



SELLWOOD RETAIL BUILDING

8073 SE 17TH AVE, PORTLAND, OR 97202

SPACE IS DIVISIBLE



PRESENTED BY CAPACITY COMMERCIAL GROUP



NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

503-222-2655

ndiamond@capacitycommercial.com

RILEY M. HENDERSON

Sr. Associate Broker | Licensed in OR & WA

503-975-9301

riley@capacitycommercial.com

GEORGE N. DIAMOND

Principal Broker | Licensed in OR & WA

503-222-2178

gdiamond@capacitycommercial.com



FOR SALE OR LEASE



SE PORTLAND RETAIL BUILDING

5,100 SF Building and Surface Parking Lot

Lease: \$24 psf + NNN

Sale Price: \$2,600,000

Owner-User or Investor Opportunity

- Single Story Retail Building
- Now Available
- 5 Parking Spaces (1 Handicap)
- Excellent Accessibility on SE
- 17th Ave and SE Tacoma St
- 1 Grade Loading Door
- Pylon Sign
- Income from Billboard

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**SELLWOOD
RETAIL BUILDING**



Property Overview

Address	8073 SE 17th Ave, Portland, OR 97202
Asset Type	Single Tenant Retail Building
Ideal Scenario	Owner-User, Investor
Sale Price	\$2,600,000
Lease Price	\$24 psf + NNN
Rentable Building Area	5,100 SF
Additional Income	Billboard
Parking Spaces	5 Spaces (1 Handicap)
Gross Land Area	0.23 Acres 10,000 SF
Parcel ID #s	R267552, R267553
Property Zoning	CM2 - Commercial

Capacity Commercial Group is pleased to exclusively present for sale the **Sellwood Retail Building** in Southeast Portland, Oregon.

This building is located at the corner of SE Tacoma and SE 17th, a busy thoroughfare through the desirable and bustling Sellwood neighborhood. With excellent visibility, the building features, expansive glass entry, off street parking, high ceilings, warehouse/stockroom, and grade loading door.

Nearby Highlights

- Bertie Lou's Cafe
- Cafe 57 PDX
- CVS
- Gino's Italian
- Jakes Place
- KAEDE Sushi
- Mio Sushi Sellwood
- Moreland Ale House
- New Seasons
- Old Portland Hardware & Architectural
- Piknik Park Food Cart Pod
- Starbucks



