

URBAN MIXED-USE OFFICE BUILDING FOR SALE OR LEASE

711 SE Grand Ave

PORTLAND, OR 97214



Perfect owner/user building with two floors of creative office over ground floor retail or service

CONTACT

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NAIElliott

Executive summary



Sales Price	REDUCED - \$1,600,000
Lease Rate	\$16/SF/YR, NNN

OFFERING SUMMARY

Building Size:	9,812 SF
Available SF:	9,812 SF
Ground Floor:	Retail, service or office use
Floors 2 & 3:	Office use, mix of privates & open plan
Lot Size:	4,665 SF
Price/SF:	\$163/SF
Year Built:	1892
Renovated:	2019
Zoning:	EX
Market:	Portland
Submarket:	Inner east side

PROPERTY OVERVIEW

Wonderfully maintained, historic and updated creative office in the heart of the Central Eastside. Perfect layout for owner/user to occupy the office on all three floors or lease a portion of the building to retail, service or office tenants, creating additional revenue.

PROPERTY HIGHLIGHTS

- Gorgeous, historic mixed-use, owner/user building
- Central, close-in east side location
- Mix of private offices, open workspaces, large and small conference rooms and phone booths
- Hardwood floors, high ceilings and tons of natural light
- Showers, restrooms, kitchens and secure bike room
- Strong traffic counts benefit ground floor retail use
- Reasonably priced

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Central Eastside Industrial District

The Central Eastside Industrial District (CEID) in Portland, Oregon is a dynamic and rapidly evolving urban neighborhood known for its unique blend of industrial heritage, innovative business and vibrant arts and cultural scene. This area, nestled along the Willamette River, seamlessly merges historic industrial buildings with modern, sustainable design, creating a contemporary hub for creative entrepreneurs, tech startups and forward-thinking industries. The CEID is also renowned for its adaptive reuse of warehouses, making it a hotbed for artisanal food producers, craft breweries and collaborative workspaces.



NEARBY BUSINESSES

- Afuri Izakaya
- Loyal Legion
- Hat Yai Belmont
- Obon Shokudo
- Coava Coffee
- Living Haus
- Hit the spot!
- Literary Arts
- River City Bicycles
- Grand Central Bowling

CONVENIENT MULTI-MODAL ACCESS:

- Less than one mile from Downtown Portland
- Near major public transit routes, including bus stops and MAX light rail stations
- Immediate access to major highways such as I-5 and I-84



100

BIKE SCORE



86

WALK SCORE

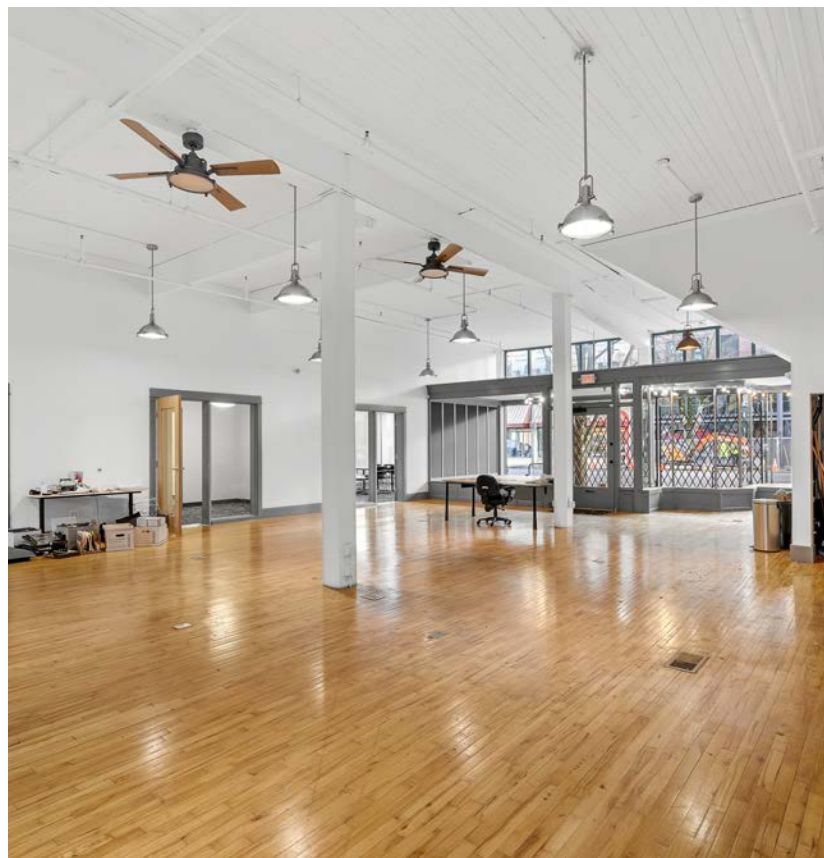
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Well-maintained, owner/user opportunity

