



FOR SALE

Fully Leased | Stabilized Income | Minimal Management

thinkCOMMERCIAL
REAL ESTATE

TURNKEY FAIRVIEW MIXED-USE INVESTMENT

1643/1645/1647 NE Market Drive, Fairview, Oregon 97024

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EXECUTIVE SUMMARY

Fully leased and ready to go, this newer-construction mixed-use investment delivers steady, reliable cash flow with modern systems and minimal maintenance requirements. The ground-floor retail storefront is occupied by a popular local florist with a long tenant history, while the two side-by-side residential units (a spacious 3-bedroom and a stylish 1-bedroom) each feature private garages — a rare and desirable amenity for tenants in this growing submarket.

Located within the Downtown Fairview redevelopment corridor, this property is well-positioned to benefit from the city's ongoing efforts to revitalize the area with new restaurants, retail, public amenities, and housing. Fairview continues to experience steady population growth of about 1% annually, and home values have outpaced much of Multnomah County. This combination of population and value growth underscores the area's rising profile and long-term investment appeal.

Its prime location near NE Halsey Street offers excellent visibility and walkability, while I-84 access and proximity to I-205 ensure convenience for both commercial and residential occupants.

This is a true turnkey opportunity, with newer systems, strong tenancy, and a proven rental history, perfect for investors seeking dependable returns and future appreciation potential in one of East Multnomah County's most promising growth areas.

PROPERTY OVERVIEW

Address:	1643/1645/1647 NE Market Drive, Fairview, Oregon 97024
Asking Price	\$750,000
Cap Rate	6.8% (Based on \$51,197 NOI)
Tax ID	# R546828
Total Rentable SF	4,353 SF
Year Built	2005

PROPERTY HIGHLIGHTS

- 100% Occupied – Stable, long-term tenants
- Newer construction with updated systems throughout
- Side by Side Residential units include private garages
- Located within Fairview's downtown redevelopment zone
- Strong area fundamentals: 1% population growth and 13% YoY home value appreciation
- Near shops, dining, parks, and major commuter routes
- Easy access to I-84 and public transit, Edgefield, Mt Hood CC
- Low-maintenance, income-producing investment

PROJECTED FINANCIAL SNAPSHOT

ITEM	AMOUNT
Gross Commercial Income	\$25,200
1-Bedroom Income	\$17,400
3-Bedroom Income	\$31,140
RUBs (Utilities Reimbursement)	\$1,780
Combined Gross Income	\$75,520
Less 5% Vacancy	(\$3,776)
Effective Gross Income	\$71,744
Total Expenses	(\$20,547)
Net Operating Income (NOI)	\$51,197

PROJECTED OPERATING EXPENSES

CATEGORY	ANNUAL COST
Garbage	\$1,789
Water/Sewer	\$2,305
HOA	\$1,500
Property Taxes	\$10,476
Insurance	\$2,893
Repairs	\$1,584
Total	\$20,547



