

FOR SALE | \$1,200,000

4723-4739 SE HAWTHORNE BLVD, PORTLAND, OR 97215



\$110,000 IN
RECENT
UPGRADES

Sale Price	\$1,200,000
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PROPERTY OVERVIEW

Value-add opportunity for investors or owner users in the popular Hawthorne District of Southeast Portland. This property has been the home of a recognized family-owned business for almost 40 years. Current buildout is set up for a restaurant or commercial kitchen. The property consists of three buildings that can be subdivided into a multi-tenant building with multiple entrances, plus 836 SF Quonset Hut.

Prime SE Hawthorne location - within one block of iconic Apizza Scholls & Por Que No.

OFFERING SUMMARY	
Building Size:	9,552 SF
Lot Size:	11,015 SF
Price / SF:	\$125.63
Zoning:	CM2

BUILDING INFORMATION

- 4723-4727 - 2,230 SF
- 4733-4739 1st Floor - 5,524 SF
- 4739 2nd Floor - 962 SF
- Quonset Hut - 836 SF

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
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ZONING INFORMATION - ALLOWABLE USES

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This property is zoned Commercial/Mixed Use 2 (CM2). The following are the Allowed Uses and Limited/Conditional Uses that the City would accept for the future owner of this property. The CM2 zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

To learn more about this zoning, visit:
<https://www.portlandmaps.com/bps/zoning/#/zones/base/CX>

Specific allowable uses include the following:

Allowed	Limited/Conditional
Household living	Group living
Retail sales and service	Vehicle Repair
Office	Commercial Parking
Commercial Outdoor Recreation	Self-Service Storage
Major Event Entertainment	Manufacturing and Production
Basic Utilities	Wholesale Sales
Parks and Open Areas	Industrial Service
Schools	Basic Utilities
Colleges	Community Service
Medical Centers	Agriculture
Religious Institutions	Aviation and Surface Passenger Terminals
Daycare	Detention Facilities
	Radio Frequency Transmission Facilities
	Rail Lines and Utility Corridors

