

# 2606 Pine St Duplex

## OFFERING MEMORANDUM

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CONSTANT COMMERCIAL REAL ESTATE, INC.

# 2606 Pine St Duplex

## CONTENTS

### 01 Executive Summary

Investment Summary  
Unit Mix Summary

### 02 Location

Location Summary

### 03 Property Description

Property Features  
Floor Plan  
Property Images

### 04 Rent Roll

Rent Roll

*Exclusively Marketed by:*



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01

Executive Summary

Investment Summary

Unit Mix Summary

2606 PINE ST DUPLEX

## OFFERING SUMMARY

|             |                                          |
|-------------|------------------------------------------|
| ADDRESS     | 2606 SE Pine Street<br>Portland OR 97214 |
| COUNTY      | Multnomah                                |
| MARKET      | Portland Metro                           |
| SUBMARKET   | Buckman                                  |
| BUILDING SF | 1,528 SF                                 |
| LAND SF     | 2,500 SF                                 |
| YEAR BUILT  | 1900                                     |
| APN         | 1N1E36CC 09500                           |

## FINANCIAL SUMMARY

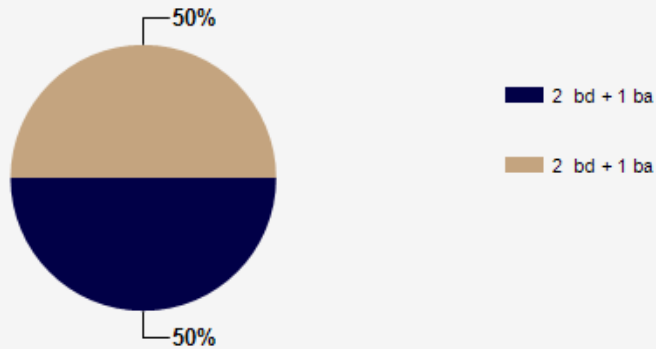
|           |           |
|-----------|-----------|
| PRICE     | \$750,000 |
| PRICE PSF | \$490.84  |

| DEMOGRAPHICS           | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------------|-----------|-----------|-----------|
| 2026 Population        | 36,537    | 264,015   | 493,605   |
| 2026 Median HH Income  | \$92,070  | \$102,299 | \$101,994 |
| 2026 Average HH Income | \$128,825 | \$143,059 | \$141,283 |

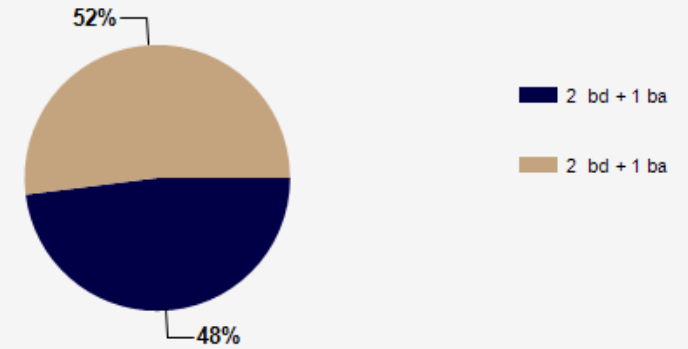
- Classic Portland Victorian duplex on a corner lot in Kerns, blocks from the SE 28th Avenue restaurant and coffee corridor and minutes to the Central Eastside. Two 2 bed / 1 bath units — 792 sq ft up, 736 down — each with a private entrance, its own A/C system, tall ceilings and oversized windows. The vacant lower unit shows beautifully: bamboo floors throughout, a five-window bay in the living room, open dining, and a kitchen with breakfast-bar peninsula, dishwasher and generous cabinetry. Updated bath with tile floors, deep vanity and a walk-in closet; one bedroom offers a built-in wardrobe. The upper unit is occupied at \$2,050 and shares the same efficient layout. Dedicated basement storage for each unit plus shared laundry. Fish-scale shingles, decorative brackets and a scalloped frieze outside, framed by mature shade trees with easy-care grounds. Occupy one unit and let the other carry the note, or lease both at market.

