

PROPERTY SUMMARY

FOR SALE | \$969,000
4144 SE 60TH AVE, PORTLAND, OR 97206



PROPERTY DESCRIPTION

Well-located neighborhood commercial property at 4144 SE 60th Avenue in Portland, featuring three fully leased units that provide immediate and stable income. The tenant mix includes a tattoo parlor, restaurant, and hair salon—service-oriented businesses that benefit from repeat clientele and local demand. Positioned in an established Southeast Portland corridor, the property offers solid in-place cash flow with long-term investment appeal in a vibrant, mixed-use neighborhood.

PROPERTY HIGHLIGHTS

- Stable tenant mix
- Foster Rd average daily traffic: 10,892
- Commercial Mixed Use 2 (CM2) zoning

OFFERING SUMMARY

Sale Price:	\$969,000
Building Size:	3,080 SF
Price per SF:	\$314.61
NOI:	\$85,932.00
Cap Rate:	8.87%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	729	3,037	11,215
Total Population	1,756	7,375	26,351
Average HH Income	\$112,823	\$109,482	\$113,550

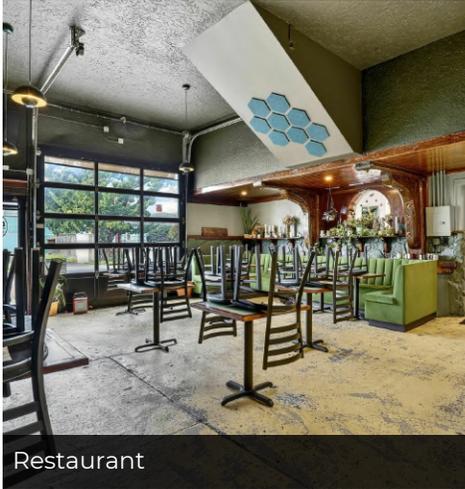
DENISE BROHOSKI

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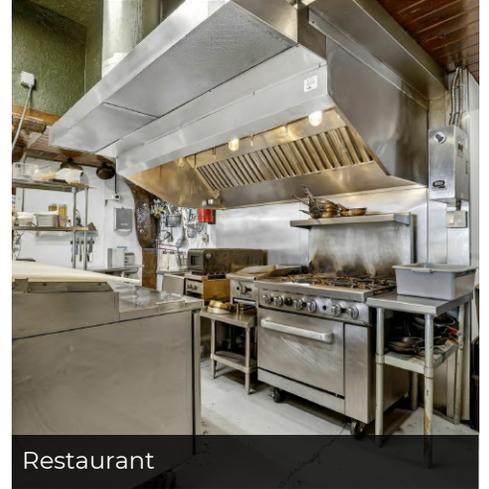
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Restaurant



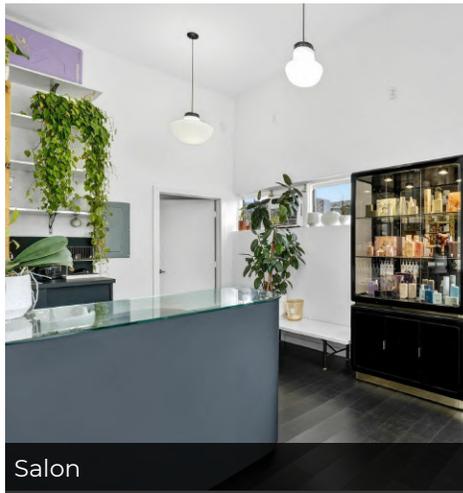
Restaurant



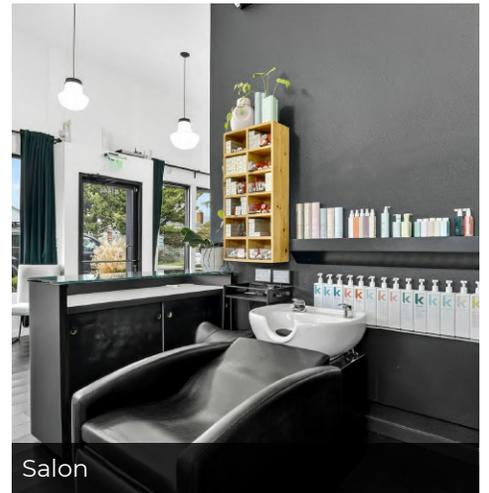
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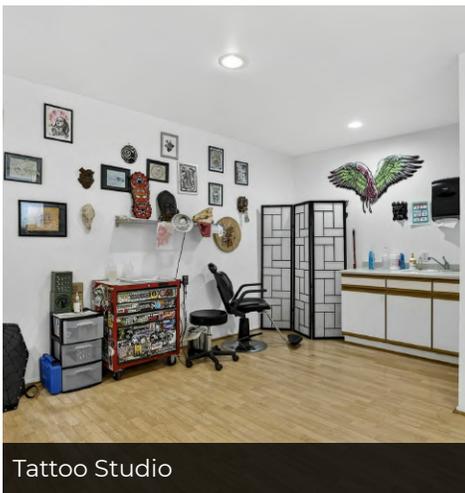
Salon



