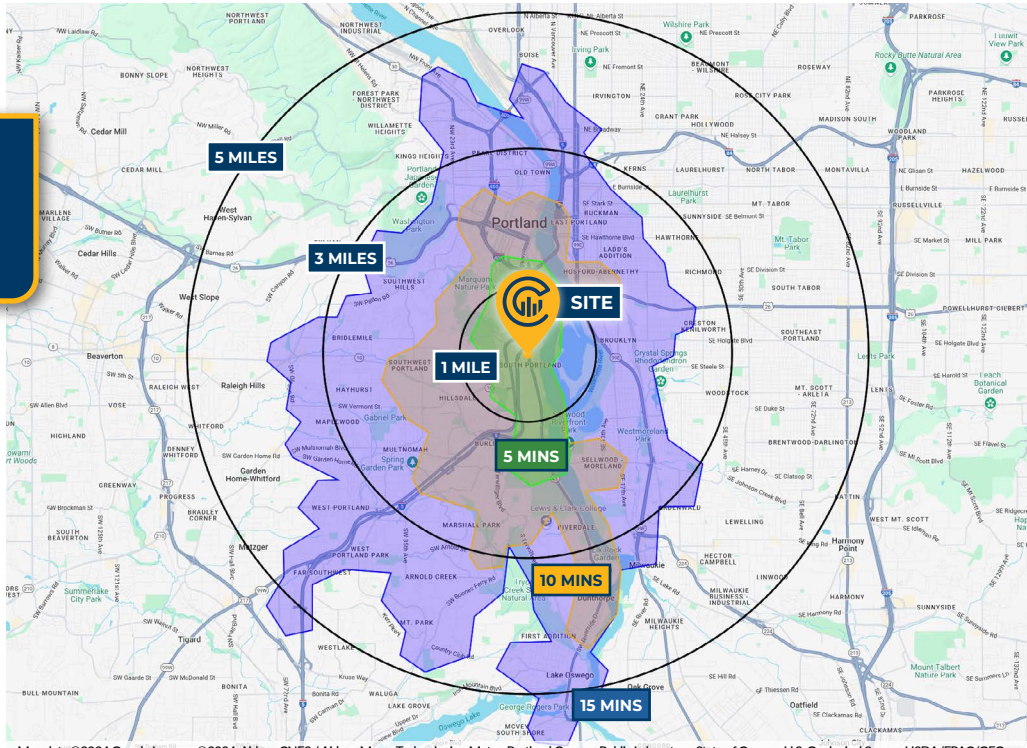
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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DRIVE TIMES & DEMOGRAPHICS



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80

Walk Score®
"Very Walkable"



93

Bike Score®
"Biker's Paradise"



57

Transit Score®
"Good Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	11,811	178,187	436,573
2029 Projected Population	11,265	174,873	427,383
2020 Census Population	11,319	166,766	431,421
2010 Census Population	8,311	146,527	380,701
Projected Annual Growth 2024 to 2029	-0.9%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	3.0%	1.5%	1.0%
Households & Income			
2024 Estimated Households	6,852	88,499	208,796
2024 Est. Average HH Income	\$145,835	\$139,321	\$146,901
2024 Est. Median HH Income	\$114,612	\$102,647	\$107,649
2024 Est. Per Capita Income	\$84,915	\$69,622	\$70,565
Businesses			
2024 Est. Total Businesses	1,209	18,767	36,806
2024 Est. Total Employees	9,439	166,414	300,916

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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TIGER Geography - RS1

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