

# FOR SALE

## Excellent Investment Opportunity BURNSIDE TROLLEY BUILDING



14050 SW Pacific Hwy, Suite 212A, Tigard, OR  
503.367.0516 | [www.fg-cre.com](http://www.fg-cre.com)



- 2705 E Burnside Street  
Portland, OR 97214
- 18,815 SF office building
- Sale price: \$4,300,000
- NOI: \$270,650
- Cap rate: 6.3%
- Over half of the tenants  
have been here 10+ years



### FOR MORE INFORMATION:

Steve Hunker, Vice President/Broker

[steve@fg-cre.com](mailto:steve@fg-cre.com)



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## BURNSIDE TROLLEY BUILDING

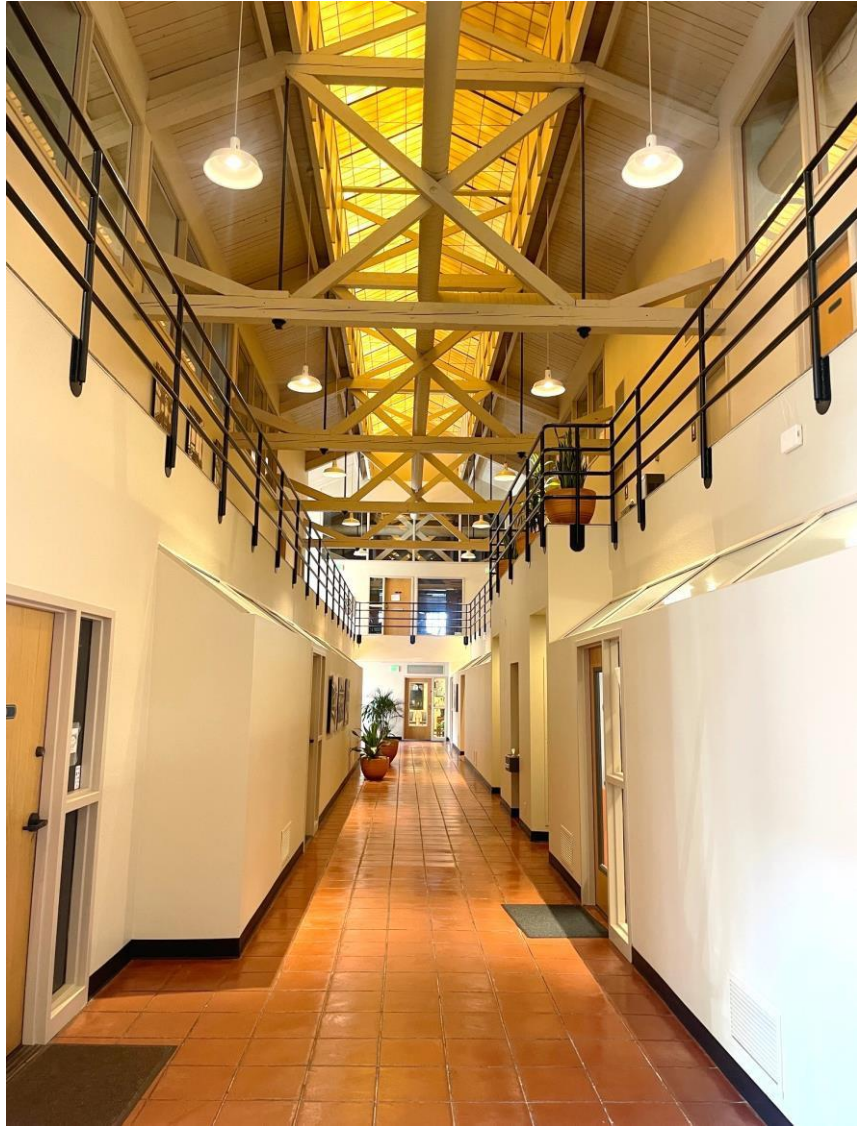
2705 E Burnside St 1 Portland, OR 97214



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- 2-story building
- Elevator served
- Classic brick building exterior
- On site parking
- Ideal office space in close-in Portland, surrounded by amenities





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On the National Register of Historic Places, Bay E served as a streetcar car barn in the early 1950's.





