

# Abbey House

2928 SE HAWTHORNE BOULEVARD, PORTLAND, OR 97214

**NEW ASKING PRICE**

**FOR SALE**

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



# FOR SALE

2928 SE Hawthorne Blvd, Portland, OR 97214

## PROPERTY DESCRIPTION

Classic office building in the Hawthorne District available for sale. Short term leases allow an opportunity for an investor or an owner-user.

## PROPERTY HIGHLIGHTS

- Hawthorne District
- Close proximity to world-renown restaurants
- Walk-friendly location

## OFFERING SUMMARY

Sale Price:	\$750,000
Number of Units:	12
Lot Size:	7,400 SF
Building Size:	5,145 SF
Occupied Cap Rate:	8.5%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,211	5,021	18,148
Total Population	2,378	10,135	35,596
Average HH Income	\$100,191	\$99,955	\$95,646



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SUITE	BUSINESS	MONTHLY RENT	POTENTIAL RENT
101	Habit Gallery	\$825.00	\$825.00
102	Gyre Body Works	\$415.00	\$415.00
103	VACANT	—	\$980.00
104	Celedon	\$695.00	\$695.00
105	Villa Espiritual	\$445.00	\$445.00
106	Sassthetics	\$690.00	\$690.00
107	Studio Lumos	\$1,180.00	\$1,180.00
108	VACANT – app pending	—	\$1,200.00
109	Lauren Hoffman Psychotherapy	\$475.00	\$475.00
A	VACANT – app pending	—	\$400.00
B	Pool Chiropractic	\$660.00	\$660.00
C	DOLA Skincare & Esthetics	\$415.00	\$415.00
TOTAL		\$5,800.00	\$8,380.00

TOP LINE RENT: \$100,560 LL EXPENSES	
Arrow Waste Connections	\$3,505.43
Portland Water Bureau	\$3,190.44
Portland General Electric	\$2,425.69
NW Natural Gas	\$1,894.72
Comcast	\$1,360.52
Landscaping	\$2,568.00
Janitorial	\$2,800.00
Taxes	\$13,200.00
Insurance	\$2,536.00
NOI VALUE	\$63,683.20.

- Leases are short term in nature (1 year or less) and subject to change. Please contact broker for most updated rent roll.
- Landlord currently pays all utilities; a Buyer has a clear path to boosting the NOI by matching the market standard for charging utility costs to Tenants.



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## LOCATION OVERVIEW

Prime Hawthorne location with access to nearby restaurant and retail amenities.

Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/Geo



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