| Unit Mix               | # Units  | Square Feet | Current Rent   | Rent PSF      | Monthly Income |
|------------------------|----------|-------------|----------------|---------------|----------------|
| 2 bd + 1 ba            | 1        | 736         | \$0            |               | \$0            |
| 2 bd + 1 ba            | 1        | 796         | \$2,080        | \$2.61        | \$2,080        |
| <b>Totals/Averages</b> | <b>2</b> | <b>766</b>  | <b>\$1,040</b> | <b>\$1.31</b> | <b>\$2,080</b> |

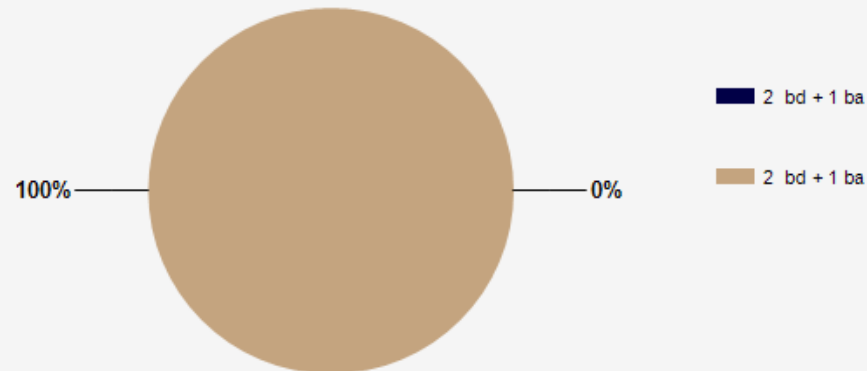
Unit Mix Summary



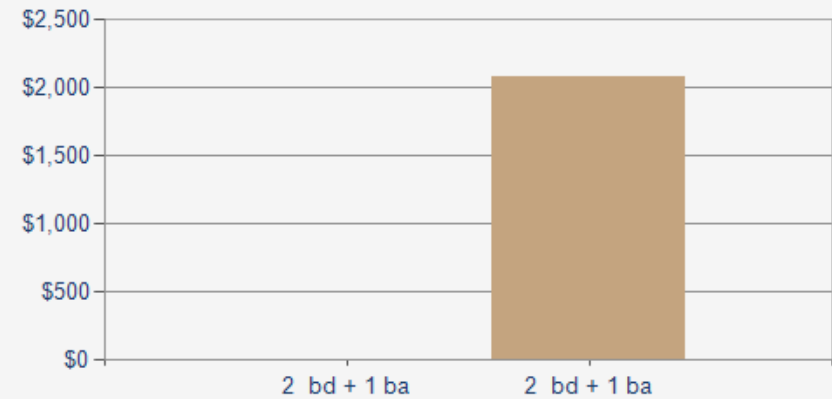
Unit Mix SF



Unit Mix Revenue



Rental Income



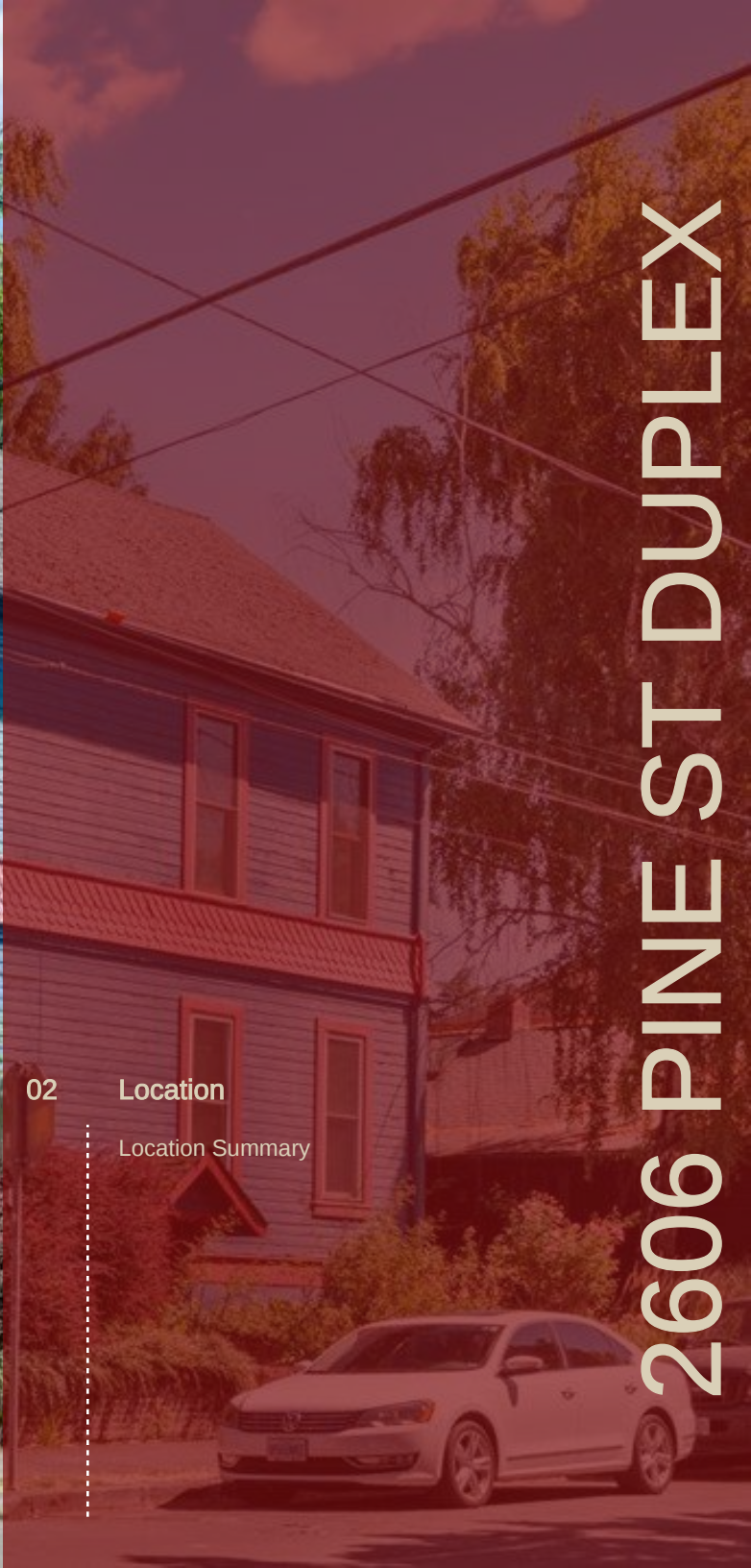


02

Location

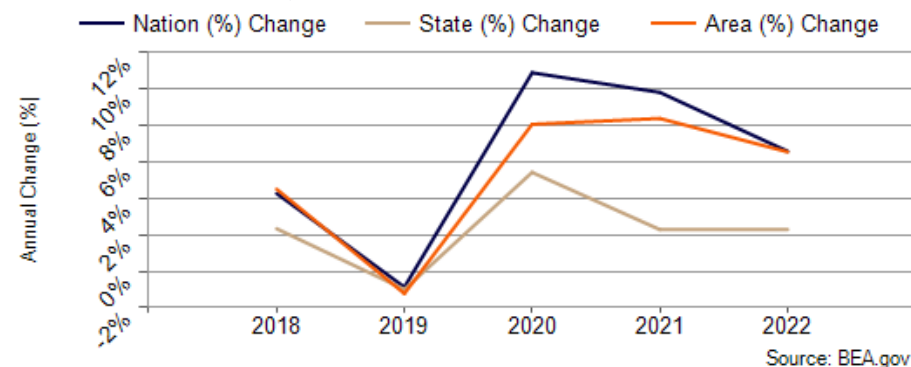
Location Summary

2606 PINE ST DUPLEX

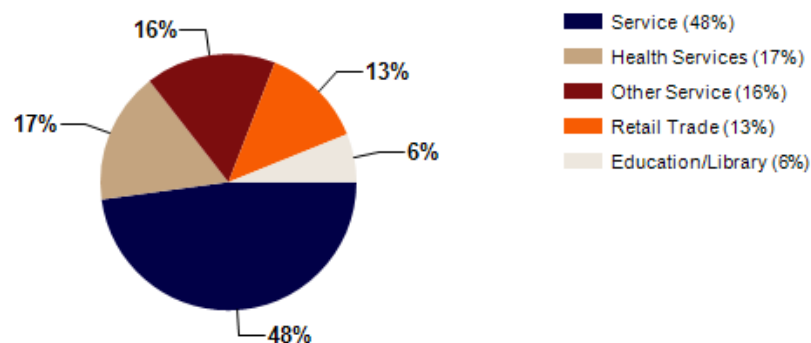