INTERIOR PHOTOS



LOADING DOOR



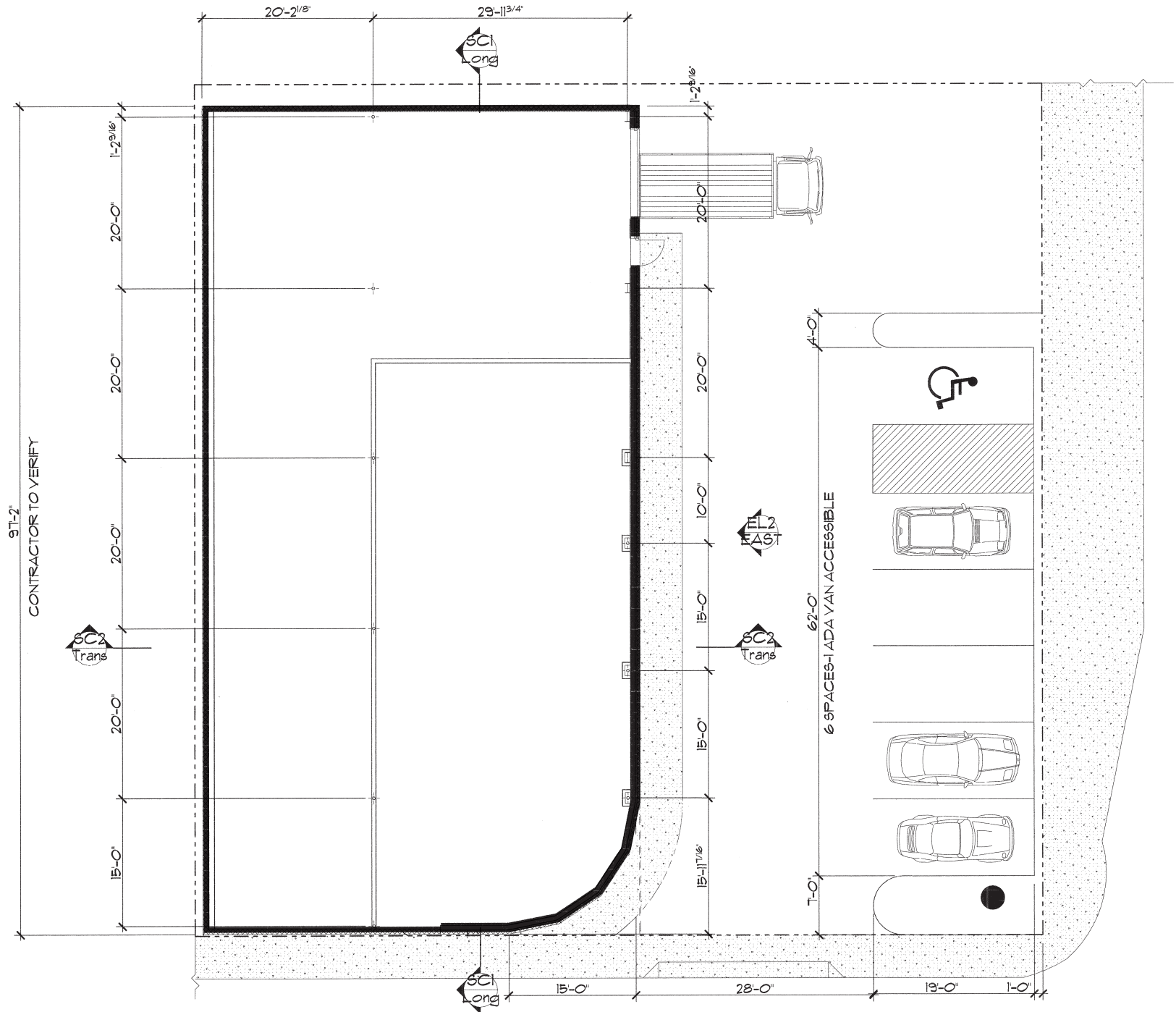
OFFICE SPACE



FRONT RETAIL

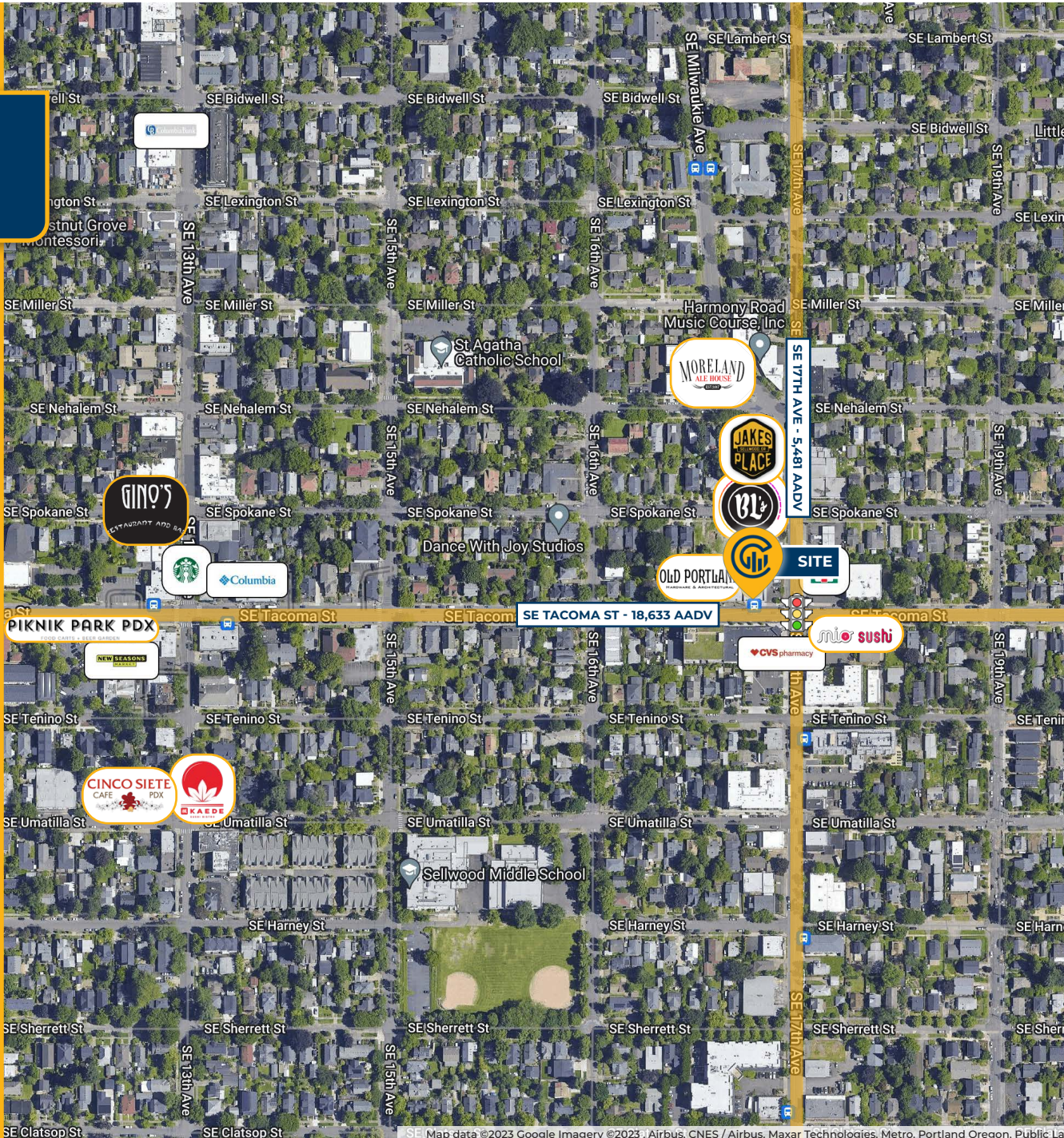


FLOOR PLAN





LOCAL AERIAL

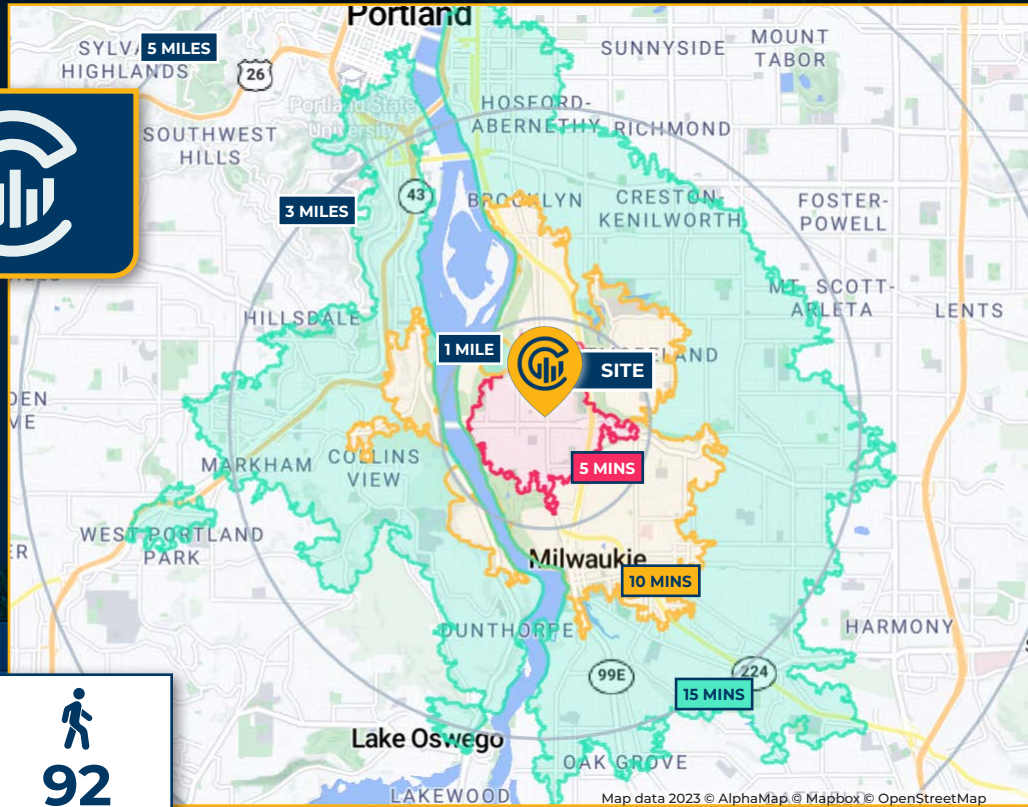


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Nearby TriMet Bus Routes

- **70-12th/NE 33rd Ave** connects the Sunderland neighborhood, SE Portland, Sellwood and Milwaukie, via 33rd, Columbia, Broadway, 21st, Multnomah, 11th/12th and 17th. Note: In the Moreland/Sellwood neighborhoods trips alternate travel between 13th and 17th.
- **99-Macadam/McLoughlin** provides weekday rush-hour service between Clackamas Community College and Portland City Center via Oregon City, Gladstone, Milwaukie, Sellwood and inner SE and S Portland. The route travels along Molalla, McLoughlin, Tacoma and Macadam, serving the SE Park Ave, Milwaukie and Tacoma/Johnson Creek Park & Rides.



AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2023 Estimated Population	15,037	132,819	414,583
2028 Projected Population	15,689	135,170	420,434
2020 Census Population	15,161	133,880	416,860
2010 Census Population	12,719	121,788	376,453
Projected Annual Growth 2023 to 2028	0.9%	0.4%	0.3%
Historical Annual Growth 2010 to 2023	1.4%	0.7%	0.8%
Households & Income			
2023 Estimated Households	6,969	58,938	191,845
2023 Est. Average HH Income	\$137,990	\$142,216	\$137,192
2023 Est. Median HH Income	\$111,518	\$104,379	\$99,554
2023 Est. Per Capita Income	\$64,036	\$63,377	\$63,824
Businesses			
2023 Est. Total Businesses	1,187	8,170	33,734
2023 Est. Total Employees	6,889	54,513	272,507

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - R51

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Walk Score®
"Walker's Paradise"

96

Bike Score®
"Biker's Paradise"

44

Transit Score®
"Some Transit"

Ratings provided by
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score/8073-se-17th-ave-portland-or-97202



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