



FOR SALE / LEASE



## 1904-1908 SE PERSHING STREET

### Industrial Space Available

± 3,500 SF on 0.12 AC Lot | \$1,200,000 | \$1.50 psf NNN

### 1904-1908 SE Pershing St, Portland, OR 97202

- Fully Insulated And Conditioned
- 6 Tons Of Cooling Serving The Warehouse
- Heavy Power
- Two Oversized Overhead Doors
- Easy Access To Bus And Light Rail
- Convenient Access To Hwy 99 And I-5 Via Se Powell Blvd

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PROPERTY SUMMARY



FOR SALE OR LEASE



PROPERTY DETAILS	
Address	1904-1908 SE Pershing St, Portland, OR 97202
Available Space	3,500 SF
Office Size	186 SF
Lot Size	0.12 AC (5,400 SF)
Zoning	IG1 (General Industrial 1)
Clear Height	12'
Year Built	1985
Grade Doors	Two (2) Overhead Doors (14x10 & 10x10)
Construction	Concrete Block
Power	Building is Served by 2 meters: <ul style="list-style-type: none"> <li>• 200 Amps, 120/240V</li> <li>• 225 Amps 120/240V 3 Phase</li> </ul>
HVAC	<ul style="list-style-type: none"> <li>• Warehouse: Fully Conditioned – 6 ton gas pack. New in 2022.</li> <li>• Office: Ductless Split System. New in 2022.</li> </ul>
Parking	4 Off-Street Parking Spaces
Additional Features	One Restroom, Insulated Ceiling, & Skylights
Sale Price	\$1,200,000
Lease Rate	\$1.50 psf NNN

Location Features

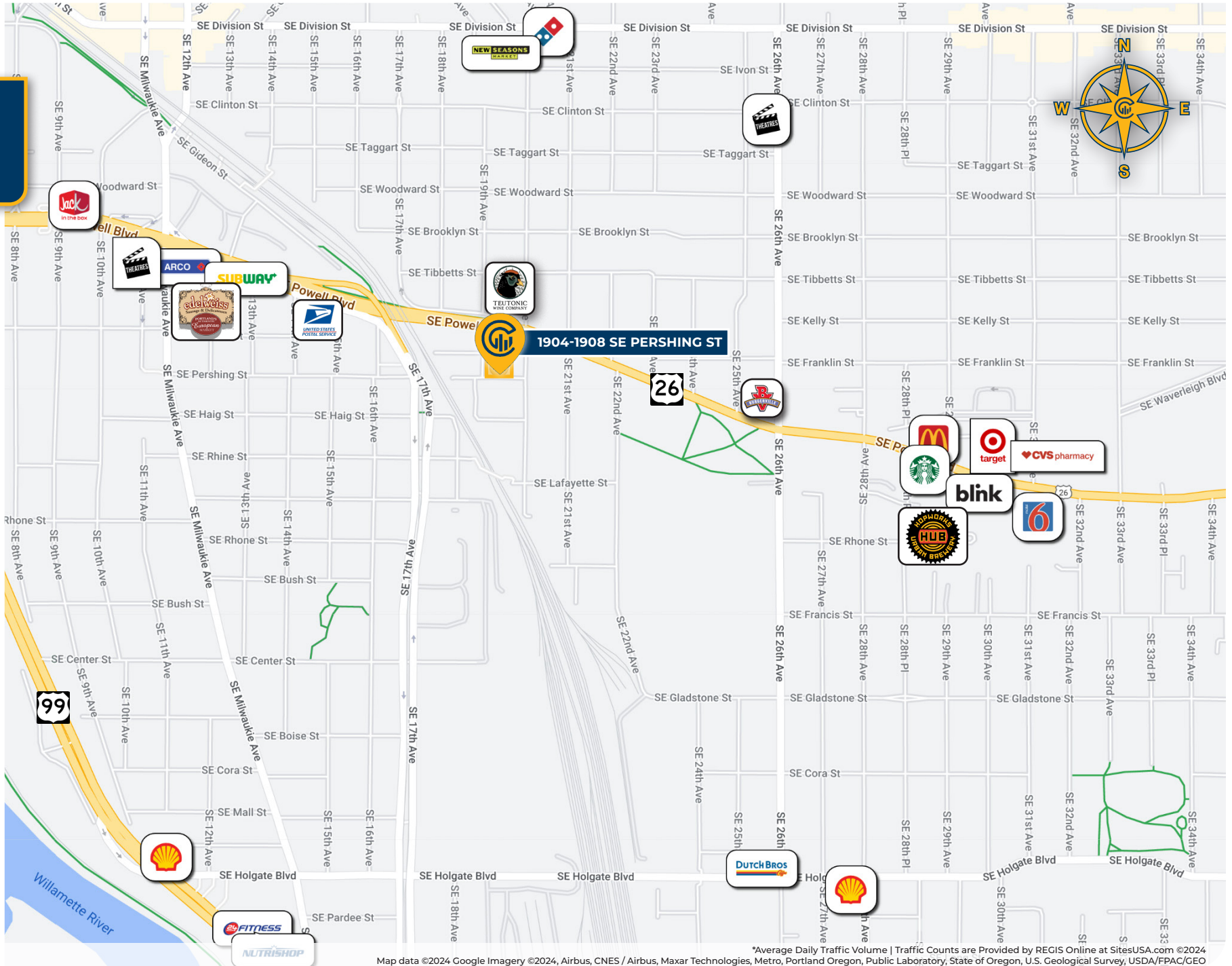
- Located in the Brooklyn Neighborhood of Portland
- Convenient Access to Hwy 99 and I-5 via SE Powell Blvd
- 8 Minute Walk to the MAX Orange Line at 17th Ave & Rhine St
- Nearby Parks Include Powell City Park, Brooklyn School Park, and Brooklyn City Park

