

FOR SALE | \$1,575,000
6433 SE FOSTER ROAD, PORTLAND, OR 97206



PROPERTY DESCRIPTION

A 100% occupied mixed-use building in Southeast Portland's Foster-Powell neighborhood. The ground floor is anchored by Bar Carlo, a well-established neighborhood restaurant and popular brunch destination with nearly 20 years of continuous tenancy. The long-term commercial occupancy speaks to the property's strong location and community presence. Above, seven residential units — a mix of studios and one-bedrooms — have several long-term tenants with low turnover. The building is very well maintained, featuring a newer roof, fresh exterior paint, and updated HVAC systems.

PROPERTY HIGHLIGHTS

- 100% leased mixed-use building
- 3,498 SF retail restaurant & 3,136 SF multifamily
- Four 1 bedroom apartments & three studio apartments
- Updated roof, HVAC, and paint

OFFERING SUMMARY

Sale Price:	\$1,575,000
Building Size:	6,634 SF
Price per SF:	\$237.41
NOI:	\$106,579.00
Cap Rate:	6.77%

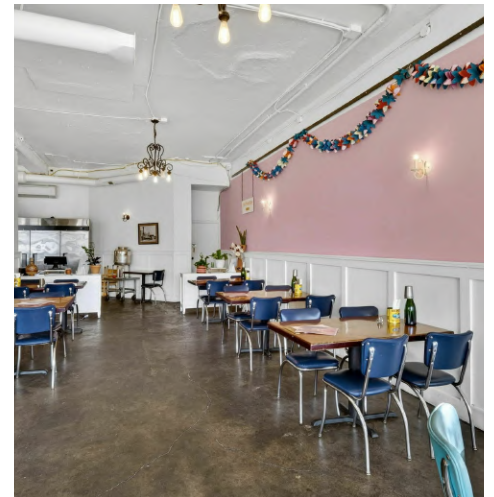
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	813	3,212	11,657
Total Population	1,870	7,423	26,741
Average HH Income	\$105,922	\$109,338	\$115,537

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialREnw.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker Rd, Ste 203
Tigard, OR 97223
CommercialREnw.com

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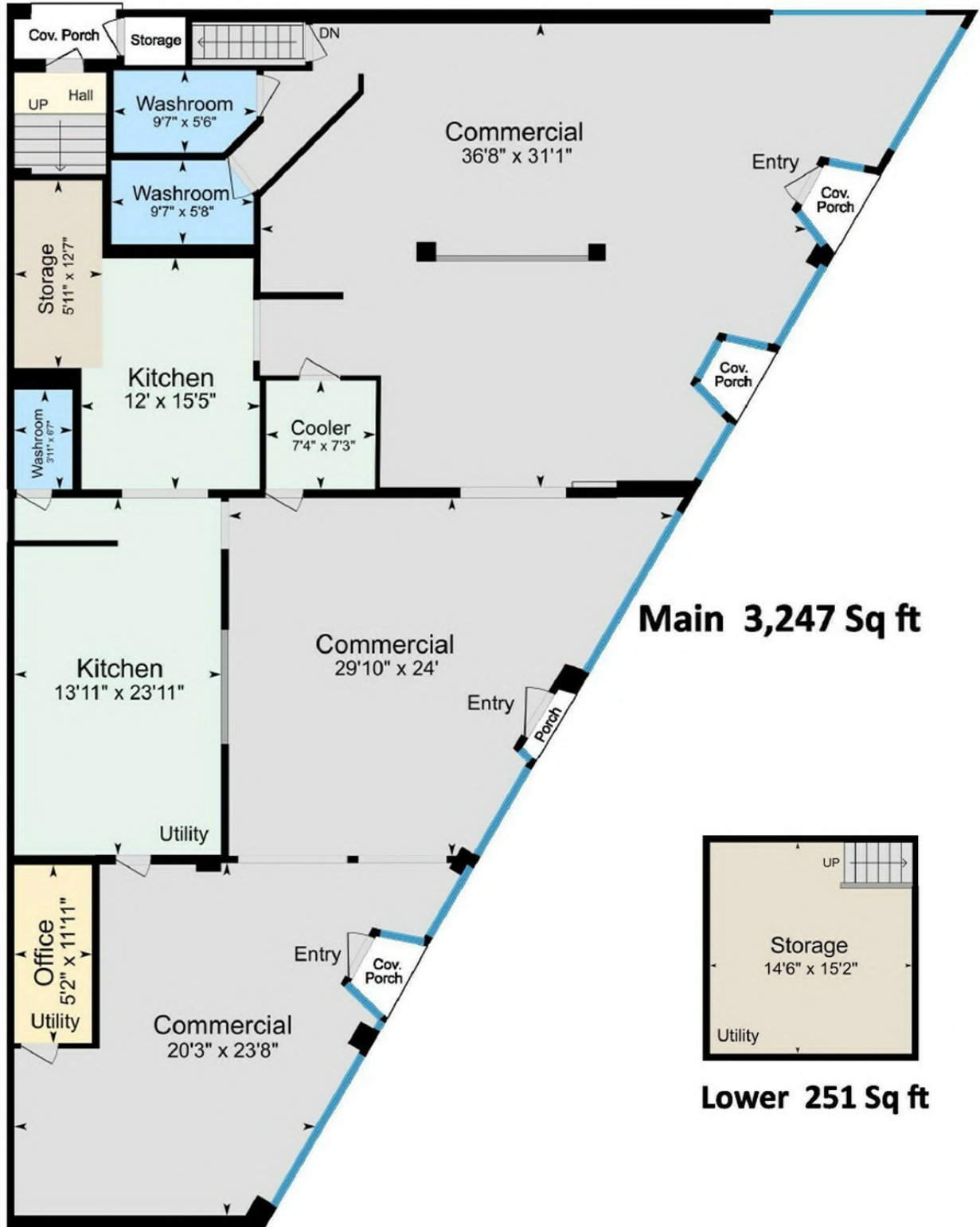
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FLOOR PLAN - RESTAURANT/RETAIL

