



COMMERCIAL
INTEGRITY *nw*

a real estate investment advisory company



COCO BUILDING

RETAIL / SPACE FOR LEASE IN SE PORTLAND

JUSTIN POOR

Principal Advisor

503.218.4380

justin.poor@cinw.com

OR 200705229 | WA 109251



BRAD MACOMBER

Senior Advisor

503.218.4380

brad.macomber@cinw.com

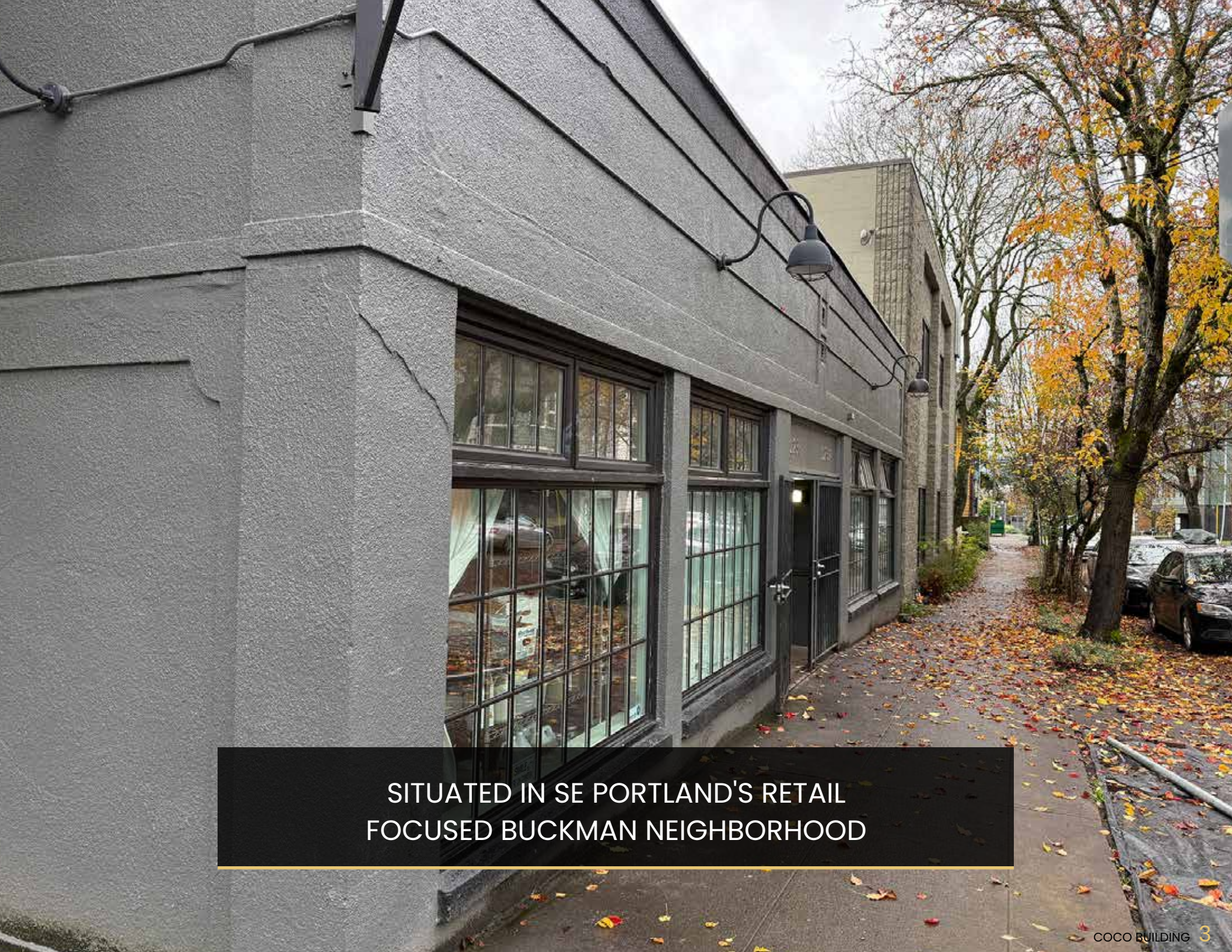
OR 200908061 | WA 95748

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SITUATED IN SE PORTLAND'S RETAIL
FOCUSED BUCKMAN NEIGHBORHOOD



THE SYNOPSIS

COCO BUILDING | PORTLAND, OR

500 SF | \$1,500/MO. + NNN



LEASE OFFERING

\$1,500/mo
+ NNN

500 SF

COCO BUILDING

419 SE 13TH AVE. PORTLAND, OR

NRSF	500 SF	Year Built	1929
Rate	\$1,500/month	Use	Retail/former tattoo studio
Available	Immediately	Parking	Street



