

FOR SALE



MELVIN MARK
EST. 1945



THE ALEXANDER

1001-1015 SE Division Portland, Oregon 97202

Mixed-Use Building for Sale for \$3,000,000

- 100% Leased Investment Opportunity - 6.31% CAP Rate
- Call brokers for more information

DON DRAKE

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Licensed in OR

BRYN HOKKANEN

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Portland, Oregon 97201
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THE ALEXANDER FOR SALE



BUILDING HIGHLIGHTS

- Prime SE Portland Location
- Home to Akadi, a West African restaurant named as Eater Portland's ["38 Essential Restaurants"](#)
- Built in 1900 and renovated in 2017
- Concrete flooring
- Exposed wood beams
- Exposed bow truss ceilings
- Building is sprinklered
- Rooftop deck

The Alexander is located on one of Portland's liveliest streets, just steps away from an excellent selection of retail and dining.



PROFESSIONAL SERVICES



RETAIL SPACE AVAILABLE



BIKE ACCESSIBILITY



COFFEE SHOP(S) NEARBY



DINING NEARBY



MANAGED BY MELVIN MARK



CENTRAL LOCATION

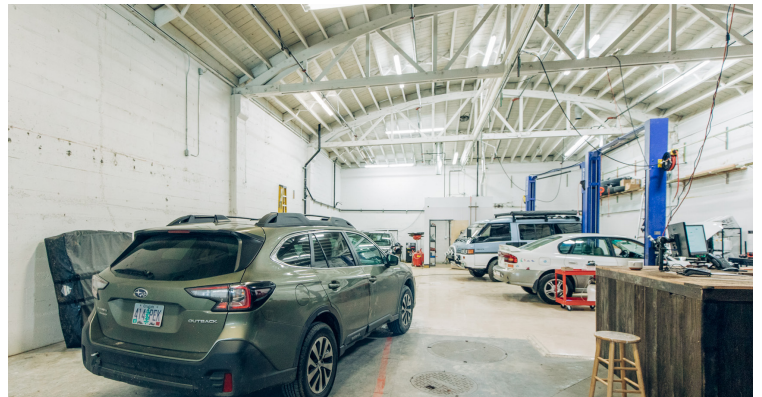




Counseling Office



Asian Import Specialists

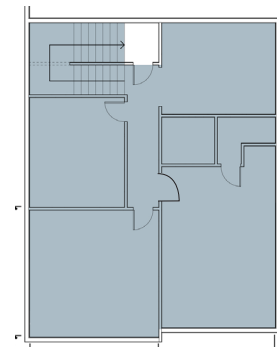
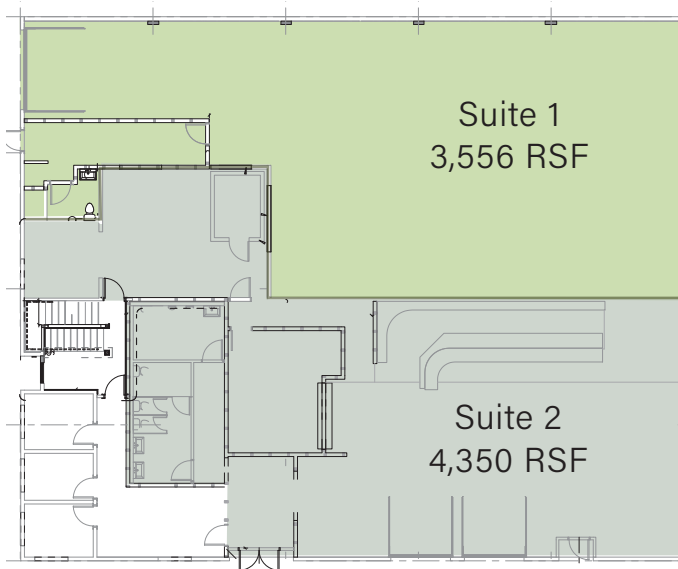


Akadi



THE ALEXANDER FLOORPLAN

1001-1015 SE Division
Portland, OR 97202



Suite 3
1,208 RSF

Tenant	Suite	RSF	Lease Expiration
Asian Import Specialists	1	3,556	5.31.29
Akadi Restaurant	2	4,350	8.31.27*
Counseling Office	3	1,208	10.31.28

*with renewal option

THE ALEXANDER 9,114 RSF TOTAL (approx.)

For Sale \$2,800,000

100% Leased Investment Opportunity – 6.78% CAP Rate

Prime Location and Good Tenant Mix

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THE ALEXANDER LOCATION



LOCATION HIGHLIGHTS

- Highly visible location on Division Street
- Located within one of the most lively dining and retail districts in the city
- Home to Akadi, acclaimed West African restaurant and sauce purveyor
- 0.2 miles from the Clinton St/12th Ave MAX Station
- Central location, convenient to freeway access
- Near TriMet bus route and MAX light rail
- Hawthorne street attractions nearby, including Cartopia and Asylum food carts
- Blocks away from the Ladd's Addition Rose Gardens



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WALK SCORE

"Walker's Paradise"



100

BIKE SCORE

"Biker's Paradise"

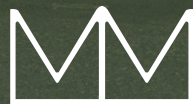


NEARBY AMENITIES

Palomar
Pine State Biscuits
Shoofly Vegan Bakery and Cafe
Genies Cafe
New Seasons Market
Baker's Mark
Scottie's Pizza
Spielman's Bagels
Barre3
Double Dragon
Fifty Licks Ice Cream
Ladd's Addition Rose Gardens
Tilikum Crossing Bridge
OMSI
Nossa Familia







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*The information contained herein has been obtained from sources we deem reliable.
We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.*