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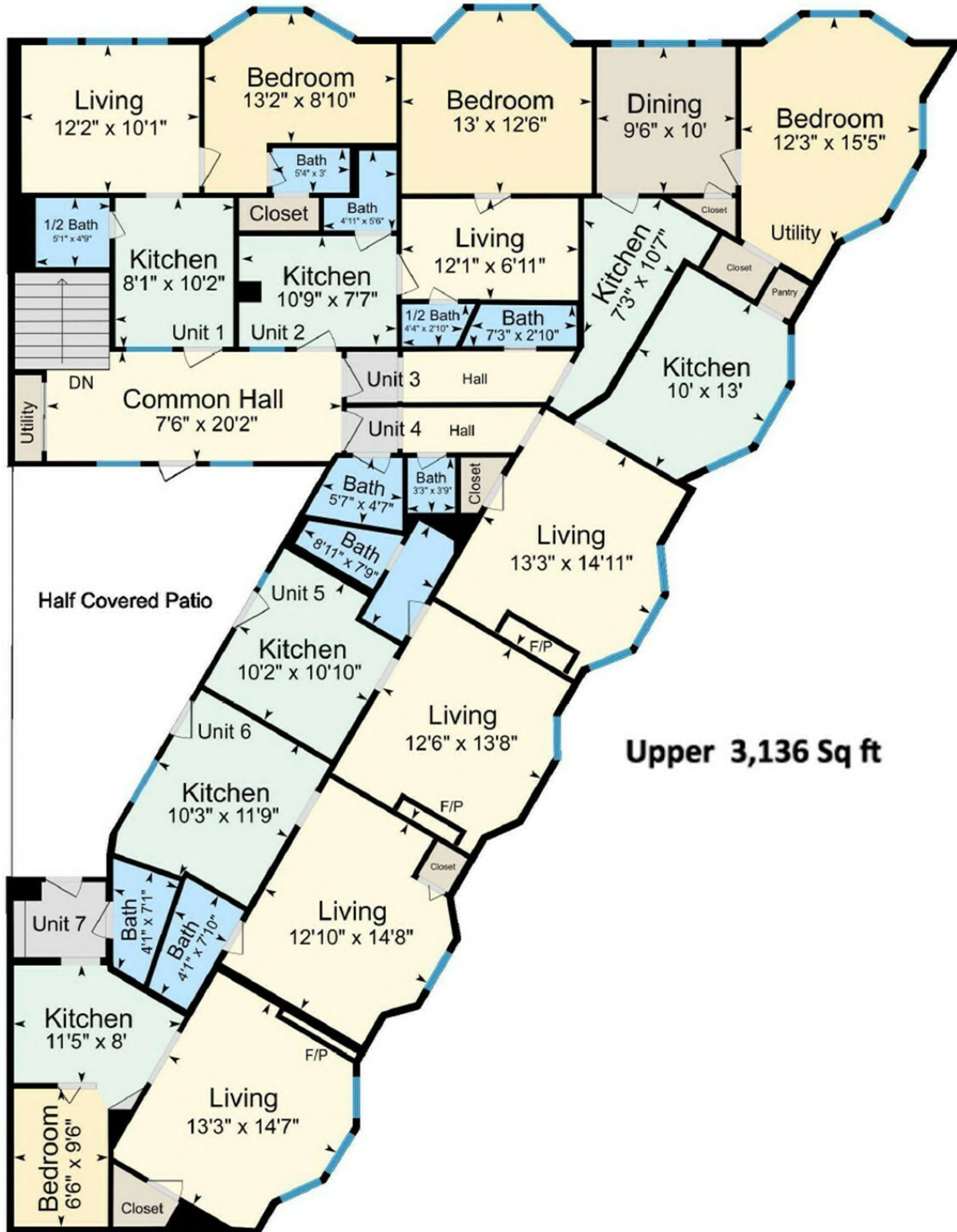
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Denise@CommercialRENW.com
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FLOOR PLAN - MULTIFAMILY

