



FOR SALE



THE FERGUSON BUILDING

2776 SE 8th Ave, Portland, OR 97202

± 12,000 SF Warehouse with ± 11,815 SF Fenced, Paved Yard

Sale Price: \$3,150,000

Available Industrial Space:

- Located in Portland's Close-in Eastside just off Powell Blvd
- ± 2,200 SF Office Space
- Situated on a 0.55 Acre Lot
- Excellent Proximity to Powell Blvd and Downtown Portland

DON OSSEY, SIOR

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PROPERTY SUMMARY



**FOR
SALE**

PROPERTY DETAILS

Address	2776 SE 8th Ave, Portland, OR 97202
Warehouse SF	± 12,000 SF
Office SF	± 2,200 SF
Lot Size	0.55 Acres (23,815 SF)
Yard	11,815 SF Fenced, Paved Yard
Year Built	1957
Dock Loading	Two (2) Dock Doors
Clear Height	12'
Column Spacing	20' x 50'
Power	600 Amp, 240 Volt, 3 Phase
Lighting	LED
Zoning	IG1
Sale Price	\$3,150,000

Location Features

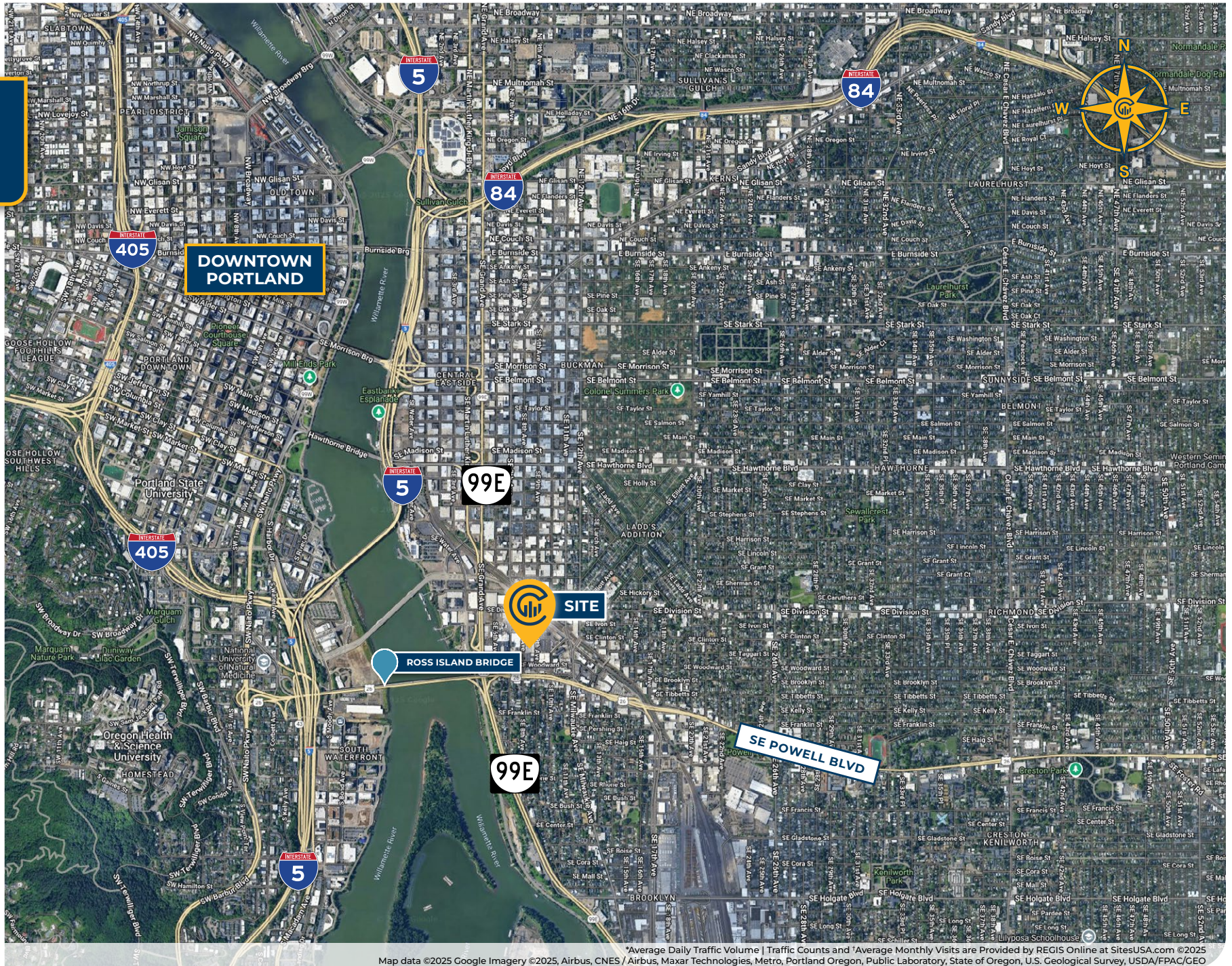
- Central Location Near the East End of the Ross Island Bridge
- Minutes to Downtown Portland
- Easy access to Hwy 99 and I-5 via SE Powell Blvd