Nearby Highlights

- Aladdin Theater
- Artichoke Community Music
- Artist & Craftsman Supply
- Burgerville
- Dutch Bros Coffee
- Edelweiss Sausage & Delicatessen
- Hopeworks Brewery
- My Way Lounge
- New Seasons Market
- People's Food Co-op
- Portland City Boxing
- Portland Juice Co
- Portland Leather Goods
- Rose City Coffee Co
- Starbucks
- Teutonic Wine Company



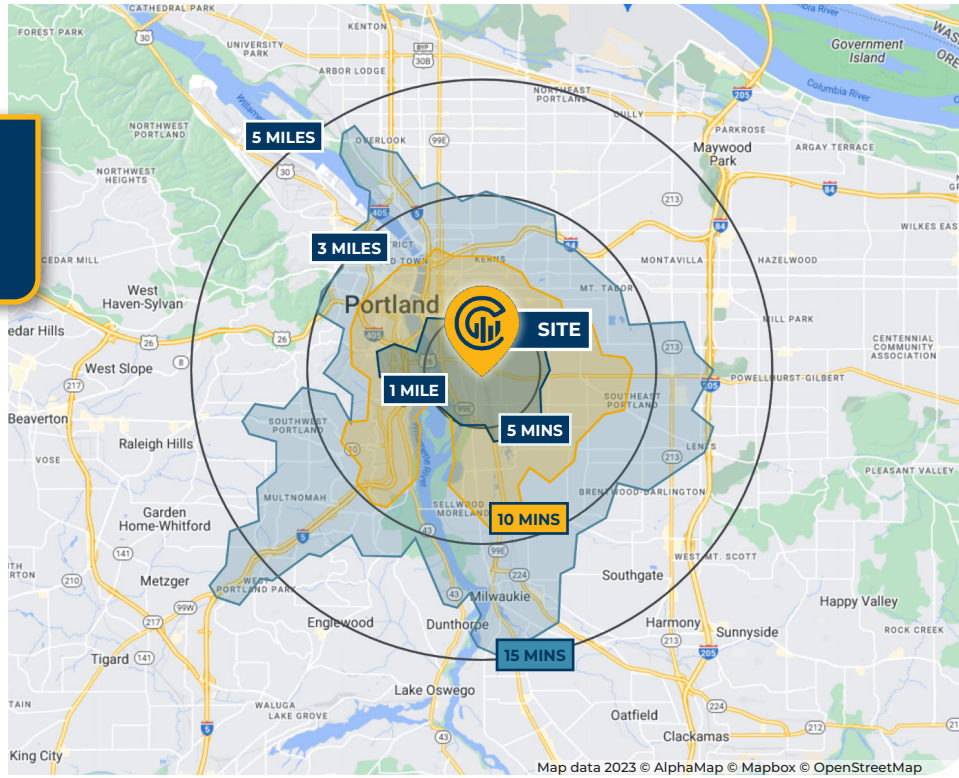
# LOCAL AERIAL MAP



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



# DRIVE TIMES & DEMOGRAPHICS



**95**  
Walk Score®  
"Very Walkable"

**100**  
Bike Score®  
"Biker's Paradise"

**59**  
Transit Score®  
"Good Transit"  
Ratings provided by  
www.walkscore.com/

## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	20,300	212,909	476,412
2028 Projected Population	19,287	206,366	456,089
2020 Census Population	21,365	213,732	482,226
2010 Census Population	19,234	183,473	426,654
Projected Annual Growth 2023 to 2028	-1.0%	-0.6%	-0.9%
Historical Annual Growth 2010 to 2023	1.1%	1.6%	1.3%
<b>Households &amp; Income</b>			
2023 Estimated Households	10,072	112,296	224,888
2023 Est. Average HH Income	\$130,922	\$129,439	\$141,386
2023 Est. Median HH Income	\$103,559	\$97,291	\$101,086
2023 Est. Per Capita Income	\$65,157	\$68,723	\$67,084
<b>Businesses</b>			
2023 Est. Total Businesses	1,990	22,306	38,393
2023 Est. Total Employees	14,388	196,531	311,633

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

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**1904 - 1908 SE PERSHING ST**