

# FOR SALE

Income-Producing Corner Site | CM3 Zoning | Long-Term Redevelopment Play

3636 NE Broadway Street, Portland, OR 97232



## INVESTMENT OVERVIEW

3636 NE Broadway Street presents a covered land investment opportunity in Portland's Hollywood District, located on a prominent signalized corner with excellent visibility and access near I-84 and public transit. The property is improved with a  $\pm 6,275$  SF, single-tenant office building on a  $\pm 27,158$  SF lot and is fully leased to a mission-driven nonprofit organization under a long-term, triple-net lease with scheduled rent increases, providing predictable interim cash flow and simplified ownership. Zoned CM3, the site allows for a wide range of future commercial and mixed-use redevelopment scenarios, offering long-term upside while the existing income stream offsets holding costs.

## INVESTMENT HIGHLIGHTS

- Single-tenant asset
- In-place income with contractual growth, reducing near-term leasing and vacancy risk
- Signalized corner site with strong frontage
- CM3 zoning supports increased density and mixed-use redevelopment
- Existing improvements allow for covered carry during entitlement or planning phase
- Strong urban infill location near transit, retail, and neighborhood services

## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,675,000.00
<b>In-Place Cap Rate:</b>	~5.40%
<b>Building Size:</b>	$\pm 6,275$ SF
<b>Lot Size:</b>	$\pm 27,158$ SF (~\$98 PSF)
<b>Zoning:</b>	CM3
<b>Occupancy:</b>	100% single-tenant
<b>Lease Structure:</b>	Triple-Net (NNN)
<b>Parking:</b>	31 stalls

### ADAM BEAN

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# Floor Plan

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# Aerial

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# Additional Photos

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# Map

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