

OWNER-USER & INVESTMENT

CANNABIS STOREFRONT & BUSINESS

1528 SOUTHEAST HOLGATE BOULEVARD, PORTLAND, OR 97202



FOR SALE

PRESENTED BY:

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INVESTMENT SUMMARY

1528 SOUTHEAST HOLGATE BOULEVARD



Asking Price:	\$695,000
Building SF:	1,912
Residential SF:	900 (2nd floor)
Commercial SF:	1,012 (main floor)
Basement/Storage SF:	900 (partially finished)
Parcel Size:	4,837 SF
Yr Built / Renovated:	1928 / 2025
Parking:	Surface parking behind bldg.
Zoning:	CE - Commercial Employment

Offering Summary

Opportunity to buy a newly renovated mixed-use investment property. This well-located east-side property has a successful active cannabis retail business, which is also available for sale.

The Property consists of three level building (including basement) and graveled parking in back. The dispensary occupies the main floor, with storage in the basement (with separate entrance). The second floor apartment is a vacant fully built out 2bd/1bth apartment that can be used as a residence or as an office.

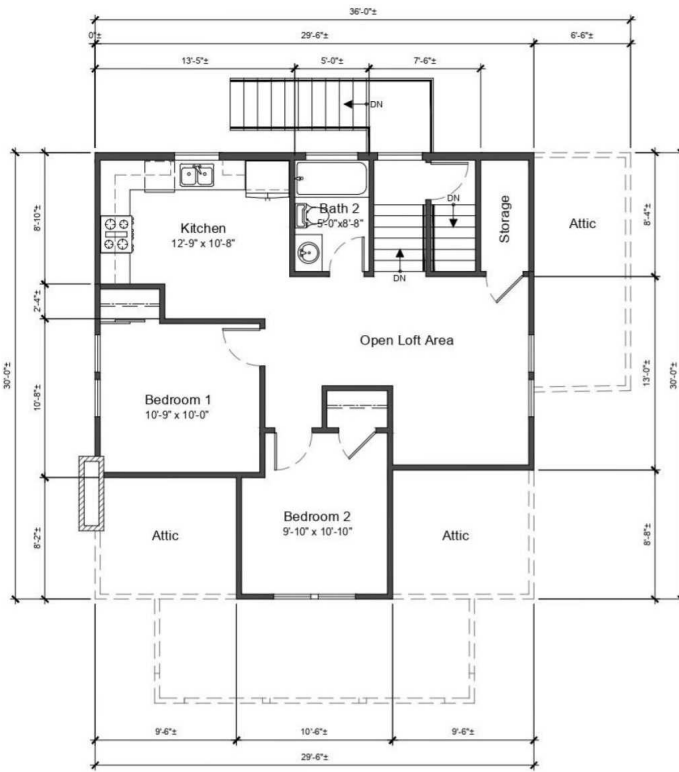
"Pakalolo PDX" is Brooklyn's beloved neighborhood dispensary, and its location just off SE McLoughlin. The business averages \$50,000 in gross monthly sales and growing, with sales quintupling between 2024 and today. It is fully staffed and has a 4.8 star rating on Google. Given the challenges of new cannabis retail licenses in Oregon /City of Portland, this becomes an even more enticing opportunity.