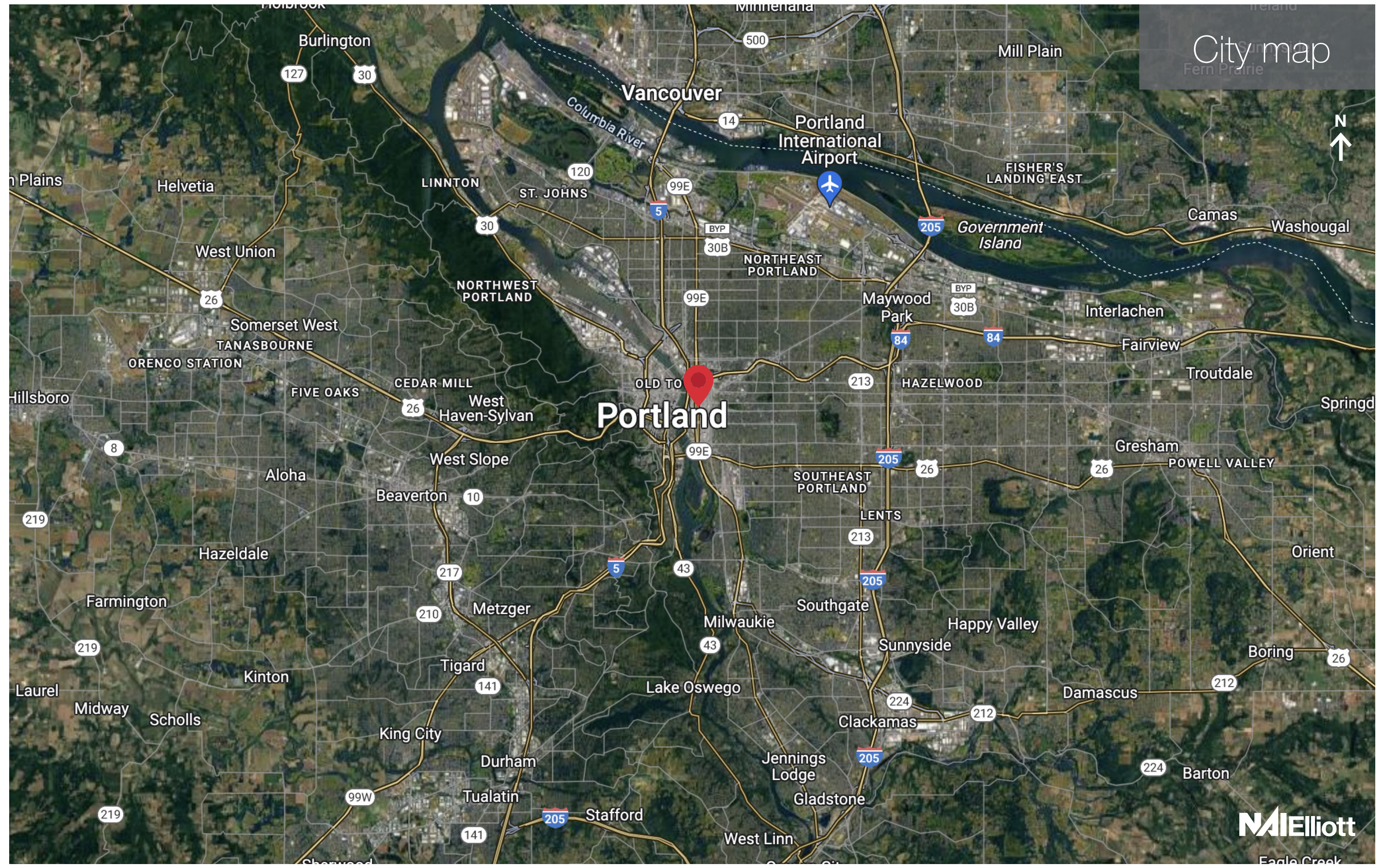


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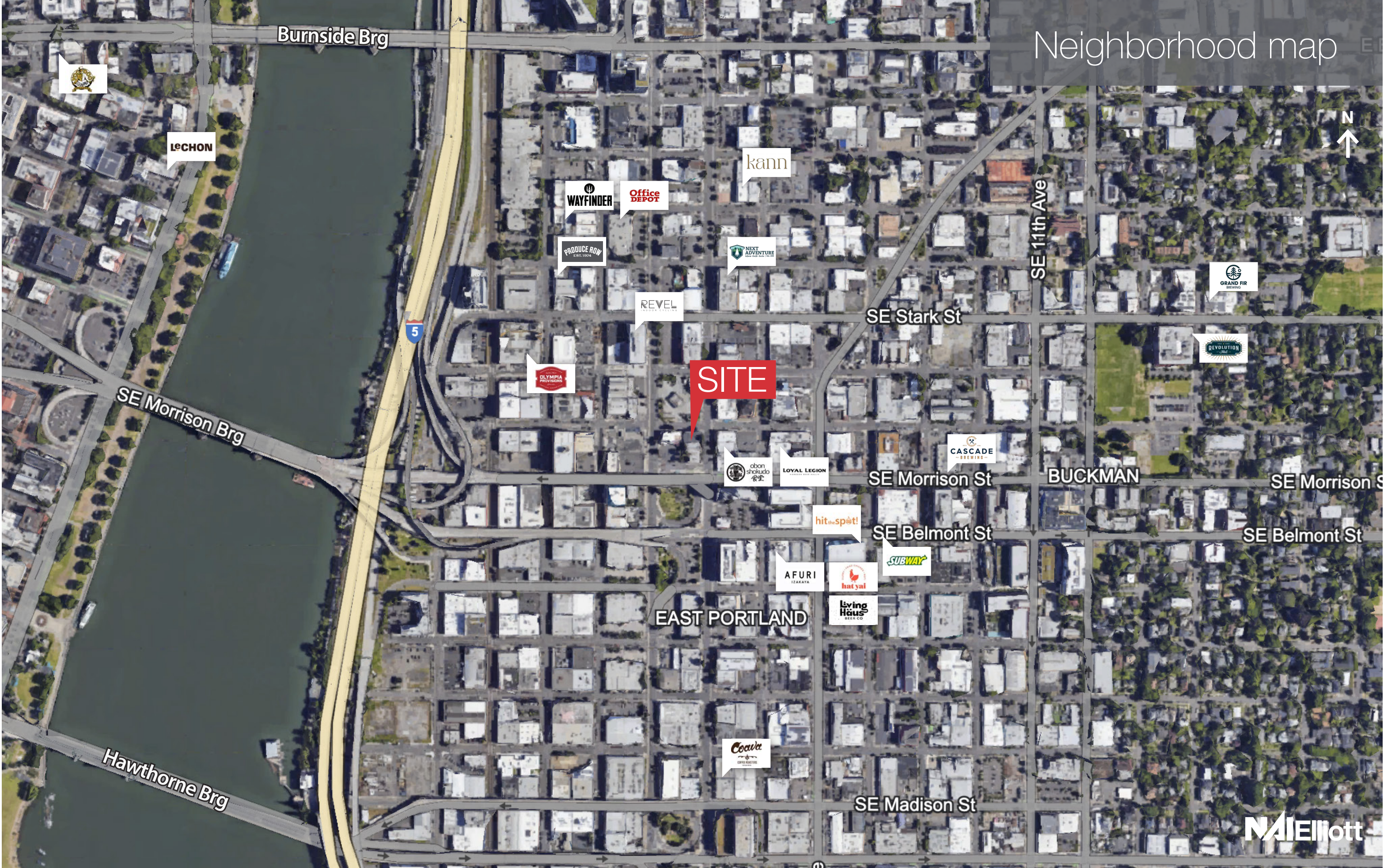
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NAI Elliott



Neighborhood map



Burnside Brg

LeCHON

kann

WAYFINDER

Office DEPOT

PRODUCE ROW

NEXT ADVENTURE

REVEL

SE Stark St

SE 11th Ave

GRAND FIR BREWING

REVOLUTION

SITE

OLYMPIA PROVISIONS

abon shokudo

LOYAL LEGION

CASCADE BREWING

SE Morrison St

BUCKMAN

SE Morrison St

hit the spot!