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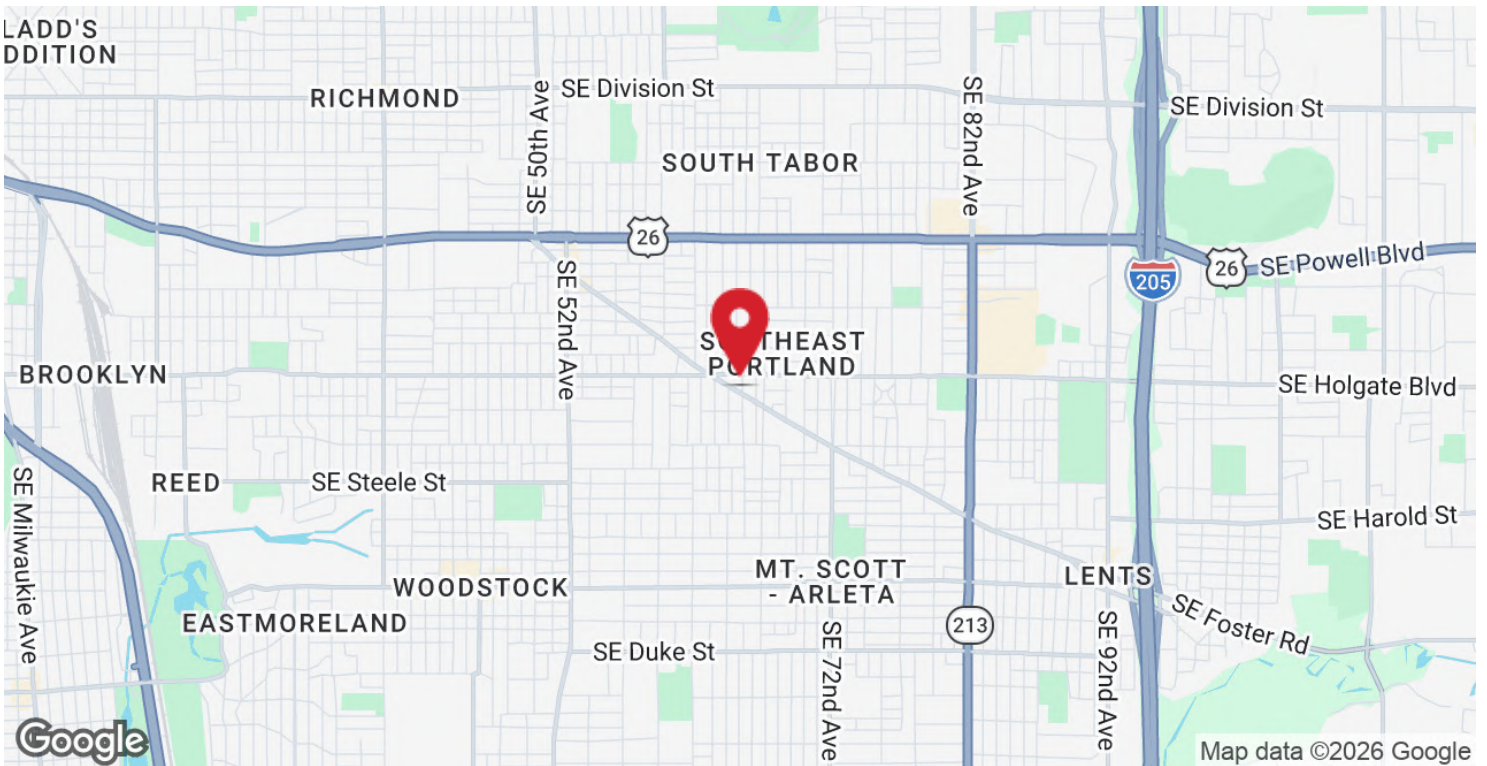
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LOCATION MAP