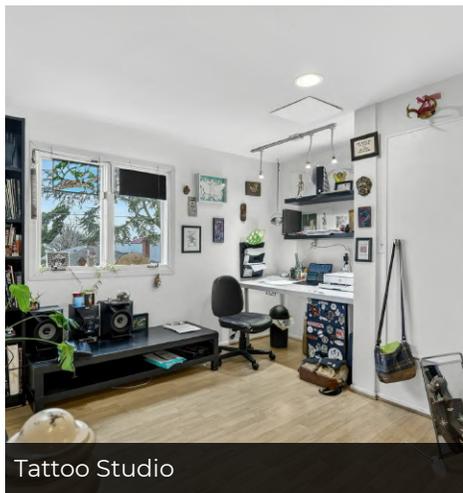
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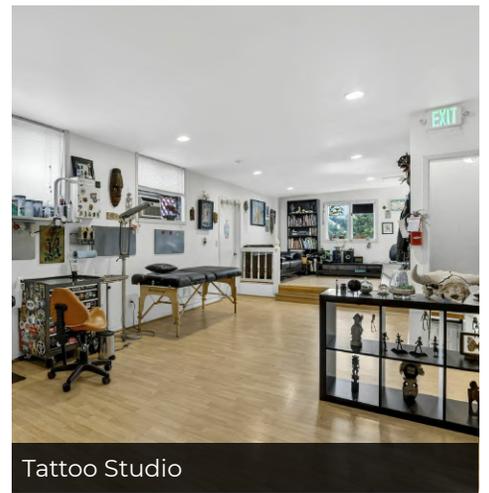
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Tattoo Studio



