

Zoned CX



For Sale

739 NE Broadway
Portland, OR 97232

14,000 SF building which
includes 2,000 SF of office
and 1,200 SF showroom

- 4,400 SF mezzanine
- 1,200 SF showroom located directly on NE Broadway
- 2,000 SF renovated office
- 5,000 SF offstreet parking lot
- Total land size 19,000 SF
- CX zoning

Sale Price \$4,390,000

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Property Overview

Address	739 NE Broadway, Portland, OR 97232
Property Details	14,000 SF footprint building with 4,400 SF mezzanine. Includes approx. 1,200 SF showroom, 2,000 SF office and 5,000 SF parking lot. Total land size 19,000 SF.
Year Built	1941- Renovated in the 90's
Clear Height	Approx. 18'
Loading	Includes one 10'x12' roll-up door and a recessed dock loading area that includes both a dock high and truck loading door.
Zoning	CX - Central Commercial



Zoning

- The property is zoned CX (Central Commercial). The CX zone allows for intense development with high building coverage and large buildings placed close together. Development is intended to be pedestrian oriented with a strong emphasis on a safe and attractive streetscape.
- Specific allowable uses include: retail sales and services, office space, household living, and institutional uses .

Key Highlights

- Great location directly on Broadway
- Building is in excellent condition
- Property is a mix of retail office and warehouse space
- Offstreet parking lot
- Walkers Paradise - 94 walk score
- Excellent transit
- Flexible zoning