SE Belmont St

SE Belmont St

SUBWAY

AFURI

hut yai

EAST PORTLAND

Living Haus

Coava

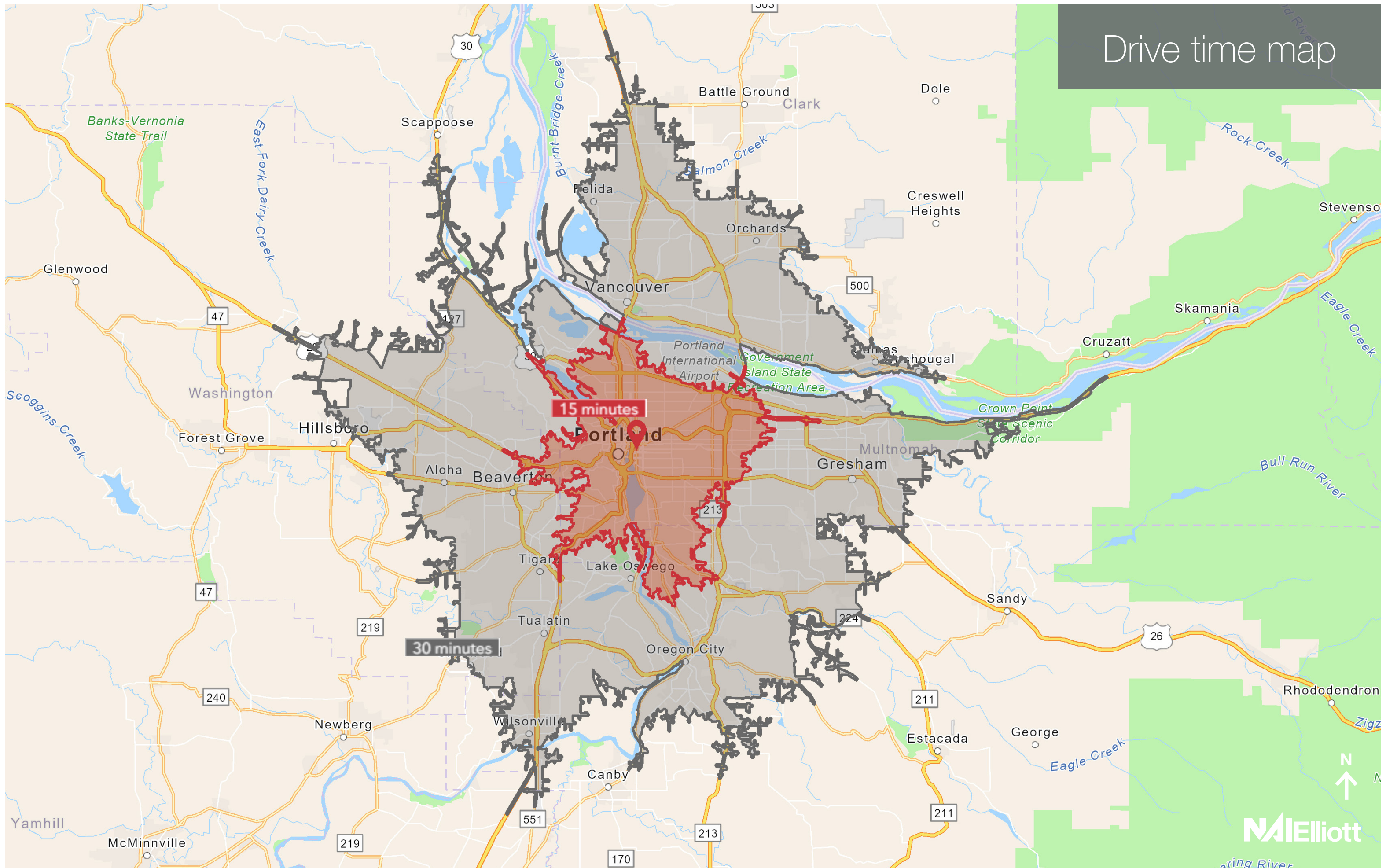
SE Madison St

SE Morrison Brg

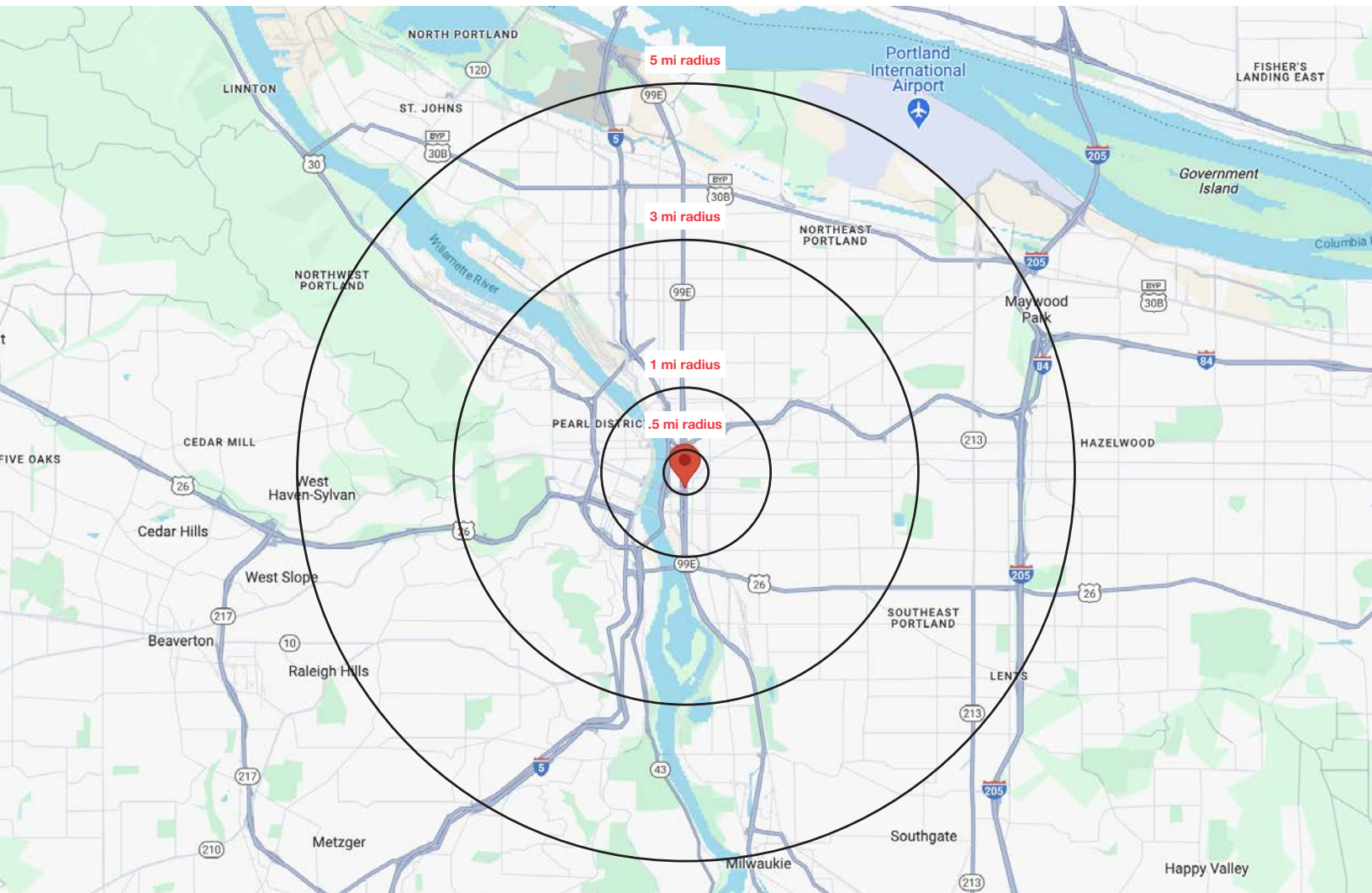
Hawthorne Brg



Drive time map



Demographics



	.5 MILE	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	4,893	26,209	221,429	451,491
Projected Total Population 2028	5,527	27,086	214,724	433,127
Average HH Income	\$72,316	\$82,327	\$136,999	\$142,697
Median Home Value	\$639,848	\$568,234	\$612,184	\$577,495
Estimated Total Households	3,247	16,166	118,798	216,116
Daytime Demographics 16+	13,297	95,113	280,730	439,106
Some College or Higher	3,521	18,417	157,020	302,570

Source: Regis – SitesUSA (2023)

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