



FOR SALE



VALUE-ADD MIXED-USE BUILDING

Five-Unit Mixed-Use Property Available
± 2,466 SF | **Sale Price:** \$625,000 (\$253.45/SF)

8775 SW Canyon Rd, Portland, OR 97225

- Partially renovated mixed use building on Canyon Rd
- Currently 60% leased
- Ground floor could be small retail, office, or apartments. Buyer to verify uses
- Investment upside potential through lease up and further renovations
- Washington County location with Portland Address

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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	8775 SW Canyon Rd, Portland, OR 97225
Building Size	2,466 SF
Sale Price	\$625,000
Price/SF	\$253.45
Occupancy	60%
Zoning	CS - Community Service
Uses	Multifamily, Retail, Office
Parcel #	R70087

Offering Summary

Capacity Commercial Group is pleased to present a value-add mixed-use building along Canyon Rd. The property consists of 5 units, 3 retail suites on the ground floor that could be converted to apartments and 2 residential suites on the second floor.

3 of the 5 units are currently leased. Building features shared laundry facility and off-street parking. The property provides an investor the opportunity to acquire a below replacement cost property with upside through leasing and future property improvements.

Nearby Highlights

- Lexus of Portland
- Northwest Self Storage
- Eastern Pearl Restaurant
- Gerald's Italian Sandwiches
- Bazaar Food Market
- Pholandia
- Kohl's
- The Home Depot
- Fred Meyer
- Target
- Trader Joe's
- Petco

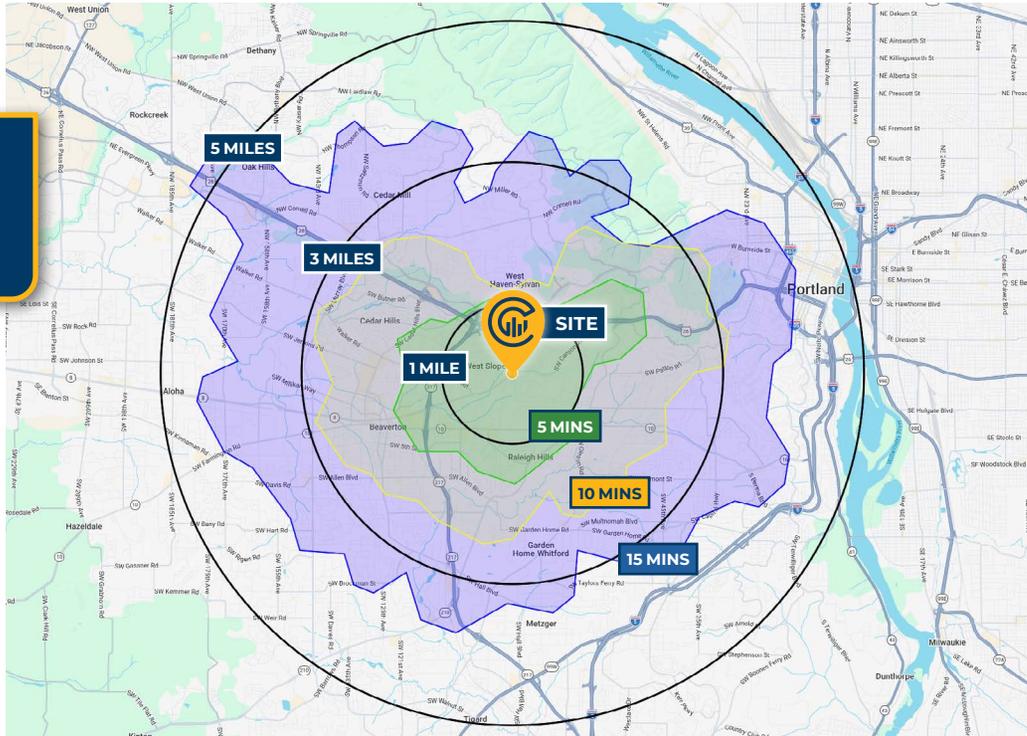


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo



58
Walk Score®
"Somewhat Walkable"

66
Bike Score®
"Bikeable"

29
Transit Score®
"Some Transit"

Ratings provided by www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	11,777	112,470	376,061
2030 Projected Population	11,259	110,102	368,653
2020 Census Population	11,722	110,539	359,394
2010 Census Population	11,192	101,974	322,981
Projected Annual Growth 2025 to 2030	-0.9%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	0.3%	0.7%	1.1%
Households & Income			
2025 Estimated Households	5,170	48,595	168,456
2025 Est. Average HH Income	\$180,049	\$168,352	\$151,758
2025 Est. Median HH Income	\$124,891	\$122,632	\$113,900
2025 Est. Per Capita Income	\$79,270	\$72,928	\$68,175
Businesses			
2025 Est. Total Businesses	1,205	7,714	28,753
2025 Est. Total Employees	10,260	53,372	248,030

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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