Tattoo Studio



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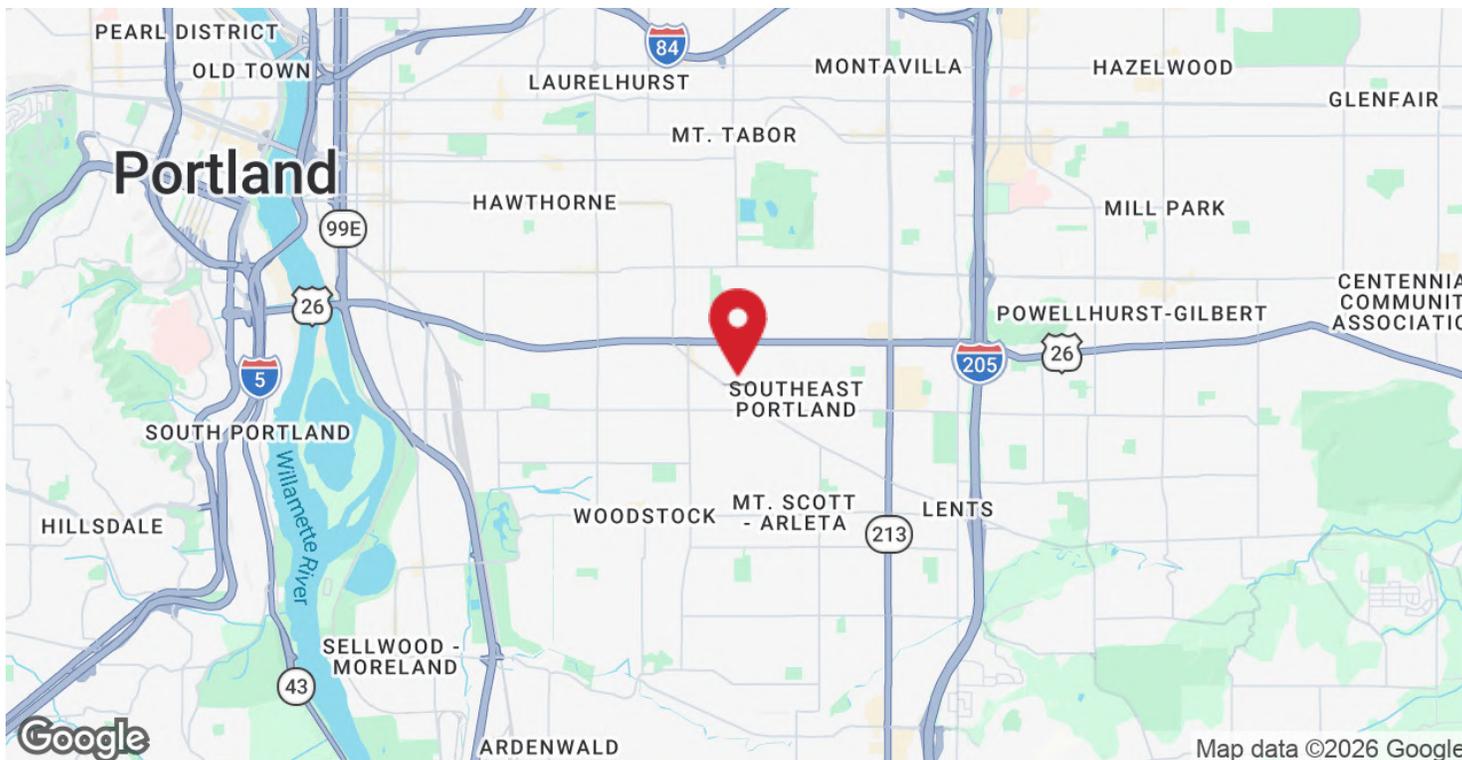
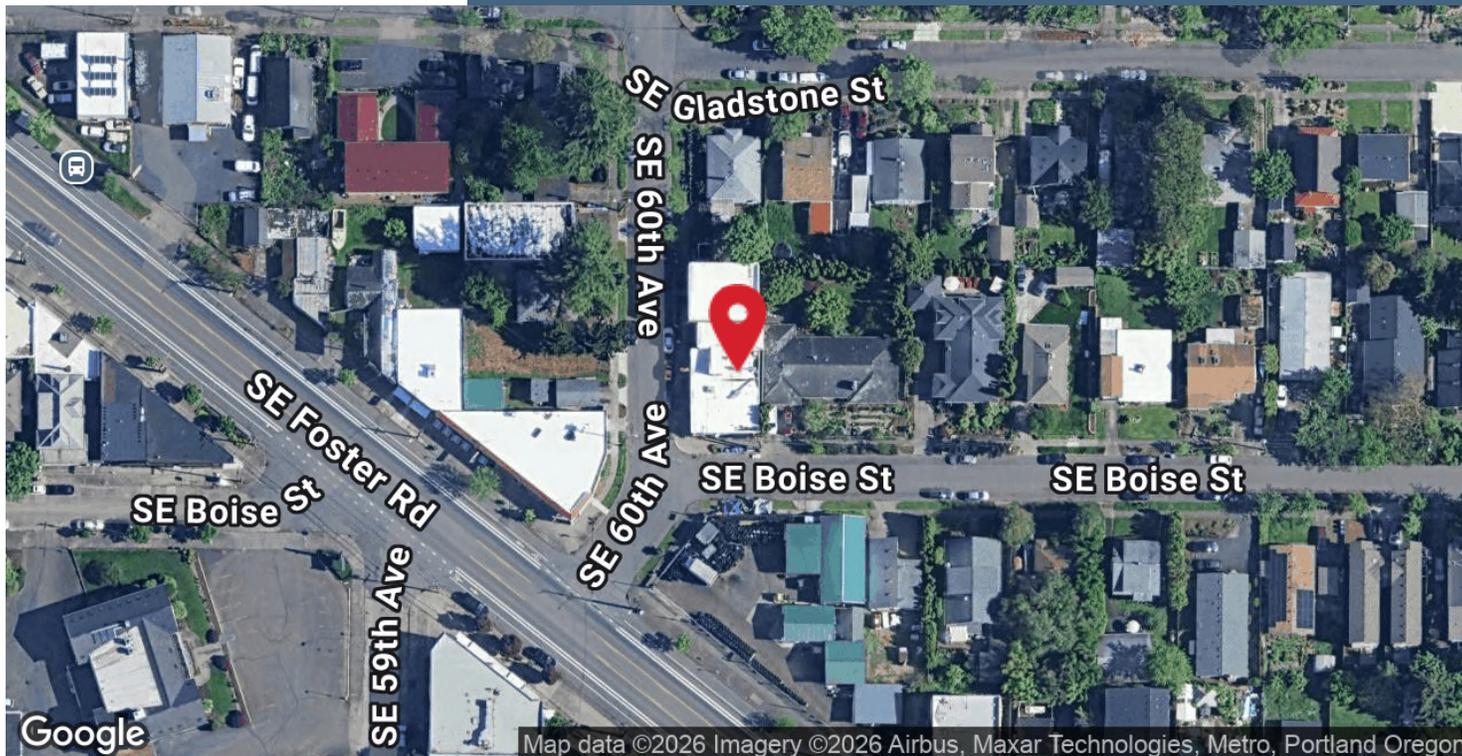
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LOCATION MAP

