

FOR SALE

THE SHIP TAVERN

7827 SW 35TH AVE, PORTLAND, OR 97219

SALE PRICE

\$750,000

BUILDING SIZE

2,080 SF

COOPER COLLINS

503.972.7287

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COMMERCIAL REAL ESTATE SERVICES



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PROPERTY DESCRIPTION

Offered for sale is a 100% leased investment property occupied by The Ship Tavern, a long-standing neighborhood operator located in the heart of Multnomah Village. The property provides stable in-place income from a well-established tenant in one of Southwest Portland's most desirable, supply-constrained submarkets.

The building benefits from a highly walkable village setting, surrounded by dense residential neighborhoods and a strong mix of local retail and dining. Convenient access to SW Capitol Highway and downtown Portland supports consistent tenant demand and long-term investment fundamentals.

PROPERTY HIGHLIGHTS

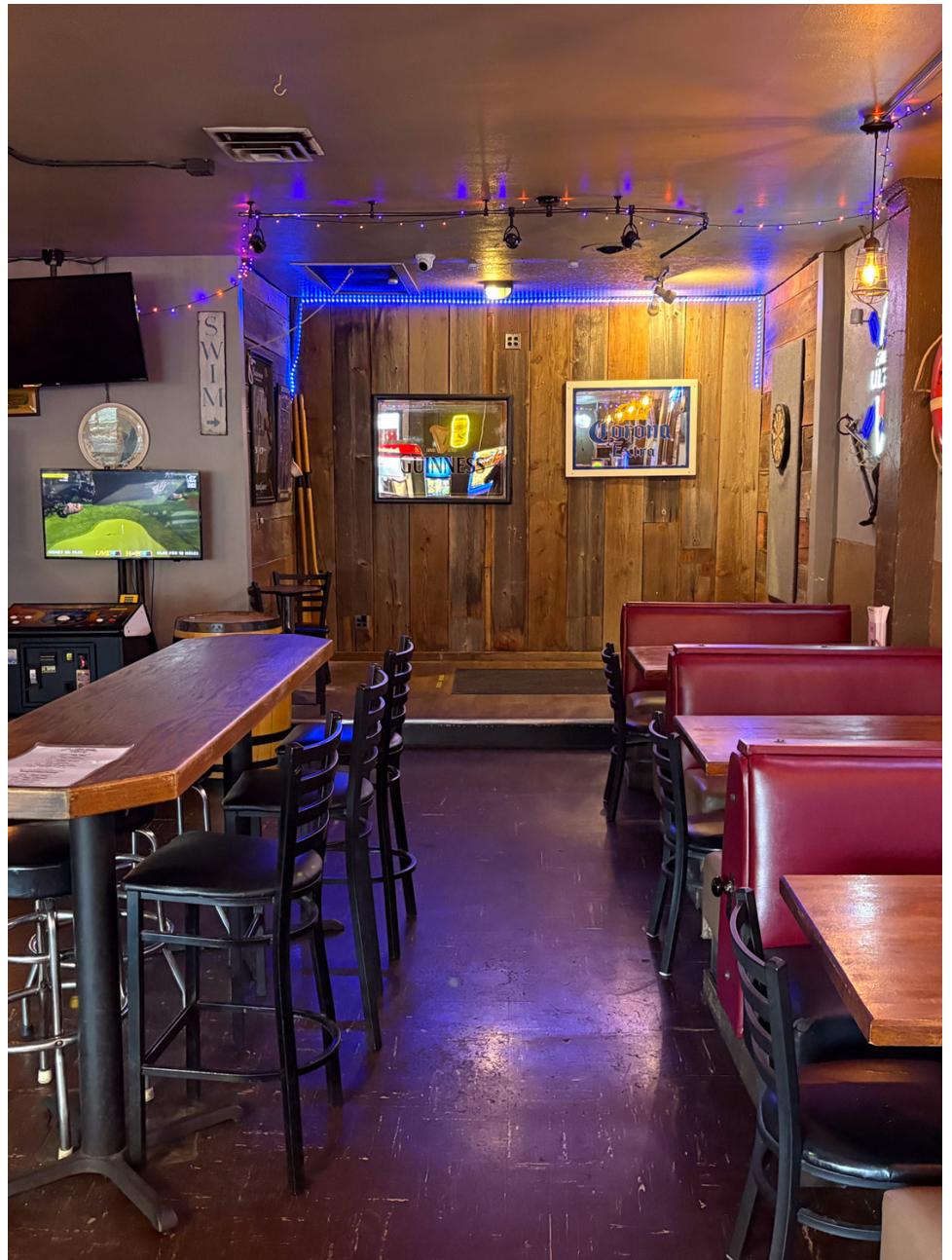
- 100% leased to The Ship Tavern, a long-standing neighborhood operator
- True NNN lease recently signed through 2029 with multiple options to extend
- Walkable village location with strong surrounding residential density
- Proximity to SW Capitol Hwy and downtown Portland

