

FOR SALE

6,377 SF | \$2,000,000

Prime Sellwood Retail Investment

8223-8239 SE 13th Ave., Portland, OR 97202



4.89% CAP RATE | HISTORIC PORTLAND GEM



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COMPASS
COMMERCIAL

REAL ESTATE SERVICES

FOR SALE

\$2,000,000

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PROPERTY DETAILS

Sale Price:	\$2,000,000
Bldg. Size:	6,377 SF
Price/SF:	\$313.62
Cap Rate:	4.89%
Lot Size:	10,000 SF
Year Built:	1902
Zoning:	Commercial Mixed Use 1 (CM1)

HIGHLIGHTS

- Fully leased to nine tenants with a history of stable occupancy and strong demand
- Prime location in Portland's beloved Sellwood neighborhood, rich with historic charm and modern conveniences
- Surrounded by a vibrant mix of dining, shopping, and recreational options, drawing consistent foot traffic
- Close proximity to major highways, public transit, and Sellwood's popular retail districts
- Established tenant base with historically low vacancy, offering dependable income potential
- All tenants have annual rent increases
- Excellent investment opportunity in a high-demand area with enduring appeal



TENANT SUMMARY

SWEETPEA'S RESALE

A beloved children's consignment boutique specializing in gently used clothing, toys, and gear for kids, Sweetpea's Resale is a go-to destination for families seeking quality items at affordable prices.

CAFÉ CINCO SIETE PDX

A welcoming coffee shop known for its specialty coffee and homemade coffee sauces, Café Cinco Siete PDX offers warm hospitality and a cozy atmosphere that makes every visit feel like home.

PRETTY PAWS & CLAWS

A pet grooming salon providing high-quality services for dogs and cats, Pretty Paws and Claws is beloved by pet owners for its care and expertise.

MARK HUMPAL FINE ART

A gallery specializing in fine art and rare pieces, Mark Humpal Fine Art appeals to art collectors and enthusiasts seeking exceptional works.

SALON THIRTEEN

A modern salon delivering expert haircare and styling services, Salon Thirteen combines creativity and professionalism to meet diverse client needs.

SEBASTIANO'S

A neighborhood Sicilian deli offering authentic dishes like muffuletta, focaccia, olive oil cakes, cookies, and cannoli, Sebastiano's also features a curated selection of wines, making it a local favorite for Italian-inspired flavors.

ELEMENTAL ARTS

A unique shop specializing in custom jewelry design and repairs, Elemental Arts also features a curated collection of antique, vintage, and handmade art, jewelry, glass, furniture, and home goods, blending craftsmanship with timeless style.

DIG VINYL

A used record store offering all genres of music with an emphasis on jazz and soul. Dig Vinyl features a mix of high-end collectibles and affordable records under \$10, while also providing buy, sell, trade, and consignment services.

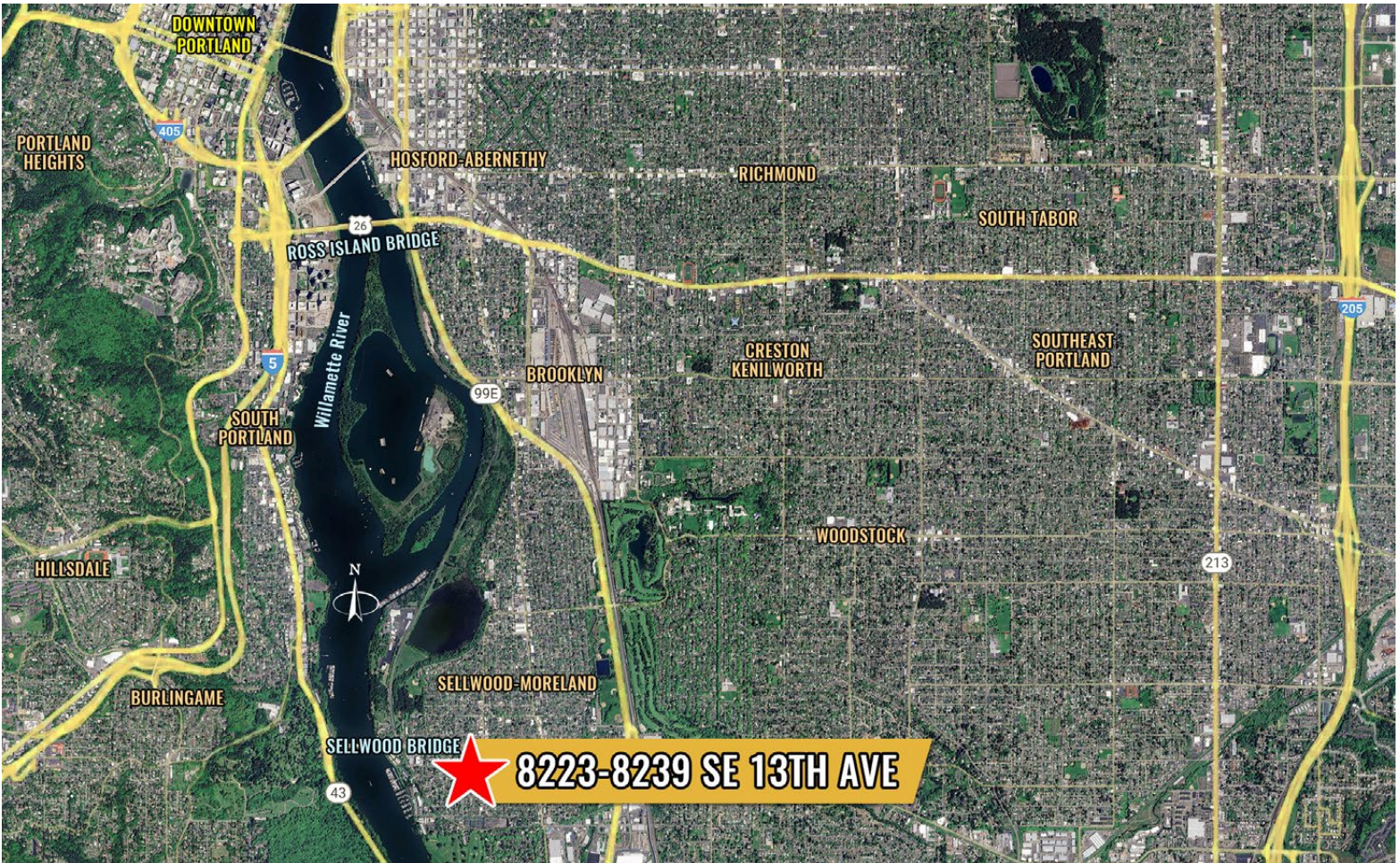
FOWLER HOME DESIGN

A creative design studio specializing in residential projects, Fowler Home Design is known for its innovative and personalized approach to home design.



FOR SALE

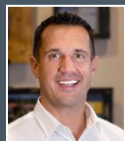
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