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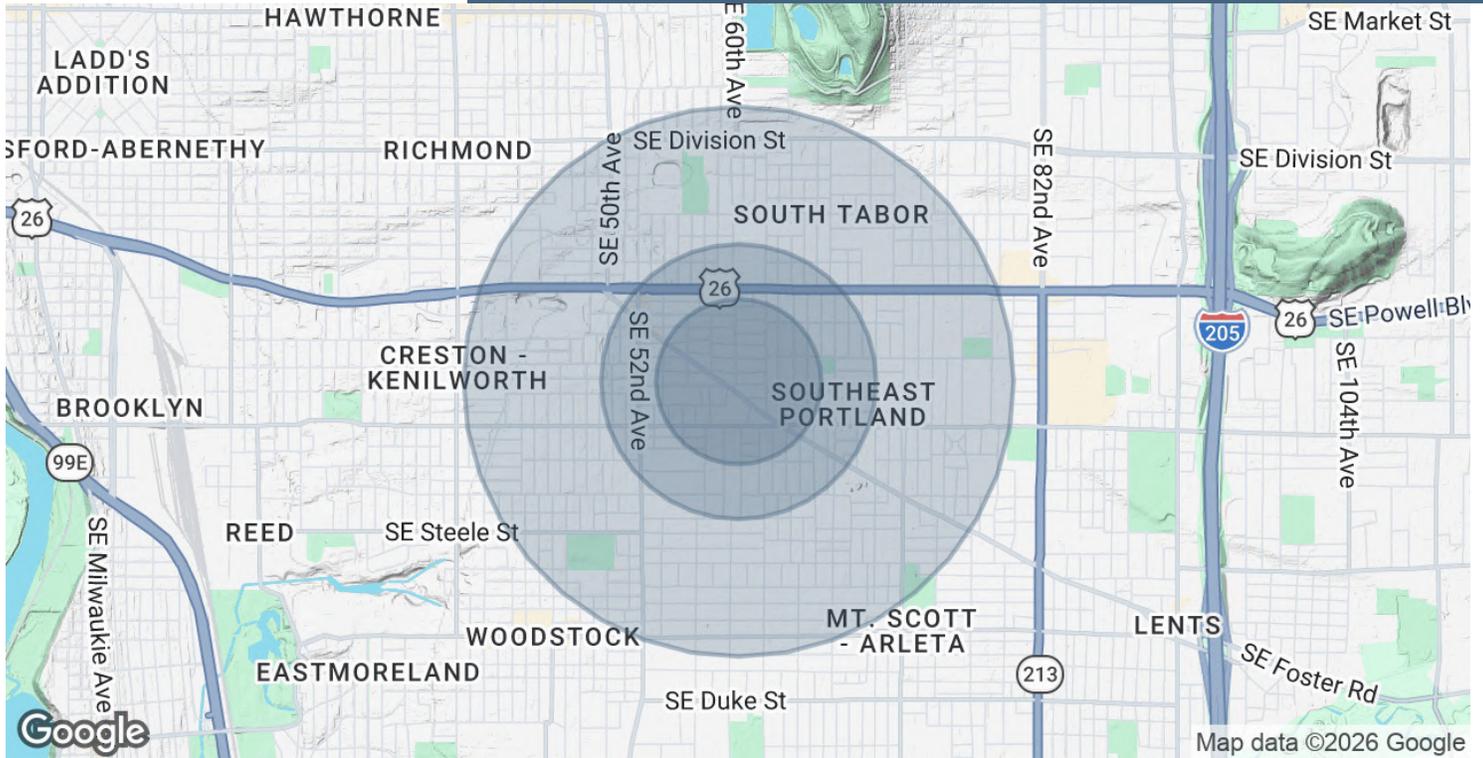
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,756	7,375	26,351
Average Age	39	39	40
Average Age (Male)	38	39	39
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	729	3,037	11,215
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$112,823	\$109,482	\$113,550
Average House Value	\$593,701	\$596,560	\$621,889

Demographics data derived from AlphaMap

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