LEASE OFFERING

ABOUT THE COCO CENTER

1236 Southeast Oak has a Walk Score of 96 out of 100. No car required for your daily errands in this Walkers Paradise location. The subject property is a nine minute walk from the Portland Streetcar - B Loop and the 6 Martin Luther King Jr Blvd bus at the SE Grand & Stark stop. Located in the popular Buckman neighborhood in Portland this property is nearby parks including Col Summers City Park, Buckman Field, and Burnside Skate Park.



- 500 SF RETAIL/SERVICE SPACE WITH PRIVATE BATHROOM

- 63' OF FRONTAGE ALONG SE OAK ST W/ 5,558+ VPD, 115' FRONTAGE ALONG SE 13TH AVE

- WALK-SCORE OF 96, BIKE-SCORE OF 96, WITH A TRANSIT SCORE OF 64

PROPERTY PHOTOS



INTERIOR PHOTOS



THE DETAILS

COCO BUILDING | PORTLAND, OR

5,000 SF BLDG | 5,558+ VPD



AREA MAP

STATE: OREGON
POPULATION 4.22M
HOUSEHOLDS 1.643 M
MEDIAN HOUSEHOLD INCOME \$67,058

COUNTY: MULTNOMAH
POPULATION 812,855
HOUSEHOLDS 338K
MEDIAN HOUSEHOLD INCOME \$72,900

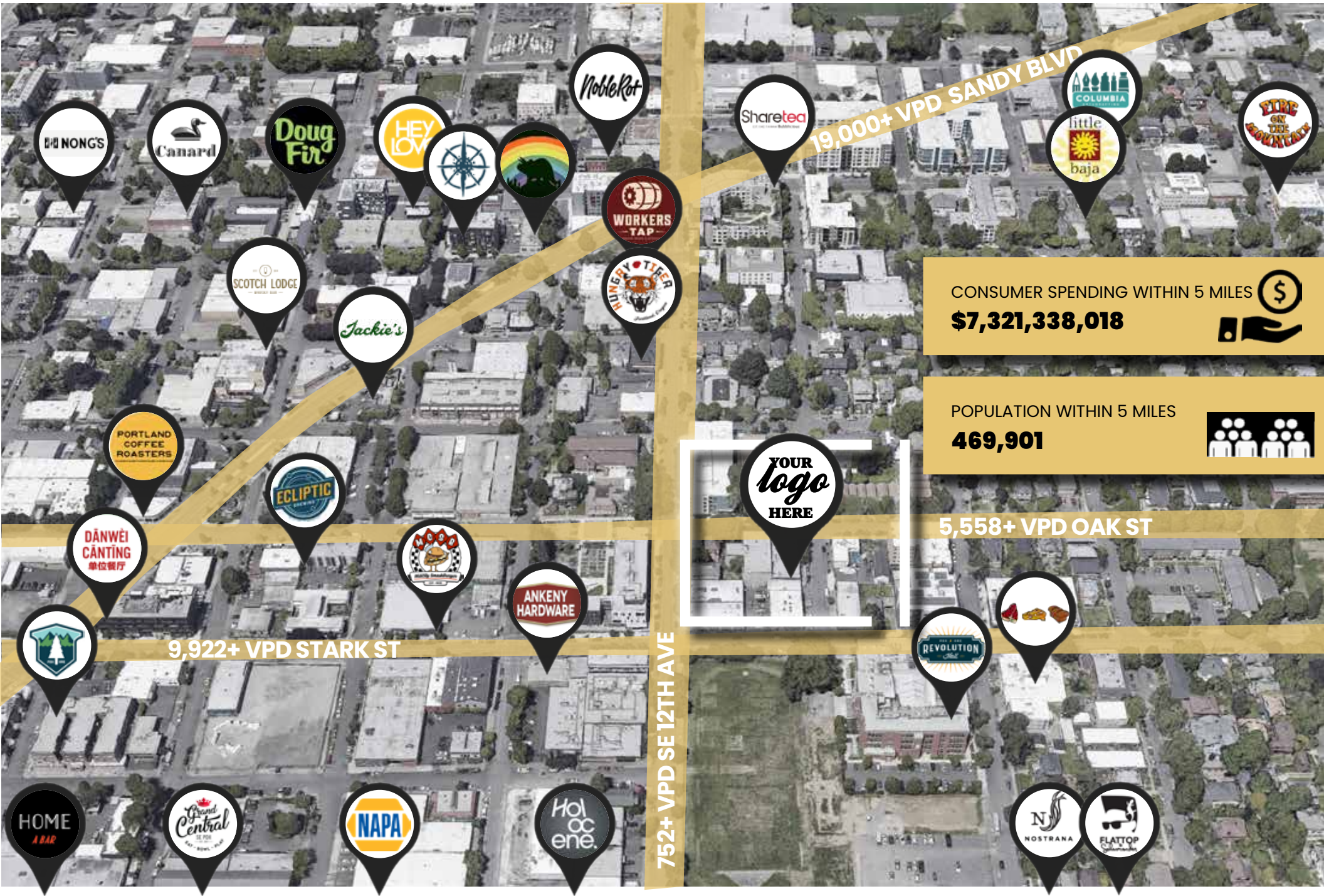
CITY: PORTLAND
POPULATION 666,453
HOUSEHOLDS 280K
MEDIAN HOUSEHOLD INCOME \$76,231

