

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 ±6,275 SF, single-tenant office building on a ±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

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

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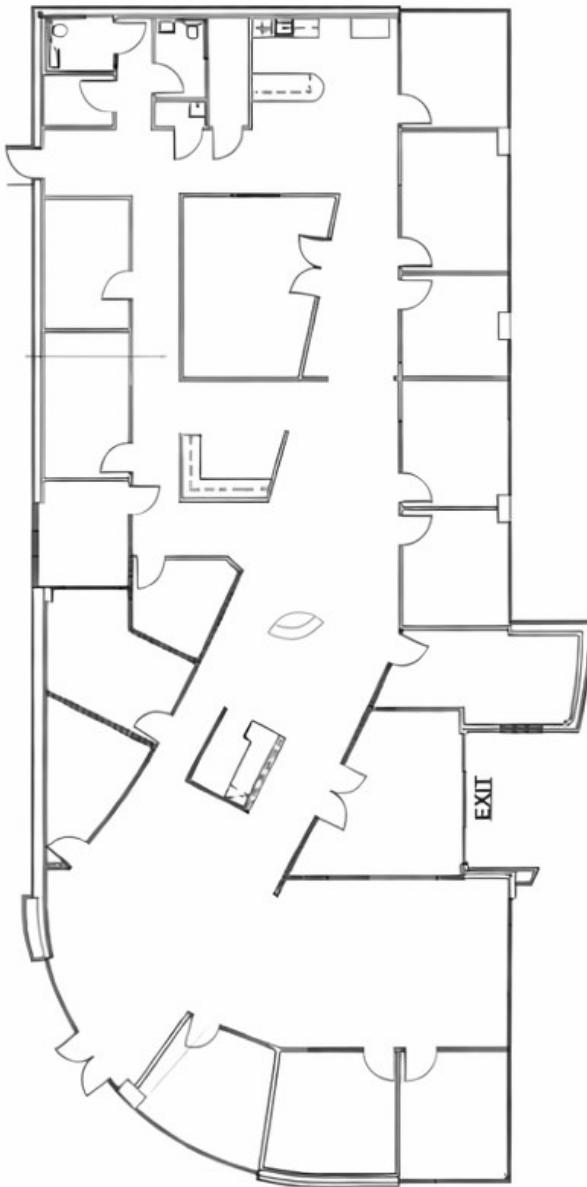
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Floor Plan

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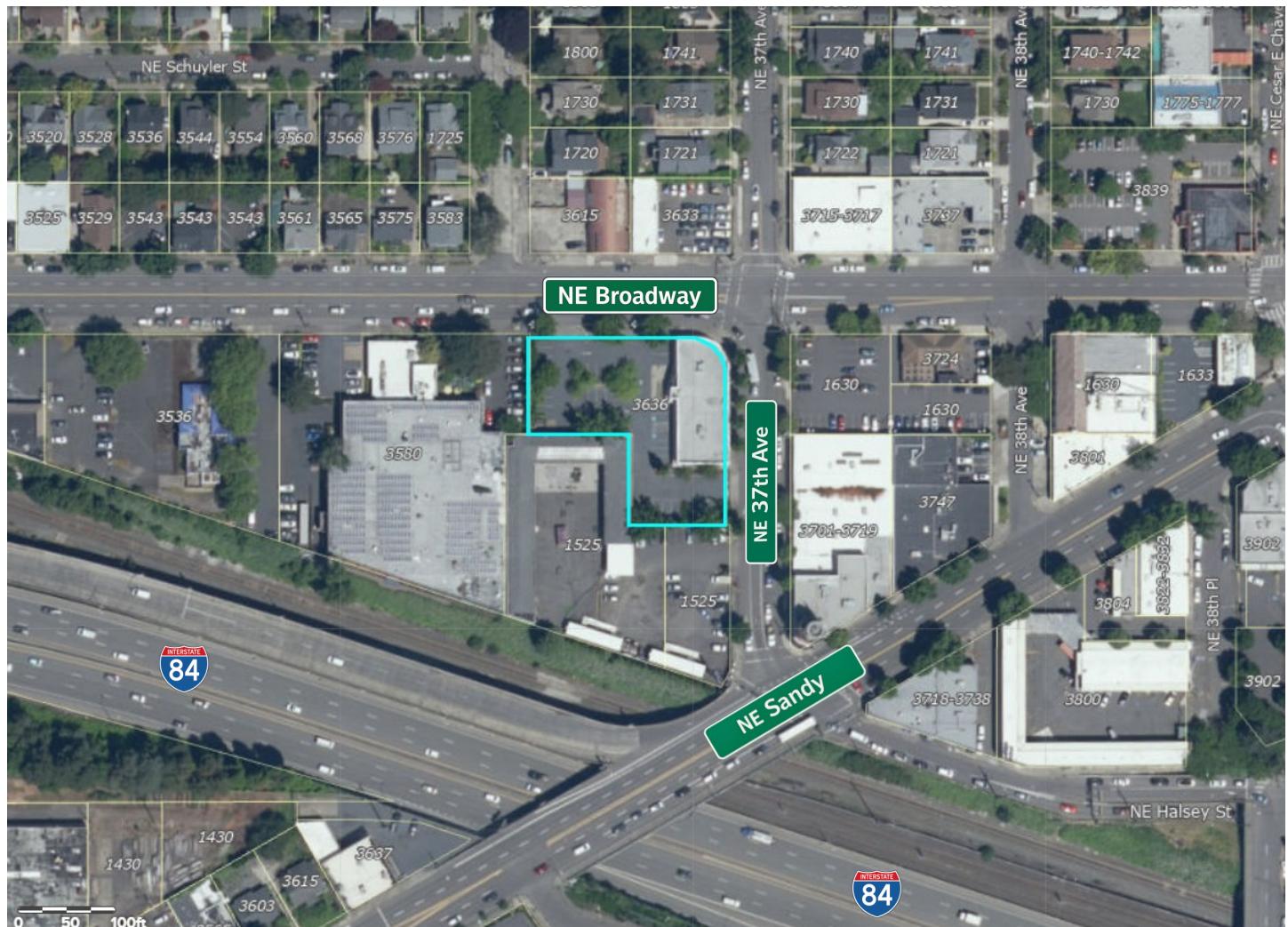
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Aerial

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Additional Photos

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Map

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