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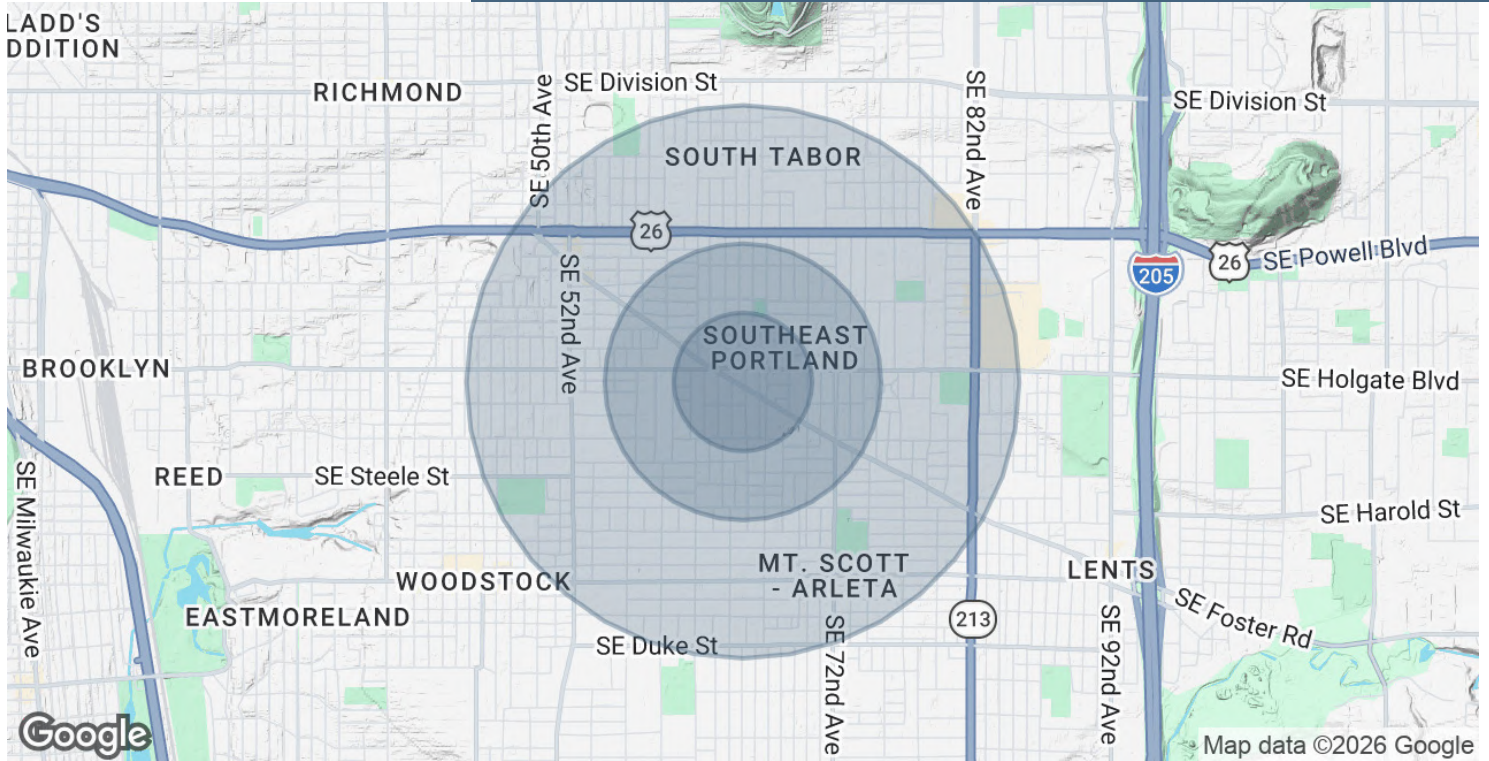
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,870	7,423	26,741
Average Age	40.4	40.3	39.4
Average Age (Male)	39.9	39.5	38.9
Average Age (Female)	40.2	40.4	39.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	813	3,212	11,657
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$105,922	\$109,338	\$115,537
Average House Value	\$488,291	\$500,914	\$513,558

2023 American Community Survey (ACS)

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