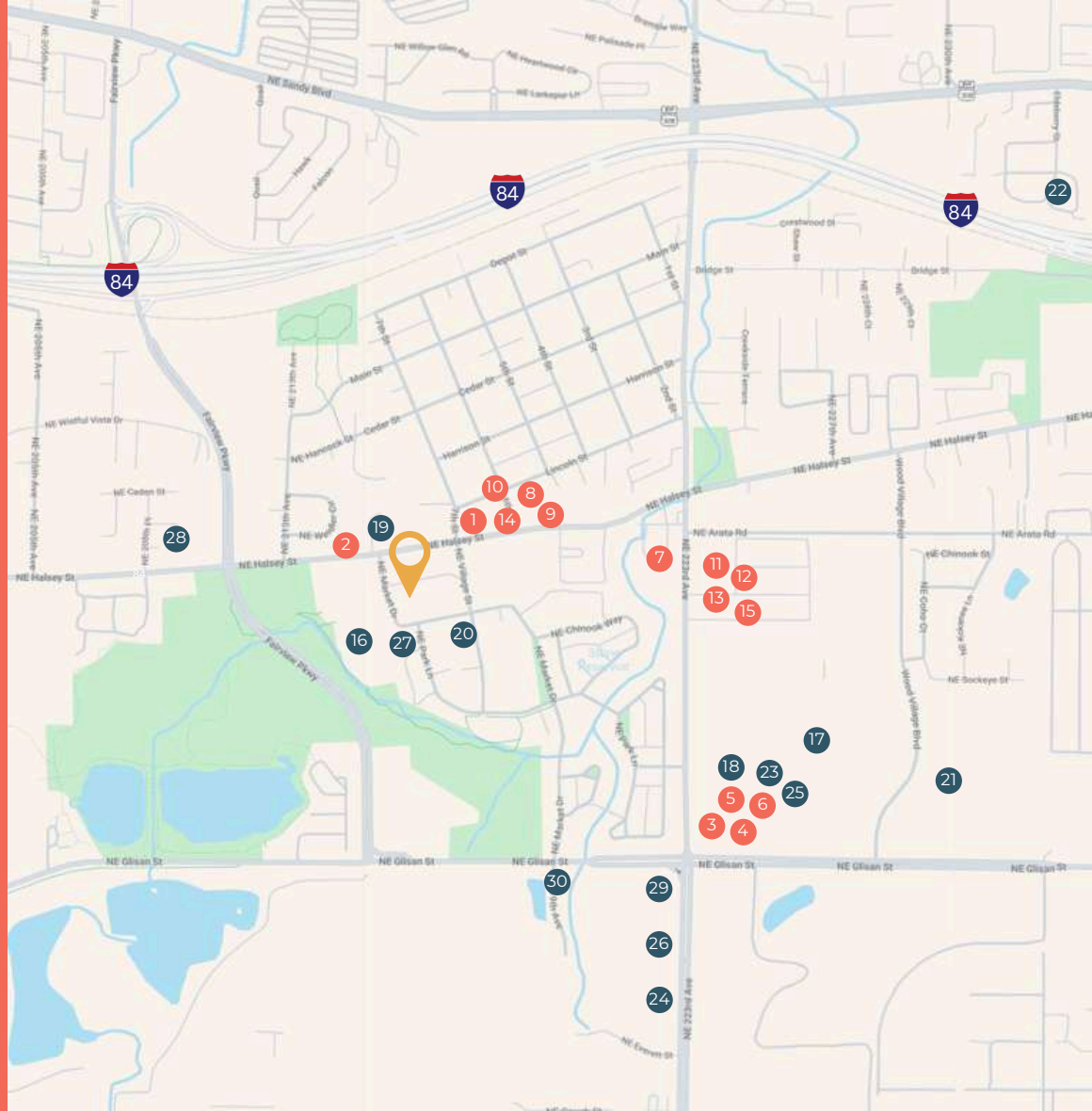
AMENITIES MAP

RESTAURANTS

1. Stomping Grounds
2. Starbucks
3. Jersey Mike's Subs
4. IHOP
5. Chipotle Mexican Grill
6. Buffalo Wild Wings
7. La Mixteca
8. Milton's Coffee Co
9. Lolo's Boss Pizza
10. KUA THAI 2
11. Shish kabab Mediterranean
12. El Toro Birrieria
13. Junior's Hot Chicken
14. Bumpers Grill and Bar
15. Pdx Kabob

RETAIL

16. Target
17. Fred Meyer
18. Kohl's
19. USPS
20. Quick Badge and Sign
21. Lowe's
22. Walmart
23. Great Clips
24. Xfinity
25. Evergreen Pet Supply
26. Rock Haven Climbing Gym
27. First Community Credit Union
28. Purified Construction
29. Gresham Crossing
30. Azalia






DEMOGRAPHICS REPORT

POPULATION

TOTAL POPULATION	15,912
MEDIAN AGE	34.9
COLLEGE GRADUATE	60%
UNEMPLOYMENT RATE	3.5%

HOUSEHOLD & INCOME

	TOTAL HOUSEHOLDS	8,000
	#OF PERSON PER HH	2.3
	AVERAGE HH INCOME	\$107,201

BUSINESS SUMMARY AND HOUSEHOLD SPENDING

\$90K

Annual HH
Spending

300

Total Business

HOUSING AND COST OF LIVING

445,500

Median Home
Value

110.3

Cost of Living Index
(above U.S. Average)

