

FOR SALE

INVESTMENT OR OWNER/USER OFFICE
1737 NE Broadway St | Portland, OR 97232

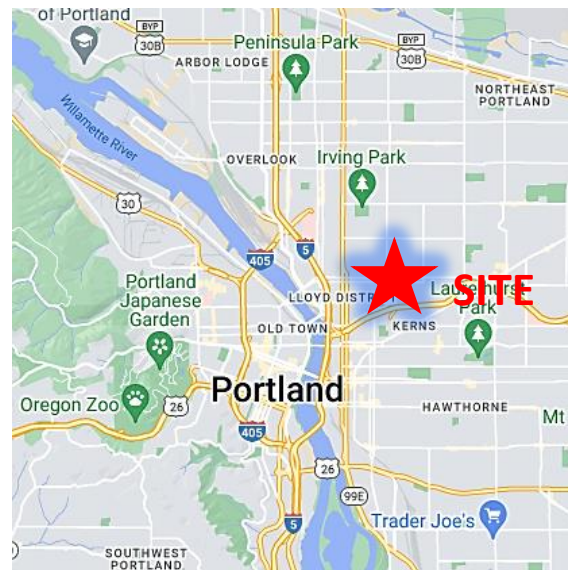


4800 Meadows, Suite 300, Lake Oswego, OR
503.367.0516 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Beautifully remodeled in 2023, 2 level home with basement. Perfect shared office space investment or owner user office in the heart of the bustling NE Irvington neighborhood. Steps away from a Portland classic, Cadillac Cafe. Directly adjacent to the Helen Bernhard Bakery, an institution since 1924. Walk to McMenamins, Broadway Books or Steeplejack Brewing to name a few. Good sized driveway and off-street parking for 5 cars or more. Current owner would like to lease back some of the basement space for file storage.
- 2,284 SF
- Walk Score of 95
- \$760,000



FOR MORE INFORMATION:

Steve Hunker, Vice President/Broker
steve@fg-cre.com

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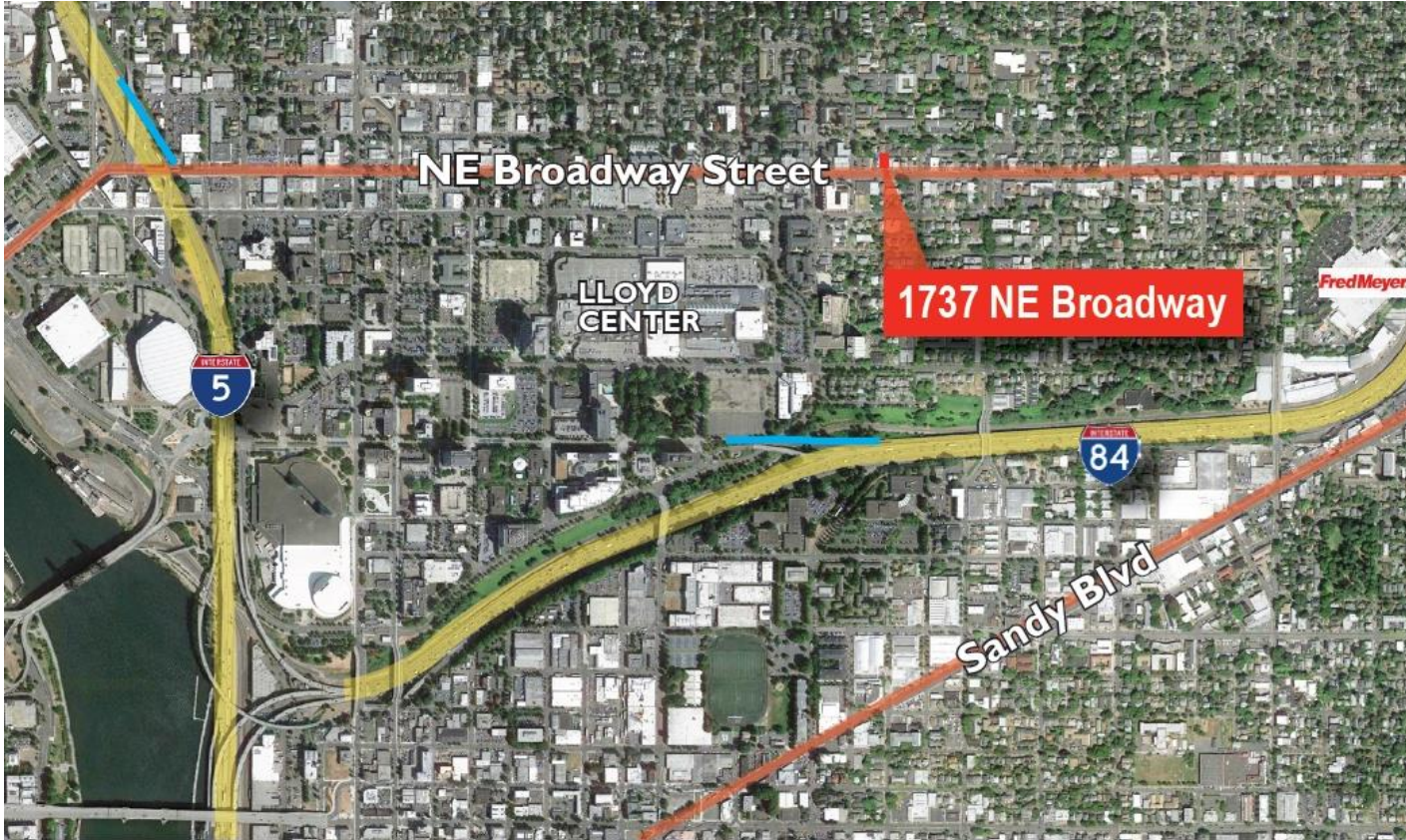


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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	30,912	254,442	431,190
2028 Projected Population	31,450	256,666	431,318
Est. Average Household Income	\$108,321	\$108,366	\$108,882
Est. Total Businesses	4,561	29,044	42,494
Est. Total Employees	36,440	246,269	444,271

Average Daily Traffic

- NE Weidler St @ NE 19th Ave E – 14,764
- NE Broadway St @ NE 19th Ave W – 30,273
- NE Broadway St @ NE 15th Ave W – 10,601

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.