- 2606 SE Pine sits on a corner in Kerns, one of Portland's most established close-in eastside neighborhoods. The SE 28th Avenue corridor, long known as Restaurant Row, begins two blocks east: Ken's Artisan Pizza has anchored the strip since 2006, alongside Bamboo Sushi, Crema, Cheese & Crack, and Holman's, in business since 1933. The Art Deco Laurelhurst Theater, built in 1923, is three blocks north at 28th and Burnside. Belmont and Hawthorne's markets and shops lie a short walk south, while the Central Eastside's breweries, distilleries, and studios are minutes west with the bridges and downtown just beyond. Laurelhurst Park — 32 acres, established 1909 and listed on the National Register of Historic Places — is a straight shot east on Stark. Frequent bus service runs on Burnside and Stark, and the flat eastside grid makes almost everything bikeable.

## Multnomah County GDP Trend



## Major Industries by Employee Count



## Largest Employers

|                                                |        |
|------------------------------------------------|--------|
| Intel Corporation                              | 16,500 |
| Providence Health Systems                      | 13,500 |
| Safeway                                        | 13,000 |
| Oregon Health & Science University (OHSU)      | 11,300 |
| Fred Meyer Stores                              | 10,500 |
| Kaiser Foundation Health Plan of the Northwest | 8,747  |
| Legacy Health Systems                          | 8,500  |
| State of Oregon                                | 6,700  |





03

## Property Description

Property Features  
Floor Plan  
Property Images

2606 PINE ST DUPLEX

## PROPERTY FEATURES

|                   |                 |
|-------------------|-----------------|
| BUILDING SF       | 1,528           |
| LAND SF           | 2,500           |
| YEAR BUILT        | 1900            |
| # OF PARCELS      | 1               |
| ZONING TYPE       | R5              |
| NUMBER OF STORIES | 3               |
| WASHER/DRYER      | Shared-basement |