Location Overview

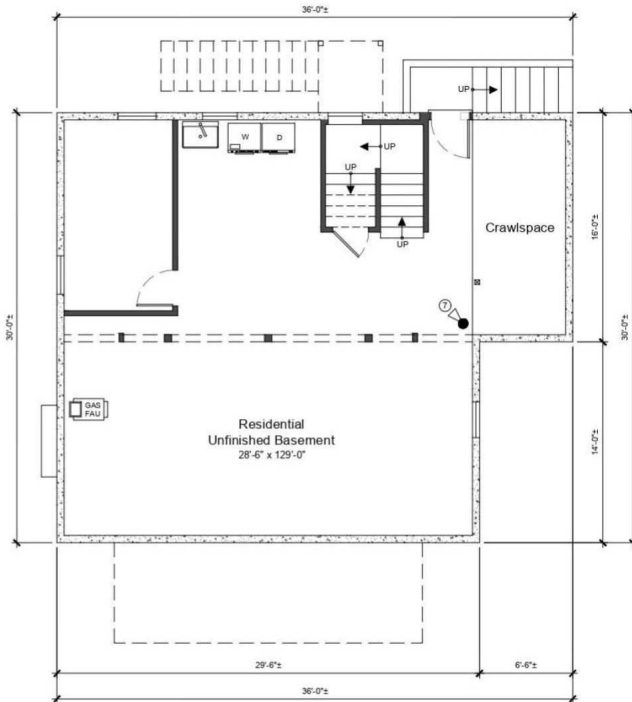
Brooklyn is a hip neighborhood in Portland's Inner Southeast with an abundance of newly built apartment buildings, cafés, bars, event venues, and shops. The MAX Orange line runs on SE 17th, just a block from the Property.

FLOOR PLAN

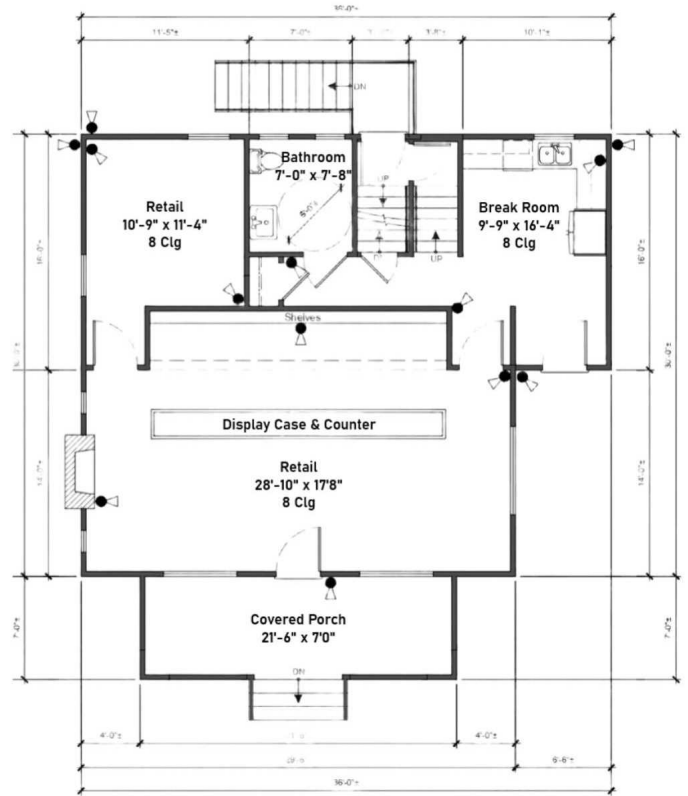
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Upper Floor Plan



Basement Floor Plan



Main Floor Plan

LEGEND:

