



PROPERTY SUMMARY

FOR SALE \$1,500,000 | FOR LEASE \$13 SF/YR NNN | APPROXIMATELY ±7,714 SF
5816 SE FOSTER RD, PORTLAND, OR 97206



PROPERTY DESCRIPTION

Available for lease or for sale, a standalone building made up of approximately 7,714 SF of office and warehouse space and two grade level roll-up doors. The building has off street parking and is located on the corner of Foster Rd and Gladstone St. The warehouse is divided up into a few different rooms but could be potentially opened up. The office space is located up stairs and looks out onto Foster Road.

LOCATION DESCRIPTION

Located along Foster Road in Portland, Oregon, this 7,714 SF building brings the functionality of a modern workspace with the flexibility of a warehouse, offering a great environment for businesses looking for both office and warehouse space. The office space brings in an abundant amount of natural light to the second floor while the warehouse provides ample storage and operational possibilities. Its central location ensures convenient access to the major transportation routes. This building on Foster can accommodate the diverse needs of businesses looking for a great location to run their business - would make a great doggie day care.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	7,714 SF
Building Size:	7,714 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	3,024	12,053	44,515
Total Population	7,261	29,014	106,618
Average HH Income	\$89,850	\$91,837	\$93,975

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ADDITIONAL PHOTOS

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ZONING INFORMATION

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Allowable Uses

This property is zoned Commercial Employment (CE). The following are the Allowed Uses and Limited/Conditional Uses that the City would accept for the future owner of this property.

The emphasis of this zone is on commercial and employment uses, but residential uses are also allowed. Buildings in this zone will generally be up to four stories tall. This zone is intended to allow for development with auto-accommodating configurations, while also including pedestrian oriented design features that support transit and pedestrian access.

To learn more about this zoning, visit:

<https://www.portlandmaps.com/bps/zoning/#/zones/base/CE>

Specific allowable uses include the following:

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

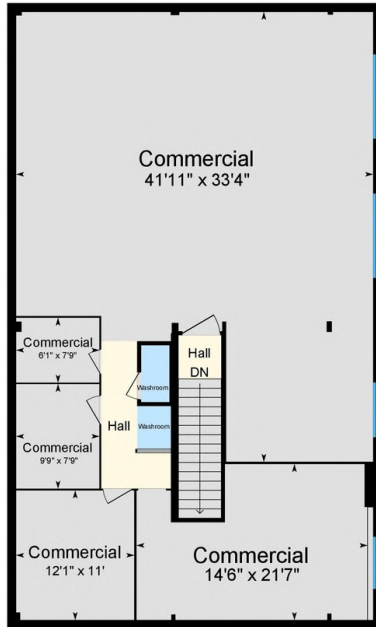
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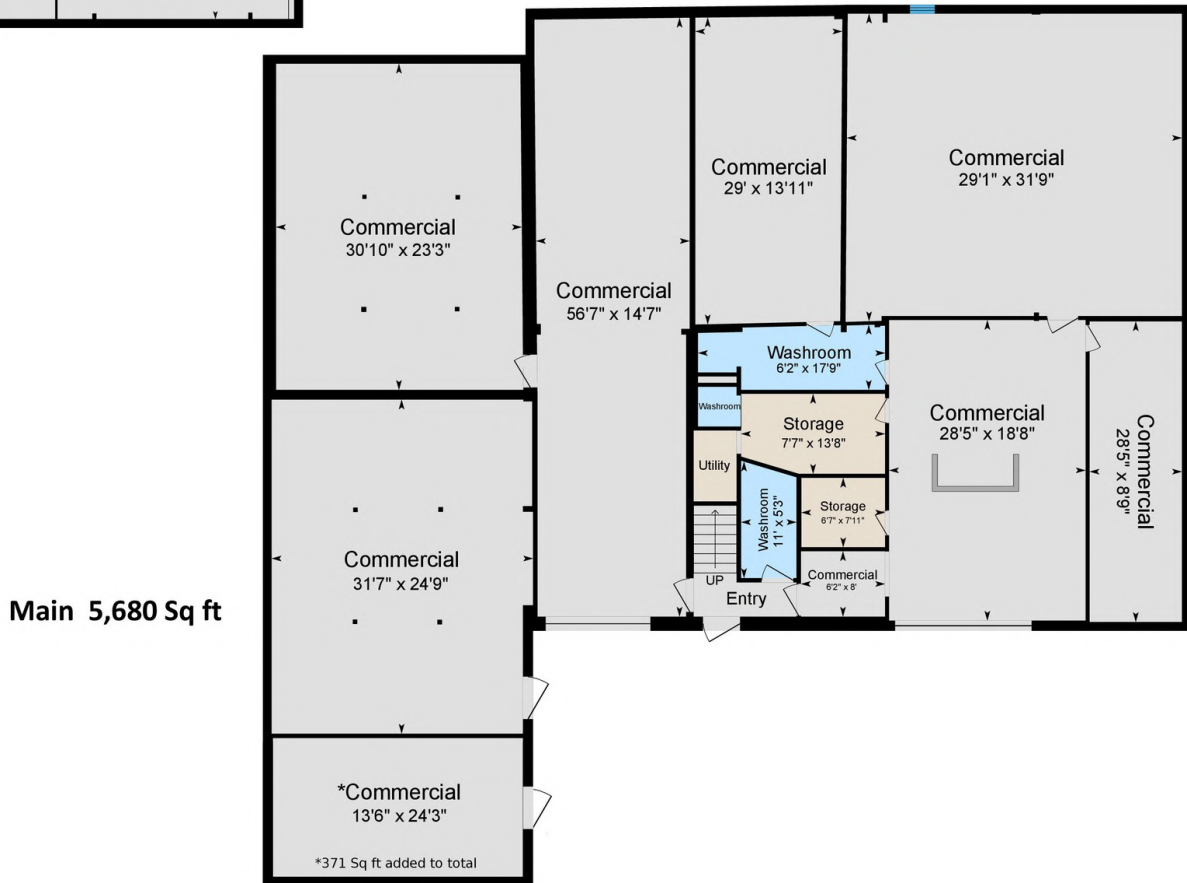
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Upper 2,034 Sq ft