Nearby Highlights

- Aladdin Theater
- Artist & Craftsman Supply
- Burgerville
- Dutch Bros Coffee
- Edelweiss Sausage & Delicatessen
- Hopworks Brewery
- Hotcake house
- McDonald's
- New Seasons Market
- People's Food Co-op
- Portland Juice Co
- Rose City Coffee Company
- Teutonic Wine Company
- Yama Sushi



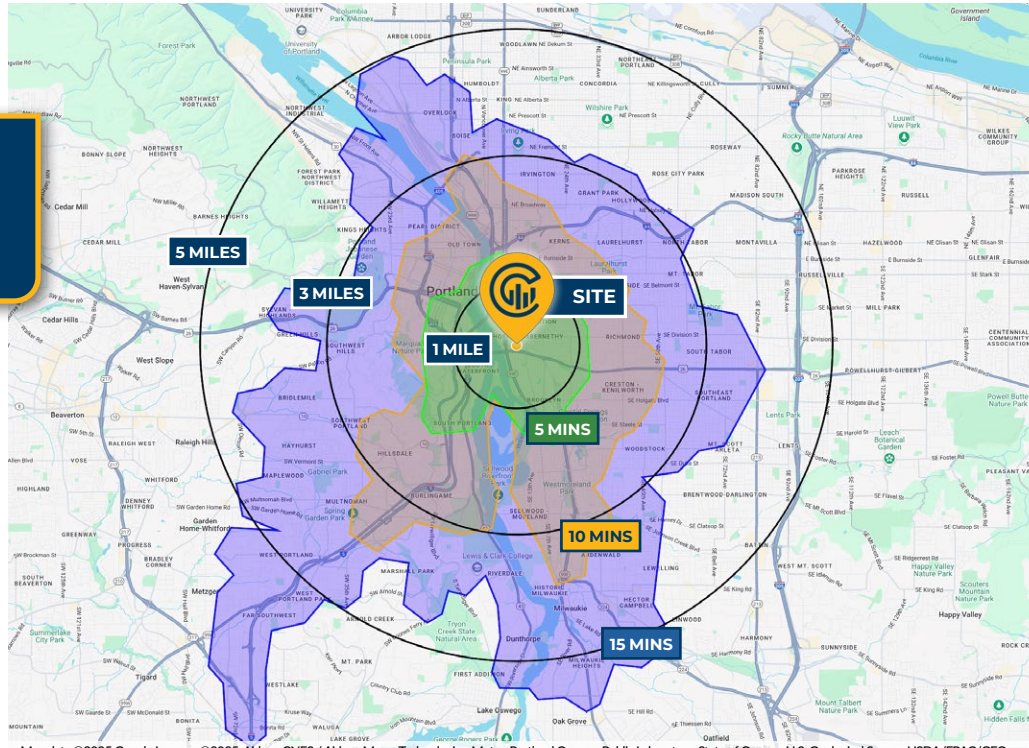
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	21,258	228,379	477,090
2030 Projected Population	22,104	226,901	470,773
2020 Census Population	19,286	214,862	472,348
2010 Census Population	15,320	180,184	416,912
Projected Annual Growth 2025 to 2030	0.8%	-0.1%	-0.3%
Historical Annual Growth 2010 to 2025	2.6%	1.8%	1.0%
Households & Income			
2025 Estimated Households	11,693	115,970	223,474
2025 Est. Average HH Income	\$135,342	\$137,056	\$141,838
2025 Est. Median HH Income	\$105,367	\$101,050	\$105,809
2025 Est. Per Capita Income	\$74,832	\$69,972	\$66,729
Businesses			
2025 Est. Total Businesses	2,663	24,090	38,469
2025 Est. Total Employees	20,674	213,239	308,855

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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