● SECURITY CAMERA

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RETAIL PHOTOS

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OFFICE / APARTMENT PHOTOS

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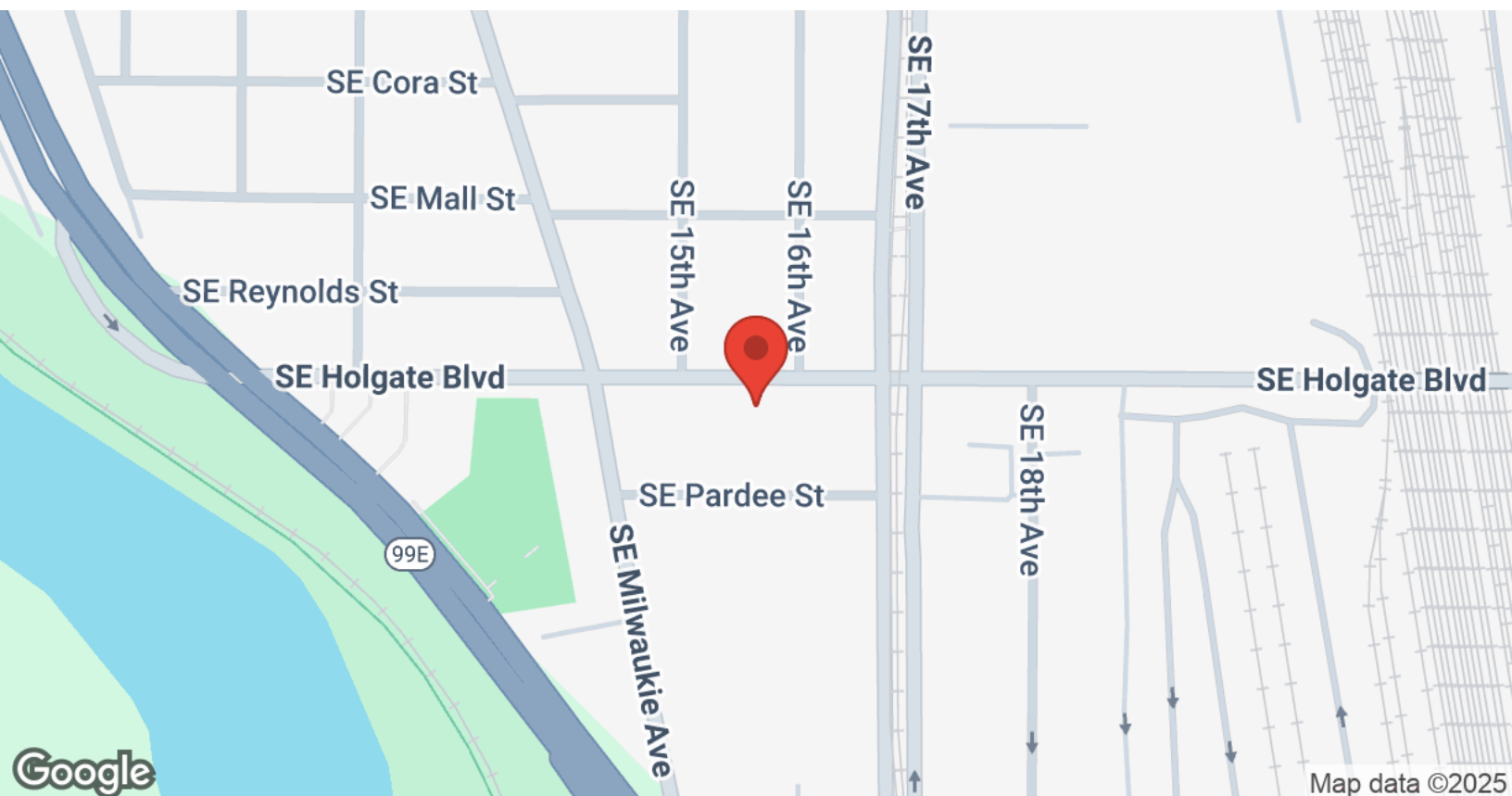
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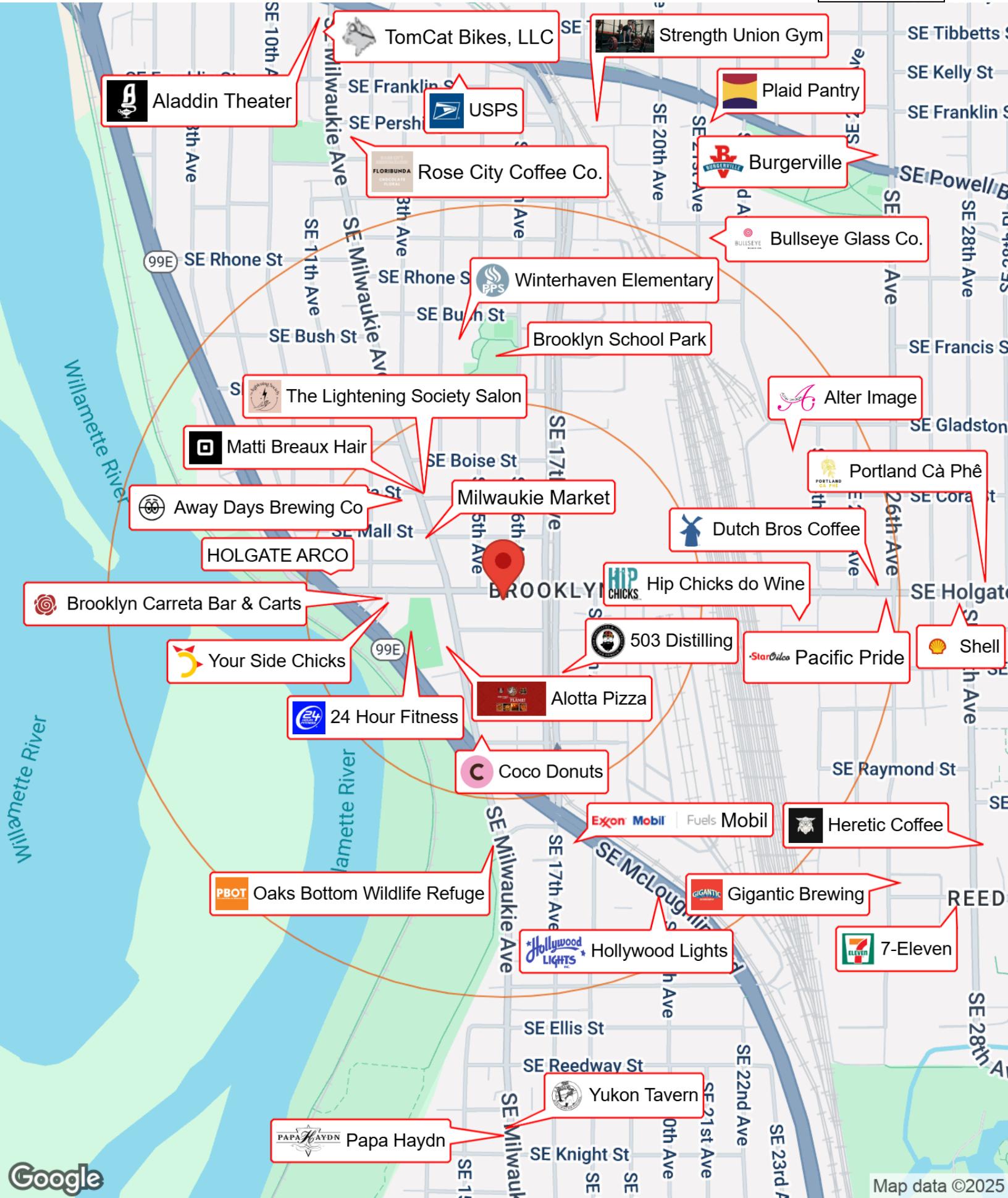
LOCATION MAPS