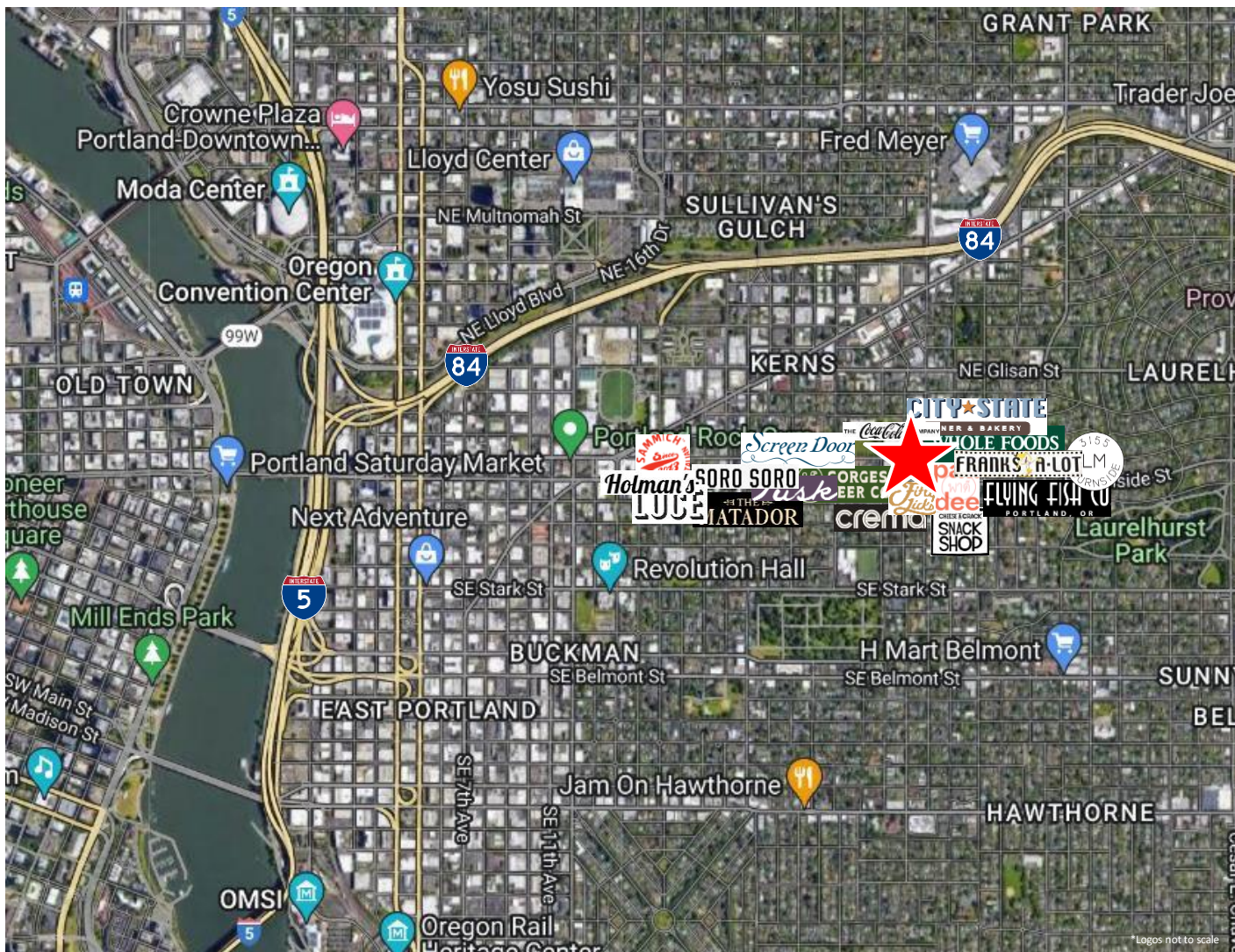
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### 2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	35,640	253,962	468,789
2028 Projected Population	36,041	255,599	468,403
Est. Average Household Income	\$102,354	\$106,740	\$106,936
Est. Total Employees	25,238	329,826	447,264

### Average Daily Traffic

E Burnside St @ SE 28<sup>th</sup> Ave E – 18,473

NE 28<sup>th</sup> Ave @ NE Couch St N – 6,348

E Burnside St @ NE 29<sup>th</sup> Ave E – 17,982

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.