Main 5,680 Sq ft

Main + Upper = 7,714 Sq ft (Measured from Exterior)

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RETAILER MAP

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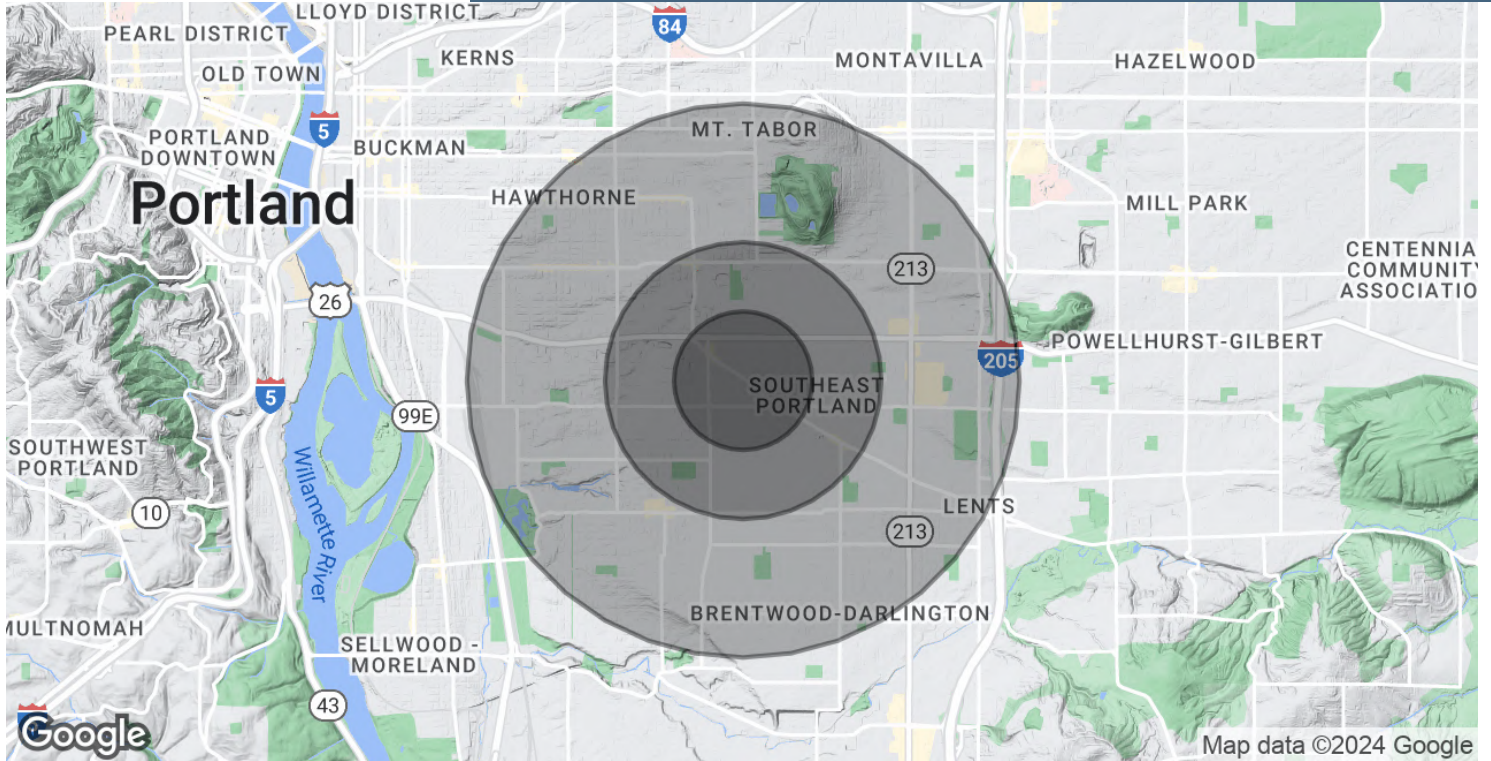
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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	7,261	29,014	106,618
Average Age	38.2	37.7	38.2
Average Age (Male)	37.0	36.5	37.7
Average Age (Female)	39.5	38.7	38.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	3,024	12,053	44,515
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$89,850	\$91,837	\$93,975

* Demographic data derived from 2020 ACS - US Census

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