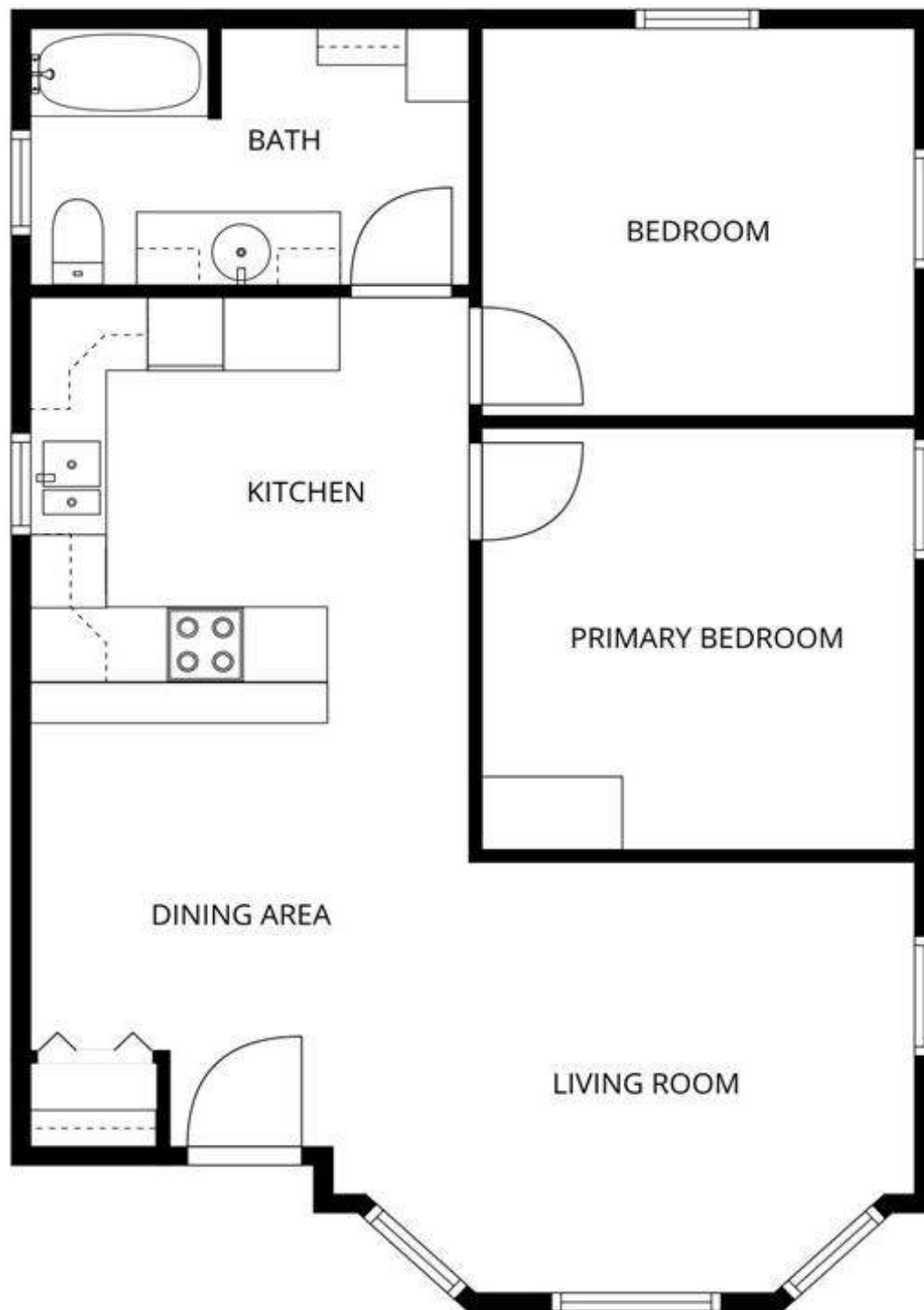
## UTILITIES

|             |             |
|-------------|-------------|
| WATER-SEWER | Billed-back |
| TRASH       | Owner-paid  |
| GAS         | Tenant      |
| ELECTRIC    | Tenant      |

## CONSTRUCTION

|            |             |
|------------|-------------|
| FOUNDATION | Concrete    |
| FRAMING    | Wood        |
| EXTERIOR   | Wood        |
| ROOF       | Composition |
| STYLE      | Victorian   |













| Unit                     | Unit Mix    | Square Feet  | Rent PSF      | Current Rent      | Move-in Date | Notes                                   |
|--------------------------|-------------|--------------|---------------|-------------------|--------------|-----------------------------------------|
| Upper                    | 2 bd + 1 ba | 796          | \$2.61        | \$2,080.00        | 06/14/2024   |                                         |
| Lower                    |             | 736          | \$0.00        | \$0.00            |              | Vacant - ready to lease or owner occupy |
| <b>Totals / Averages</b> |             | <b>1,532</b> | <b>\$1.31</b> | <b>\$2,080.00</b> |              |                                         |



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