DISTRICT: CENTRAL EAST SIDE PORTLAND
POPULATION 5,779
HOUSEHOLDS 265K
MEDIAN HOUSEHOLD INCOME \$68,842


NEIGHBORHOOD: BUCKMAN
POPULATION 28,348
HOUSEHOLDS 14,052
MEDIAN HOUSEHOLD INCOME \$74,871



AREA MAP



CONSUMER SPENDING WITHIN 5 MILES 
\$7,321,338,018 

POPULATION WITHIN 5 MILES 
469,901

5,558+ VPD OAK ST

ABOUT PORTLAND, OR

Portland, Oregon is the second largest city in the Pacific Northwest, just three hours south of Leader Seattle, Washington. With projections for population and wage growth being 1.23% and 4.68% respectively, the City of Roses ranked number 17 on Forbes' list of America's Fastest-Growing Cities in 2018. The Portland Metro now represents more than one-half of Oregon's population. Steady booming growth in recent years has allowed for the significant uptick of construction, both commercial and residential, within the Multnomah County.

Easily accessible via light rail and streetcar is **Southeast Portland's Buckman Neighborhood**. It is bordered by the Willamette River, Kerns, Sunnyside, and Hosford-Abernathy neighborhoods. The popular Hawthorne District along Hawthorne Boulevard is also located partially in Buckman along the southern boundary. The northern boundary along Burnside Street is home to the adjoining Kerns neighborhood. Buckman-Kerns is a popular area for dining in East Portland. Compared to most other areas of Portland, there is so much to eat and drink in Buckman that you can spend every day trying a new place and it will take you over a year to get to them all. Buckman is a foodie's paradise, but it's also home to a wide array of local microbreweries. In case you weren't aware, Portland has more microbreweries per capita than any other city in the world, and it seems that almost all of them call Buckman home. Let's take a quick pub crawl through some of the top highlights in this neighborhood.



