

# FOR SALE

2105 - 2111 SE DIVISION STREET, PORTLAND, OR 97202



## PROPERTY DESCRIPTION

2105–2111 SE Division Street offers a unique opportunity to acquire two fully leased, freestanding commercial buildings in the heart of Southeast Portland’s thriving Division corridor. The  $\pm$ 2,500 SF building at 2105 SE Division sits on a 5,000 SF lot, and the  $\pm$ 1,980 SF building at 2111 SE Division is situated on a 4,500 SF lot, both zoned CM2.

While both buildings are currently leased, 2105 SE Division could be made available to an owner-occupant seeking to offset costs with rental income from 2111 SE Division. In addition to generating immediate rental income, the property offers significant long-term upside as a prime land banking opportunity. Located in one of Portland’s most active commercial corridors, the site is ideally positioned for future redevelopment. The CM2 zoning supports medium-scale, mixed-use construction with ground floor retail and residential or office above, making it well suited for future infill development. Holding this property while benefiting from current cash flow allows an investor or owner-user flexibility while land values and rental demand in the area continue to rise.

## PROPERTY HIGHLIGHTS

- 2105 SE Division (2,500 RSF / 5,000 SF Lot) may be made available for owner-occupant use
- Income-producing with offset potential for owner-users
- Excellent long-term land banking and redevelopment opportunity
- Prime location in SE Portland’s high-demand Division corridor
- Surrounded by strong retail, dining, and residential growth
- High walkability, transit access, and neighborhood visibility

## OFFERING SUMMARY

Sale Price:	\$1,595,000
Cap Rate:	6%
2105 SE Division St (Bldg Size)	2,500 SF
2111 SE Division St (Bldg Size)	1,980 SF
\$ / Bldg SF:	\$356.03
Combined Bldg Size:	4,480 SF
Combined Lot Size:	9,500 SF
Zoning:	CM2

### JOHN BRANDHORST

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**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

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# Aerial Map

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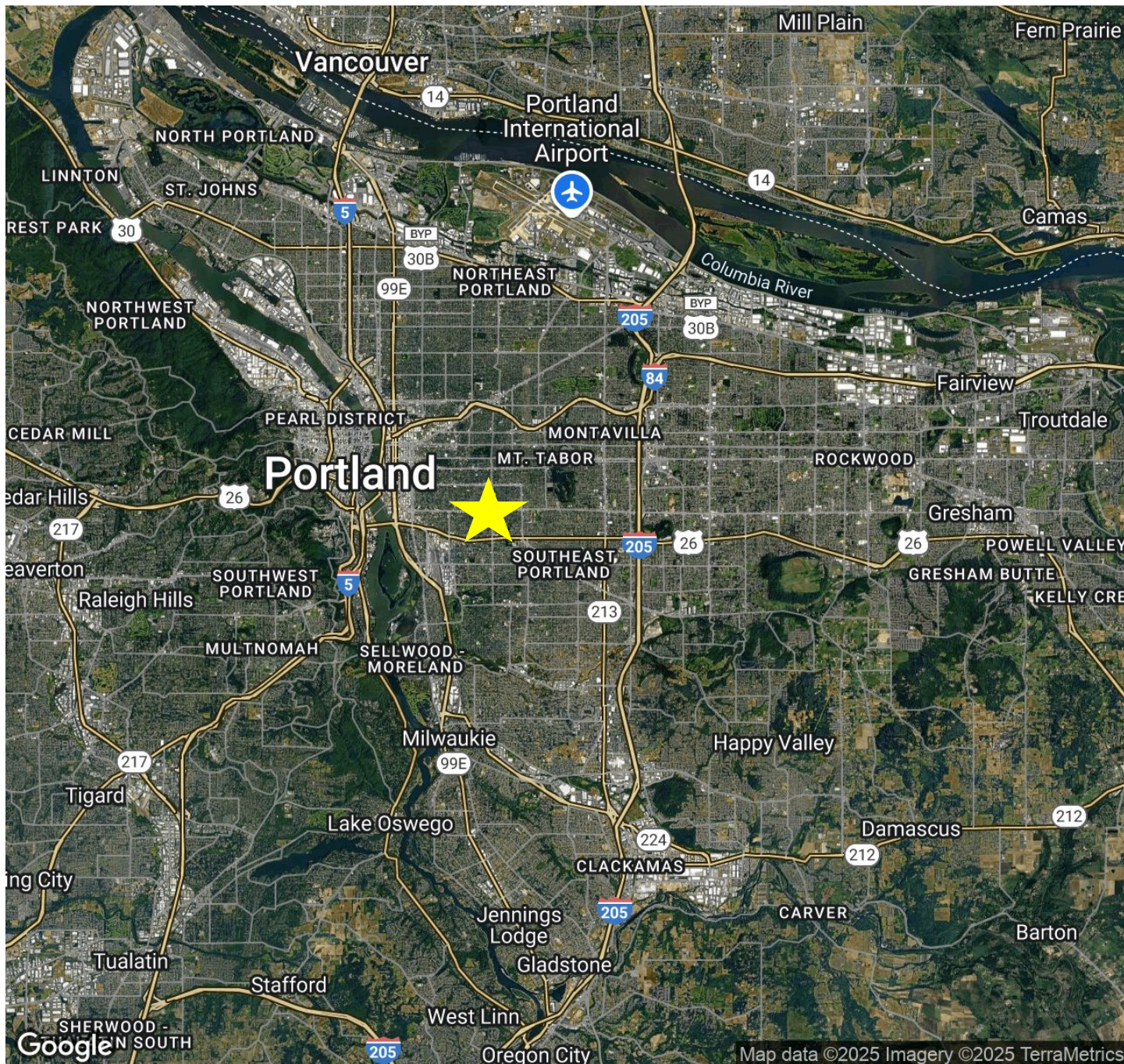
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# Location Map

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# Demographics Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,833	228,944	481,854
Average Age	37.9	39.3	39.8
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,100	115,422	219,905
# of Persons per HH	2	1.9	2.1
Average HH Income	\$114,123	\$110,196	\$111,511
Average House Value	\$686,090	\$677,834	\$602,448

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