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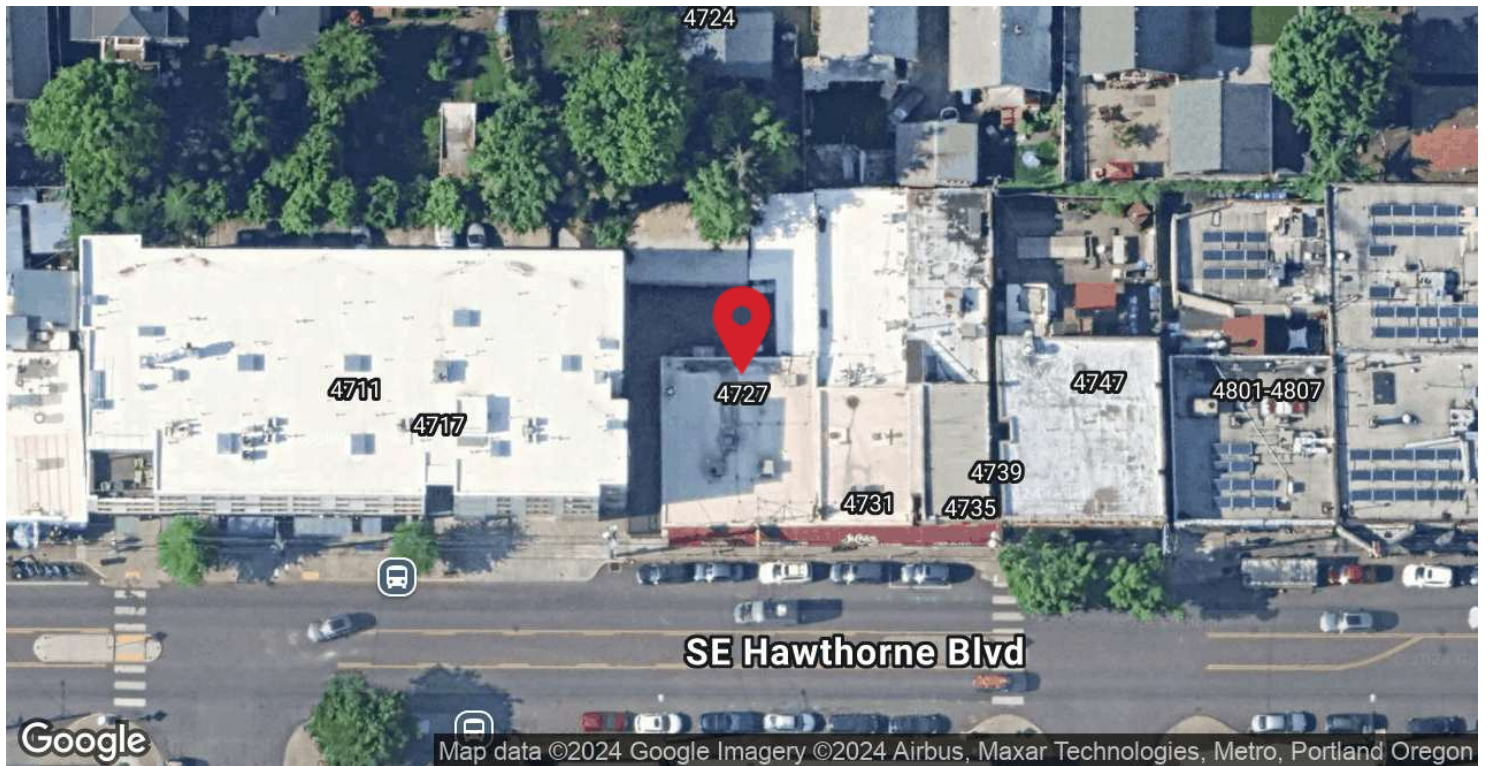
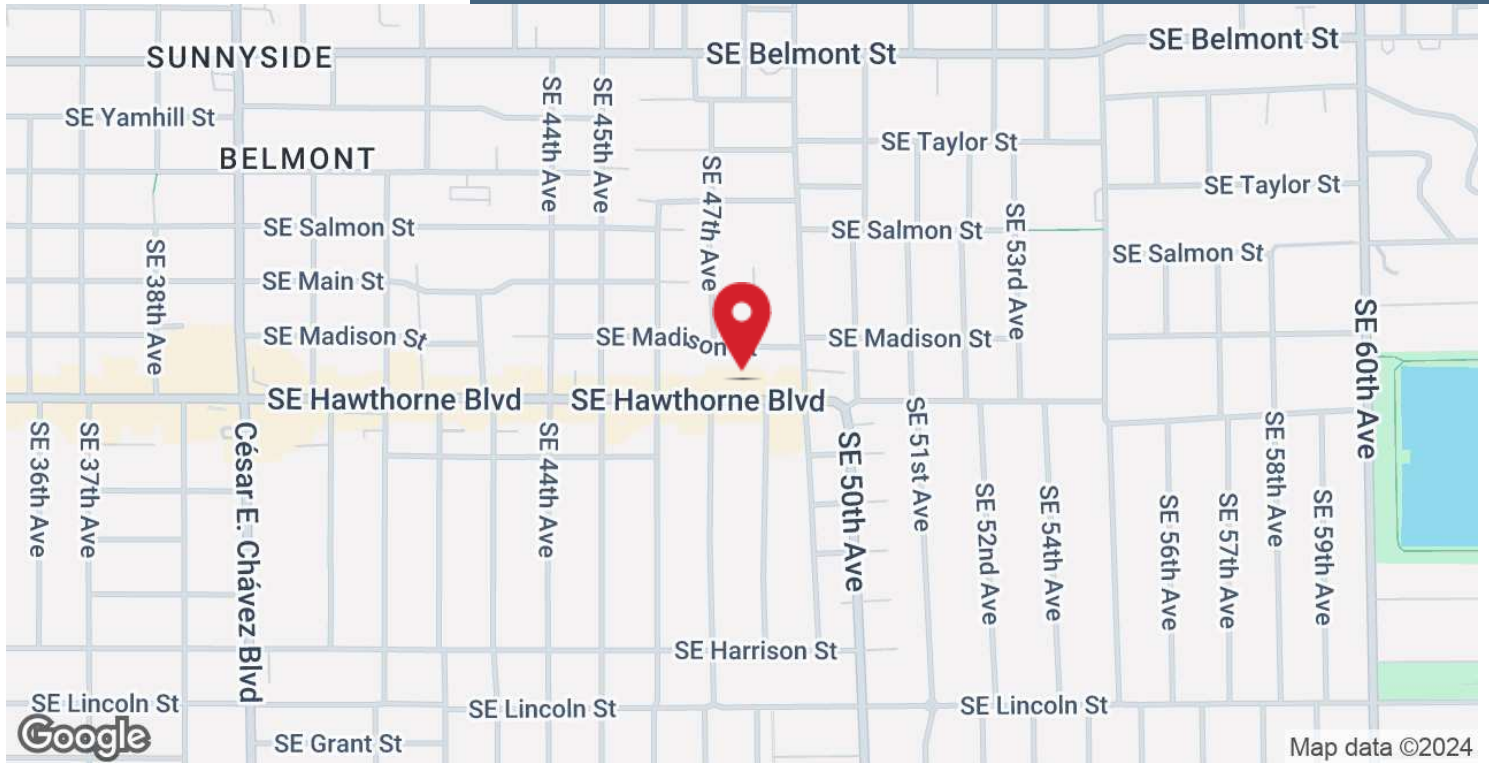
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LOCATION MAP