Sale Price \$4,390,000

Interior



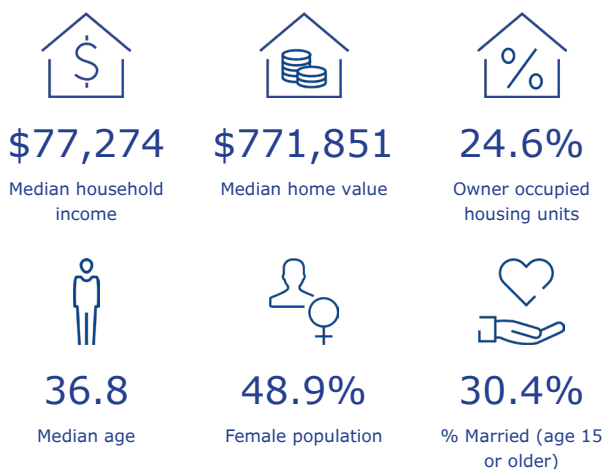
Area Demographics - 739 NE Broadway



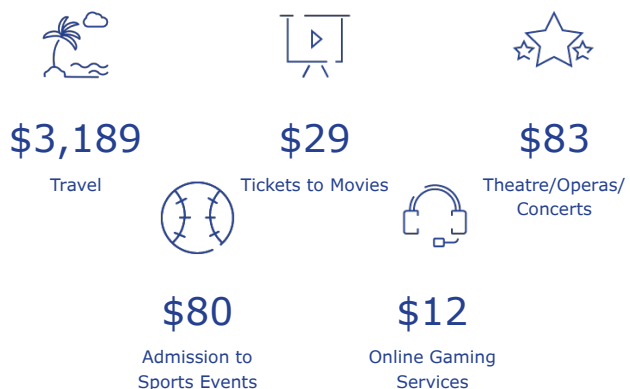
Market Overview

739 NE Broadway St, Portland, Oregon, 97232
1 mile radius

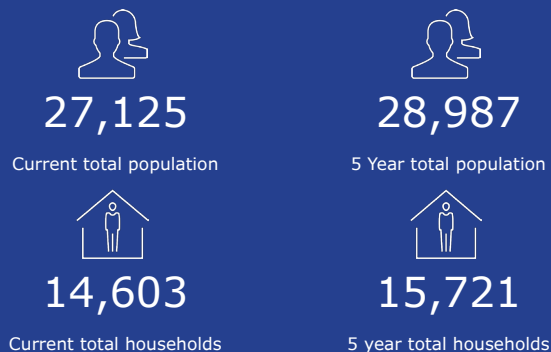
Household & population characteristics



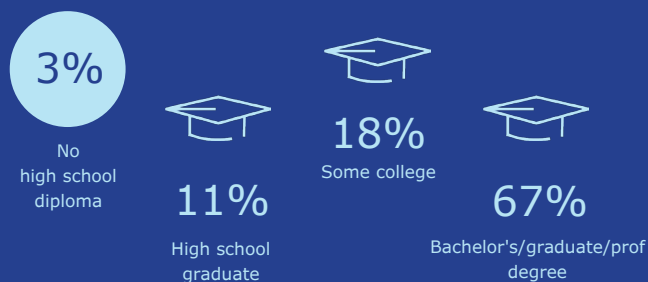
Annual lifestyle spending



Households & population



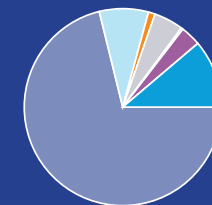