St. John's Bridge

Image: en.wikipedia.org



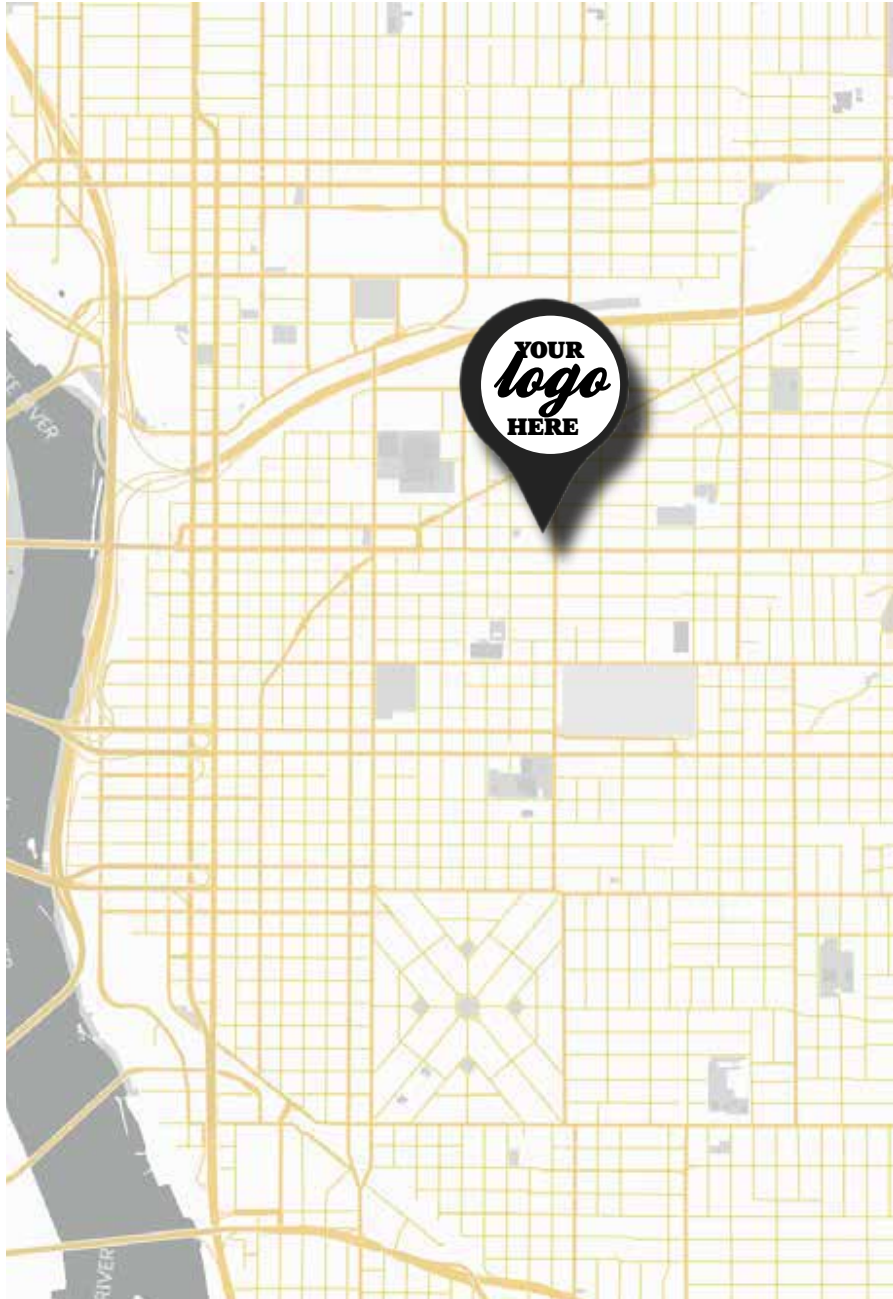
Mural in NE Portland

Image: wikimedia.org



White Stag Sign

DEMOGRAPHICS



TRAFFIC

- 5,558+ VPD AT SE OAK ST + SE 12TH AVE
- 9,992+ VPD AT SE STARK + SE 15TH AVE

TRANSPORTATION

- WALK-SCORE: 96 (WALKER'S PARADISE)
BIKE-SCORE: 96 (BIKER'S PARADISE)
TRANSIT-SCORE: 64 (GOOD TRANSIT)
- AIRPORT:
15 MIN DRIVE TO (PDX)
PORTLAND INTERNATIONAL AIRPORT

	1 MILE	3 MILES	5 MILES
POPULATION	28,601	242,037	469,901
HOUSEHOLDS	15,756	121,144	213,204
HH INCOME	\$89,679	\$108,244	\$107,064
			2023 POPULATION
STATE	OREGON	4.23 MILLION	
COUNTY	MULTNOMAH COUNTY	789,698	
MSA	PORTLAND METRO AREA	2.51 MILLION	
CITY	PORTLAND	630,498	

DEMOGRAPHICS

Demographic and traffic count data: © CoStar Realty Information, Inc. 2021
 Other population data from: <https://worldpopulationreview.com/us-cities/Portland-or-population>, <https://worldpopulationreview.com/us-counties/or/multnomah-county-population>



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