PROPERTY PHOTOS

Commercial Space Exterior



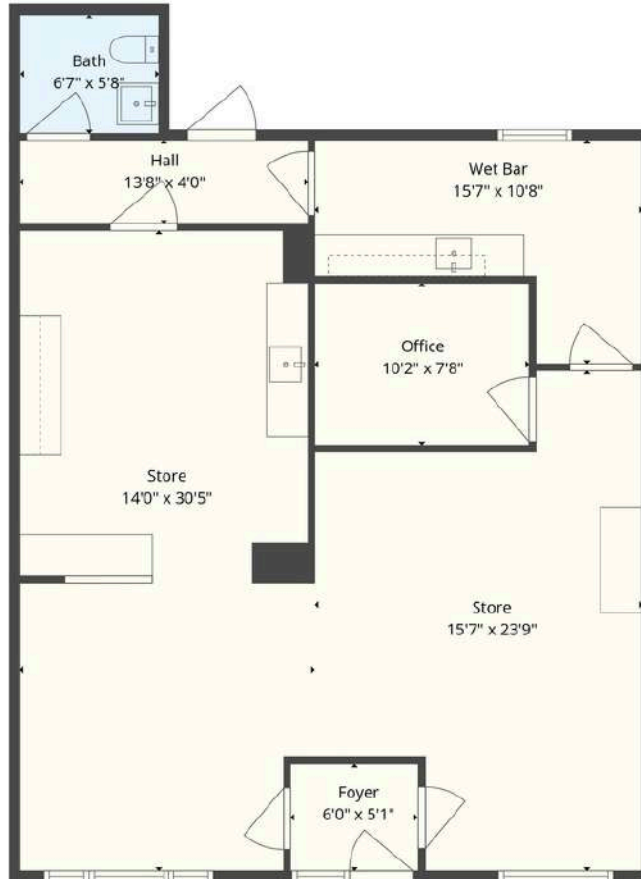
Commercial Space



Commercial Space



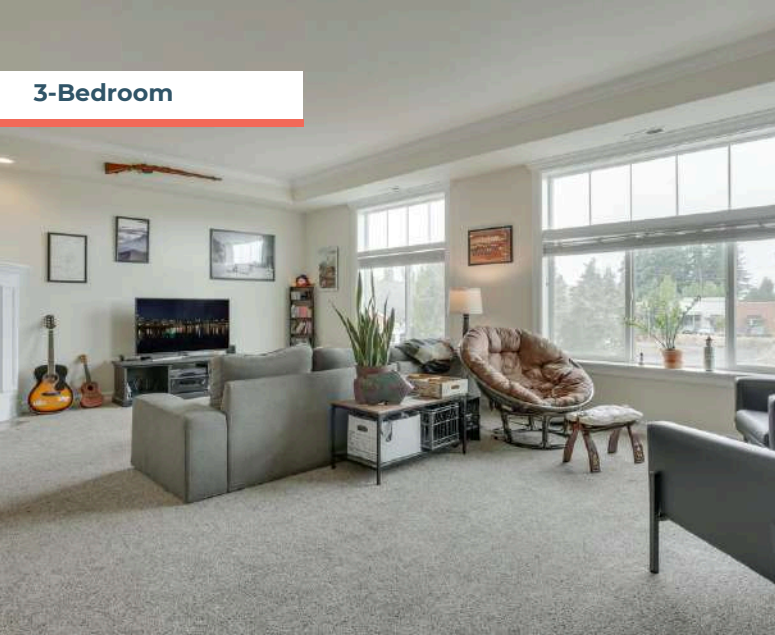
Commercial Floor Plan



Total GLA: 1137 sq. ft | Total: 1137 sq. ft
Floor 1: 1137 sq. ft

Measurements Calculated By Lidar. Deemed Highly Reliable But Not Guaranteed.

3-Bedroom



3-Bedroom



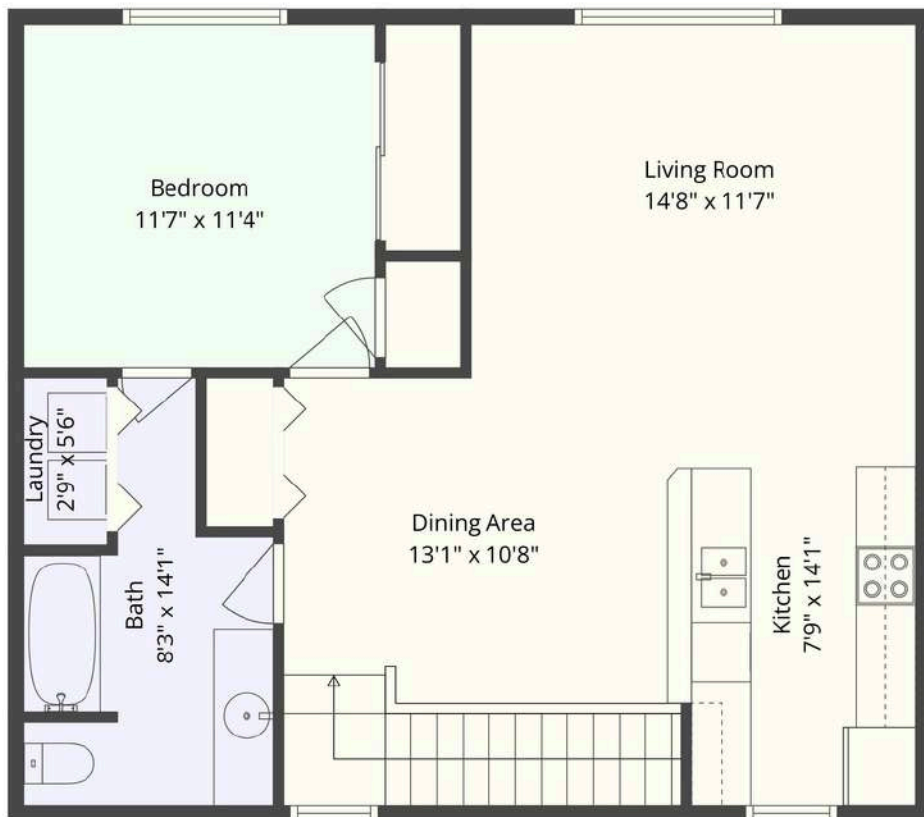
1-Bedroom



1-Bedroom Floor Plan



Floor 1



Floor 2



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CLIENT FOCUSED.

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