



IRVINGTON PLACE

1111 - 1139 NE Broadway | Portland, OR 97232

Asking Price: \$6,640,000 | Cap Rate: 6.35%

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INVESTMENT HIGHLIGHTS

- ♦ National Credit Rent Roll: Stabilized mix of national tenants; four of five in place 10+ years.
- ♦ Contractual NOI Growth: Scheduled rent bumps and 5.7-year WALT provide steady, low-risk income.
- ♦ Premier NE Broadway Location: 23,000+ VPD, I-5 access, MAX/Streetcar steps away; 53 condos boost traffic.
- ♦ Daily-Needs Shadow Anchoring: Across from Safeway and Lloyd Center in a highly walkable setting.
- ♦ Lloyd Center Revitalization: Next to major mixed-use redevelopment with a new 4,000-seat venue opening 2027.
- ♦ Strong Local Demographics: 29K residents within one mile; \$123K average income and growing.



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