Education



Annual household spending

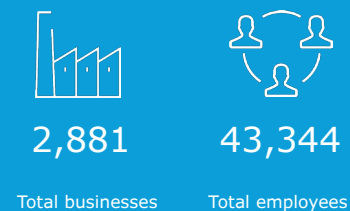


Race

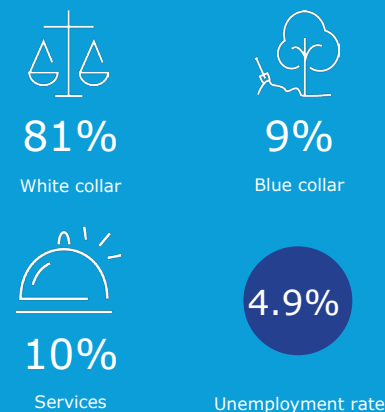


- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

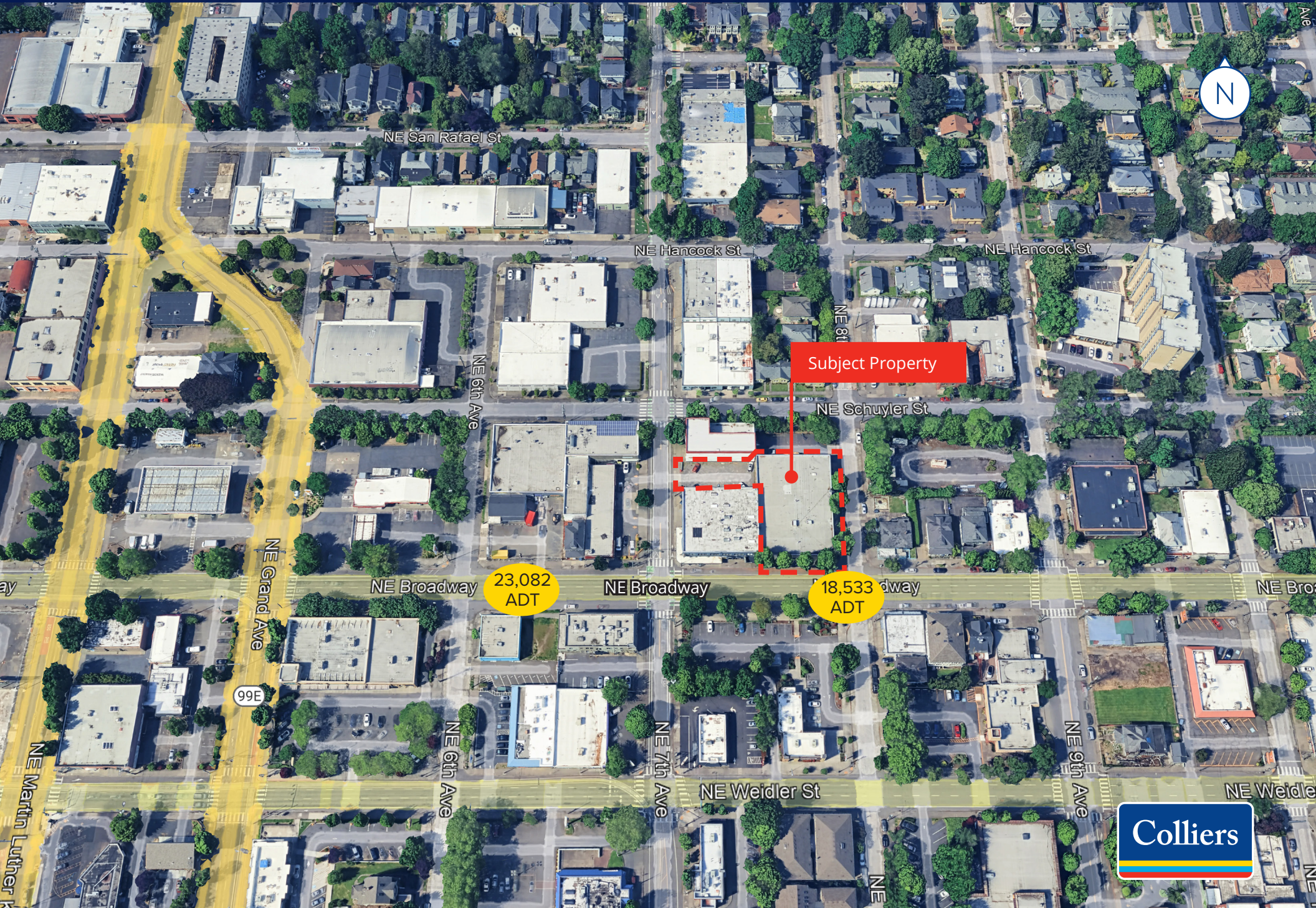
Business



Employment



739 NE Broadway



Subject Property

23,082
ADT

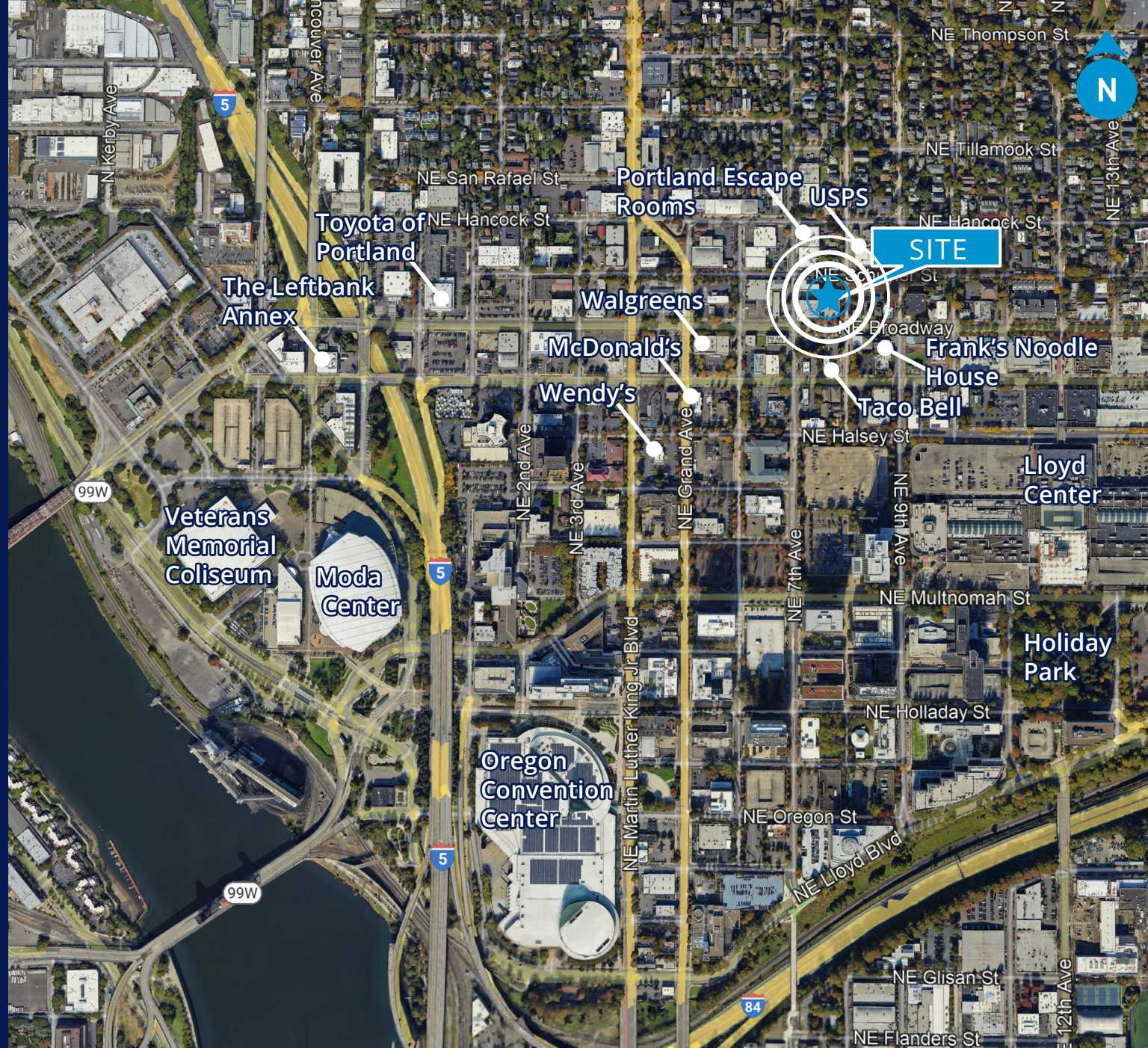
18,533
ADT





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