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RETAILER MAP

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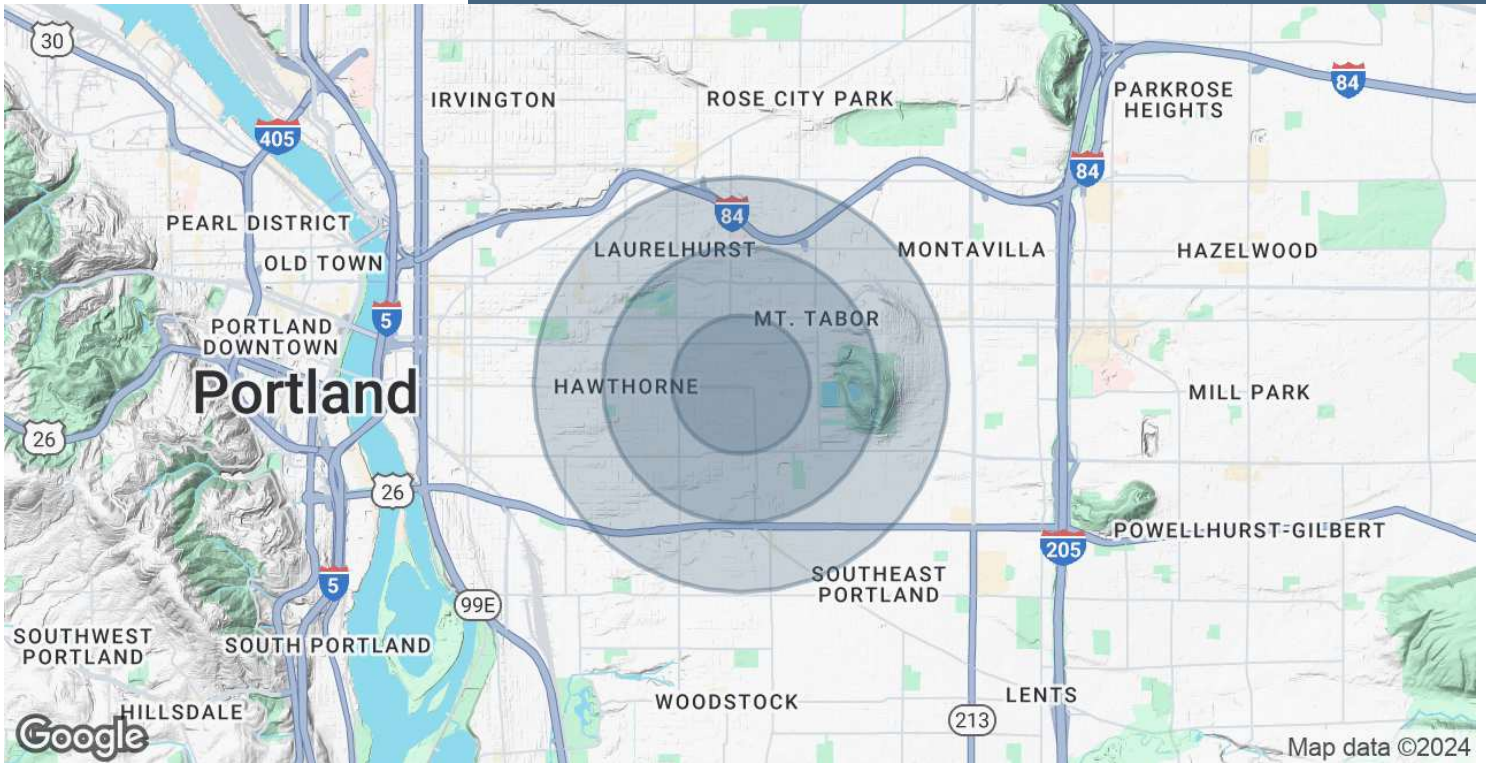


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	9,030	30,185	68,729
Average Age	37.5	38.6	38.6
Average Age (Male)	36.1	38.8	38.8
Average Age (Female)	39.8	38.6	38.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	3,956	13,678	31,904
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$106,567	\$108,040	\$99,284
Average House Value	\$544,350	\$568,727	\$539,280

2020 American Community Survey (ACS)

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