1528 SOUTHEAST HOLGATE BOULEVARD



BUSINESS MAP

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DEMOGRAPHICS

1528 SOUTHEAST HOLGATE BOULEVARD



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	8,217	105,230	242,150
	Female	7,492	96,109	231,978
	Total Population	15,709	201,339	474,128
Age	Ages 0-14	1,801	21,587	59,114
	Ages 15-24	1,876	20,498	46,670
	Ages 25-54	8,672	107,560	241,988
	Ages 55-64	1,355	20,689	50,559
	Ages 65+	2,005	31,004	75,799
Income	Median	\$96,290	\$94,785	\$97,059
	< \$15,000	530	8,755	18,432
	\$15,000-\$24,999	358	4,509	10,190
	\$25,000-\$34,999	316	5,179	11,412
	\$35,000-\$49,999	524	8,296	18,005
	\$50,000-\$74,999	1,079	13,129	29,909
	\$75,000-\$99,999	1,008	10,810	25,470
	\$100,000-\$149,999	1,583	17,313	38,954
	\$150,000-\$199,999	716	10,446	25,008
	> \$200,000	1,215	18,413	43,465
Housing	Total Units	8,031	106,942	242,720
	Occupied	7,327	96,850	220,844
	Owner Occupied	2,920	40,509	104,826
	Renter Occupied	4,407	56,341	116,018
	Vacant	705	10,092	21,877

Disclaimer

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