

FOR SALE

CLASSIC CENTRAL EASTSIDE INDUSTRIAL/RETAIL BUILDING WITH PARKING (Former Andy & Bax)

**PRICE REDUCTION:
\$3,500,000**



This building is located at **324 SE Grand Avenue** and home for decades to famous outdoor and military surplus outdoor products vendor; Andy & Bax. The vintage building provides a rare opportunity to have tremendous exposure in the heart of the best core neighborhood/submarket: the Central Eastside.

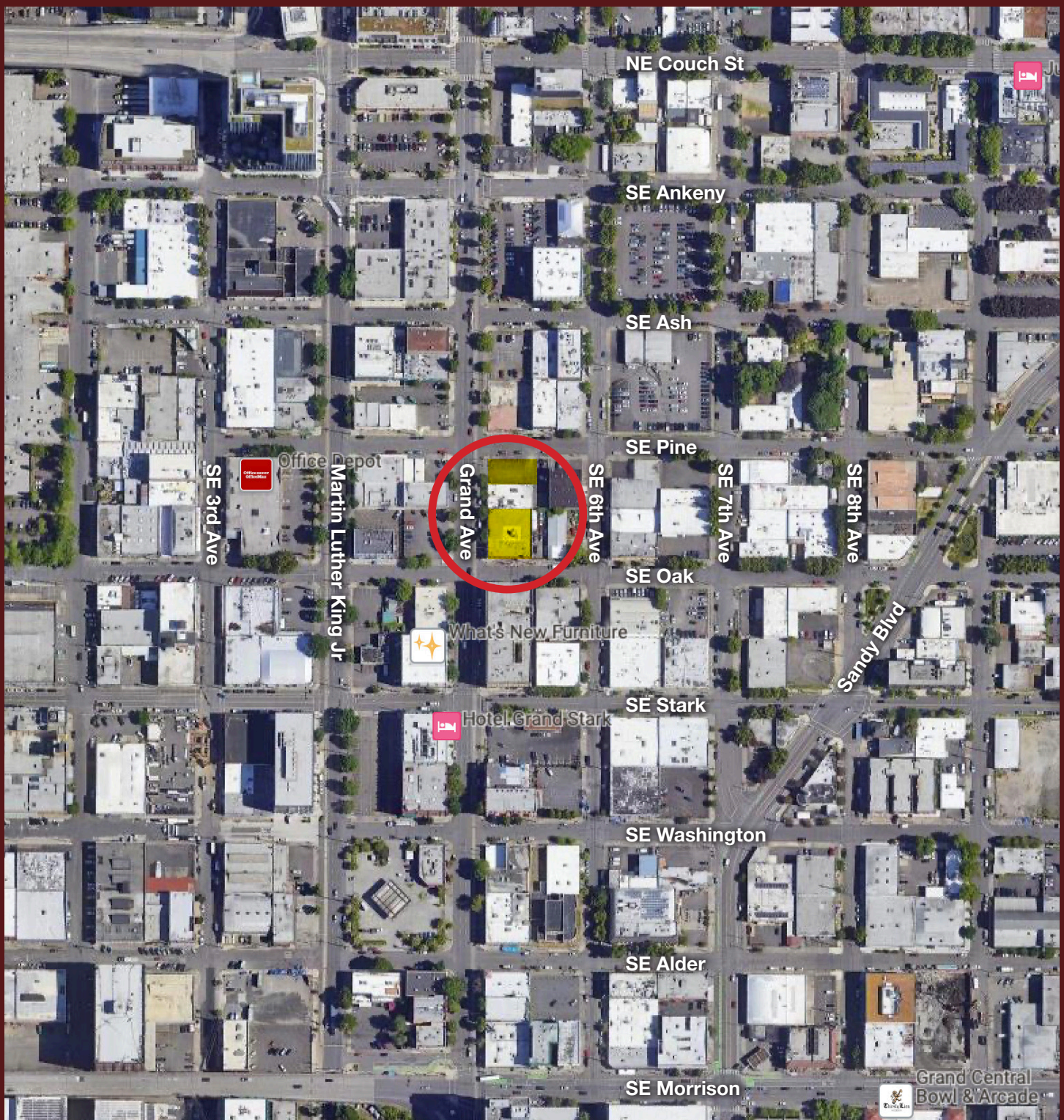
- 18,000 sf total space with 9000 sf on street level and 9000 in very usable basement area. 8500 sf of parking nearby at SE Grand and SE Pine. 17,000 sf total land area
- 6:1 FAR (with bonus) 125' Height limit.
- HVAC in Street Level space.
- Grade doors on SE Oak serves both street level and basement spaces.
- Ceiling heights 14-15' on street level: 8' on basement level.
- Zoned EX (General Employment) One of the best and most flexible zonings in the city allowing for a broad use of uses; residential; industrial; retail.
- Adjacent Properties can be acquired.

\$3,500,000.
Price: ~~\$4,000,000.~~

For More Information Contact:
Todd DeNeffe
todd@cascadecre.com
503-705-6380


Cascade Commercial
REAL ESTATE, LLC

The Information contained in this brochure are deemed to be accurate and obtained from reliable sources but there are not guaranties as to its complete accuracy and any buyer and their representatives should do their own due diligence regarding building characteristics.



The Former Andy & Bax Building has a superior location in the close in eastside of Portland. Located on one of the best retail corridors/SE Grand, this property lies just 3 blocks from East Burnside and a major entrance to Interstate 84. Trolley and Bus Stops are steps away. Three bridges to downtown core are located less than a quarter mile away. Property has exposure to over 25,000 vehicles a day.

More Building Information:

- The west and south side of the building are wrapped in a classic mural on aluminum that can be reconfigured.
- Historic Spinning sign facing traffic - grandfathered in.
- Large Reader Board facing SE Grand Avenue Traffic.
- Street Level Floor constructed of concrete.
- Now bricked in multiple cut-outs along SE Grand and Oak can be converted back to glass



CENTRAL EASTSIDE AT A GLANCE...

\$500 MILLION
IN CURRENT
DEVELOPMENT
PROJECTS

800,000 SF
OF OFFICES
BUILT
OR
RENOVATES

OVER
ONE BILLION
IN *NEW* DEVELOPMENT
FROM
2010-2022

TWO LARGE
TECHNOLOGY COMMITMENTS:
APPLE-80,000 SF
AUTODESK-100,000 SF

3,000
JOBS *ADDED*
SINCE 2015

LOWEST
VACANCY RATE
IN *CITY* FOR
OFFICE/INDUSTRIAL

22,000
TOTAL
EMPLOYMENT

3,200 APARTMENTS
BUILT WITH
2,000 UNITS
UNDER CONSTRUCTION OR
IN PERMITTING

Central Eastside

The Central Eastside is undergoing a steady and sustained renaissance mixing the boundless energy of technology, design, engineering, food/beverage and makers and creators of all types to quickly become one of most dynamic and emergent commercial neighborhoods on the West Coast. Having added over 2000 jobs in the last 6 years to 15,000 who already live, work, create, build and innovate, the Central Eastside is full of potential and just hitting its stride. With 3000 new apartments and 500,000 SF office and creative space completed or under construction it is place of phenomenal opportunity.



Portland's Central Eastside is the place to be. Paying homage to its industrial roots and smartly using its vintage warehouse building stock mixed with cutting edge and eclectic new development, the Central Eastside is attracting some of the best and brightest (and more fun) aspects of the creative class. It would be hard to find more diverse mix of entrepreneurship, culture and energy in such a compact and accessible area of a major city.

—New York Times, 2019