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	2,047 SF
Building Size:	2,080 SF
NOI:	\$49,200.00
Cap Rate:	6.56%

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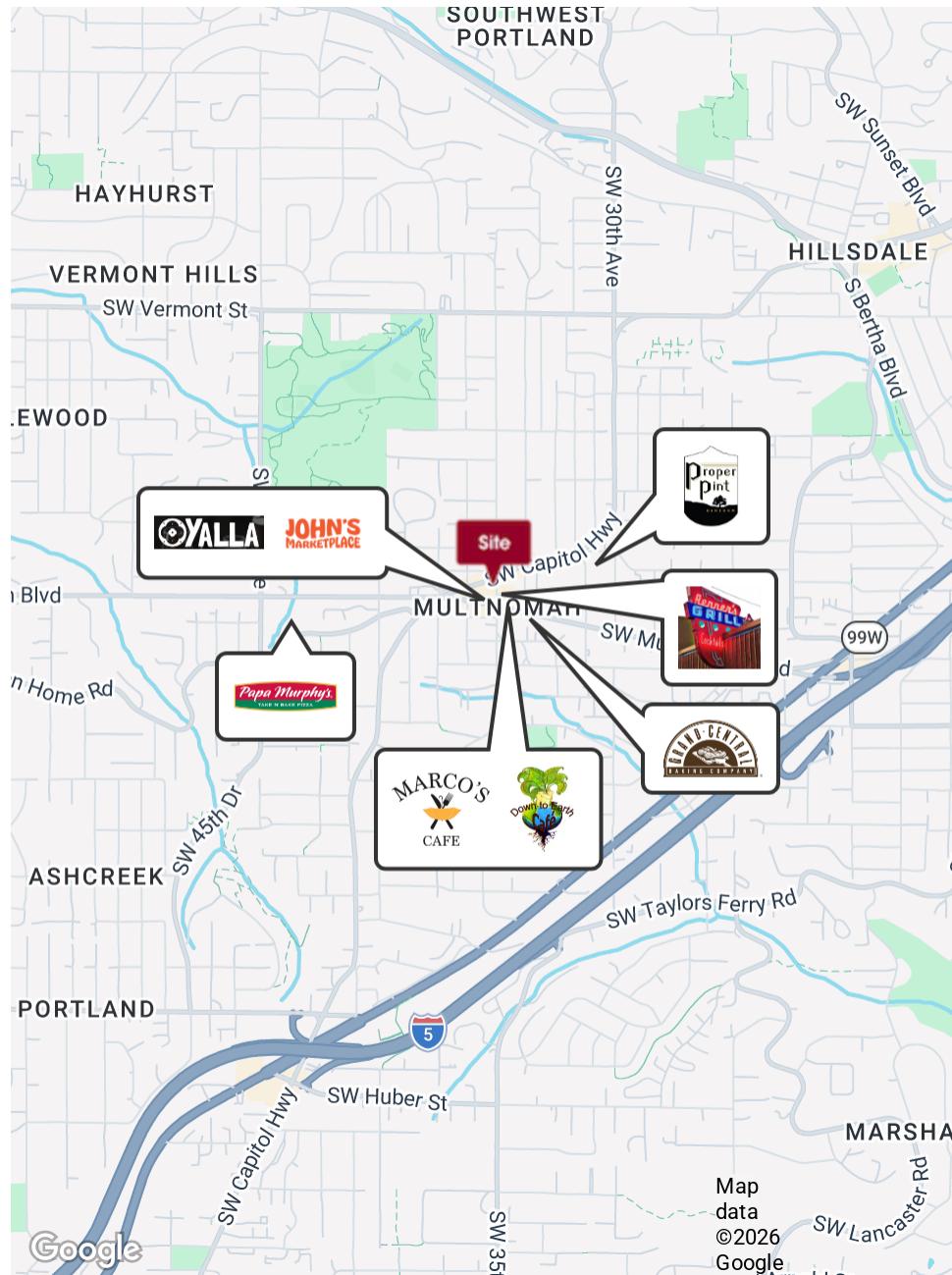
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www.macadamforbes.com | 503.227.2500 All the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy; however, we do not guarantee it.



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LOCATION OVERVIEW

7827 SW 35th Ave is located in the heart of Multnomah Village, a highly desirable Southwest Portland neighborhood known for its walkable retail core, strong community feel, and village-style charm. The area features a mix of locally owned shops, cafés, and restaurants along SW Capitol Highway, supported by stable surrounding residential neighborhoods. The property is conveniently positioned just minutes from downtown Portland, with easy access to major arterials, transit, and nearby amenities, including Gabriel Park, making it an attractive location for both residents and neighborhood-serving businesses.

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,474	5,012	16,937
Average Age	41	41	41
Average Age (Male)	40	39	40
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	661	2,312	7,418
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$127,750	\$126,871	\$142,036
Average House Value	\$744,526	\$748,273	\$756,971

Demographics data derived from AlphaMap