

FOR SALE

Income-Producing Corner Site | CM3 Zoning | Long-Term Redevelopment Play
3636 NE Broadway Street, Portland, OR 97232



INVESTMENT OVERVIEW

3636 NE Broadway Street presents a covered land investment opportunity in Portland's Hollywood District, located on a prominent signalized corner with excellent visibility and access near I-84 and public transit. The property is improved with a ±6,275 SF, single-tenant office building on a ±27,158 SF lot and is fully leased to a mission-driven nonprofit organization under a long-term, BOMA office net lease with traditional NNN pass through expenses (including management) with scheduled 3% annual base rent increases, providing predictable interim cash flow and simplified ownership. Zoned CM3, the site allows for a wide range of future commercial and mixed-use redevelopment scenarios, offering long-term upside while the existing income stream offsets holding costs.

INVESTMENT HIGHLIGHTS

- Single-tenant asset
- Base rent increases at 3% annually
- In-place income with contractual growth, reducing near-term leasing and vacancy risk
- Signalized corner site with strong frontage
- CM3 zoning supports increased density and mixed-use redevelopment
- Existing improvements allow for land covered carry during entitlement phase
- Strong urban infill location near transit, retail, and neighborhood services

OFFERING SUMMARY

Sale Price:	\$2,500,000.00
In-Place Cap Rate:	6.12%*
Building Size:	±6,275 SF
Lot Size:	±27,158 SF (~\$98 PSF)
Zoning:	CM3
Occupancy:	100% single-tenant
Lease Structure:	BOMA office net lease with traditional NNN pass-through expenses
Parking:	31 stalls

* Based on projected 2027 Net Operating Income (NOI)

ADAM BEAN

Director
Licensed in Oregon
C: 503-887-5100
O: 503-222-5100
adambean@dougbean.com

JOHN BRANDHORST

Senior Director / Brokerage Services
Licensed in Oregon
C: 971-506-3498
O: 503-222-5100
jbrandhorst@dougbean.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction



Floor Plan

3636 NE Broadway Street, Portland, OR 97232



ADAM BEAN

Director
Licensed in Oregon
C: 503-887-5100
O: 503-222-5100
adambean@dougbean.com

JOHN BRANDHORST

Senior Director / Brokerage Services
Licensed in Oregon
C: 971-506-3498
O: 503-222-5100
jbrandhorst@dougbean.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction



Aerial

3636 NE Broadway Street, Portland, OR 97232



ADAM BEAN

Director
Licensed in Oregon
C: 503-887-5100
O: 503-222-5100
adambean@dougbbean.com

JOHN BRANDHORST

Senior Director / Brokerage Services
Licensed in Oregon
C: 971-506-3498
O: 503-222-5100
jbrandhorst@dougbbean.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction



Additional Photos

3636 NE Broadway Street, Portland, OR 97232



ADAM BEAN

Director
Licensed in Oregon
C: 503-887-5100
O: 503-222-5100
adambean@dougbean.com

JOHN BRANDHORST

Senior Director / Brokerage Services
Licensed in Oregon
C: 971-506-3498
O: 503-222-5100
jbrandhorst@dougbean.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction



Additional Photos

3636 NE Broadway Street, Portland, OR 97232



ADAM BEAN

Director
Licensed in Oregon
C: 503-887-5100
O: 503-222-5100
adambean@dougbear.com

JOHN BRANDHORST

Senior Director / Brokerage Services
Licensed in Oregon
C: 971-506-3498
O: 503-222-5100
jbrandhorst@dougbear.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction



Additional Photos

3636 NE Broadway Street, Portland, OR 97232



ADAM BEAN

Director
Licensed in Oregon
C: 503-887-5100
O: 503-222-5100
adambean@dougbear.com

JOHN BRANDHORST

Senior Director / Brokerage Services
Licensed in Oregon
C: 971-506-3498
O: 503-222-5100
jbrandhorst@dougbear.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction



Map

3636 NE Broadway Street, Portland, OR 97232



ADAM BEAN

Director
Licensed in Oregon
C: 503-887-5100
O: 503-222-5100
adambean@dougebean.com

JOHN BRANDHORST

Senior Director / Brokerage Services
Licensed in Oregon
C: 971-506-3498
O: 503-222-5100
jbrandhorst@dougebean.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction

