



FOR SALE



## 10230 SW CAPITOL HWY

**Medical / Office Space Available**

2,453 SF | Sale Price: \$950,000

**10230 SW Capitol Hwy, Portland, OR 97219**

- Unique medical office interior components
- Great visibility on Capital Highway
- Corner location with easy access
- Monument sign for tenants
- Private parking

**JOHN KOHNSTAMM**

Principal Broker | Licensed in OR & WA

503-542-4355 | john@capacitycommercial.com

**MIKE NYE**

Principal | Licensed in OR

503-542-4345 | mike@capacitycommercial.com



PROPERTY SUMMARY

FOR SALE



PROPERTY DETAILS

Address	10230 SW Capitol Highway, Portland OR
Available Space	2,612 SF
Lot Size	0.22 AC
Sale Price	\$950,000
Year Built / Renovated	1988 / 2012
Parcel	R184388
Parking	4 / 1,000 SF (10 Surface Spaces)
Use Type	Medical / Office
Zoning	C4 (Commercial, General)
Space Condition	Vanilla Shell

Location Features

The building sits only a short distance from an I-5 on-ramp in one direction, and PCC and Mountain Park in the other direction.

There are several nearby amenities including a car wash, gas station, and various restaurants.

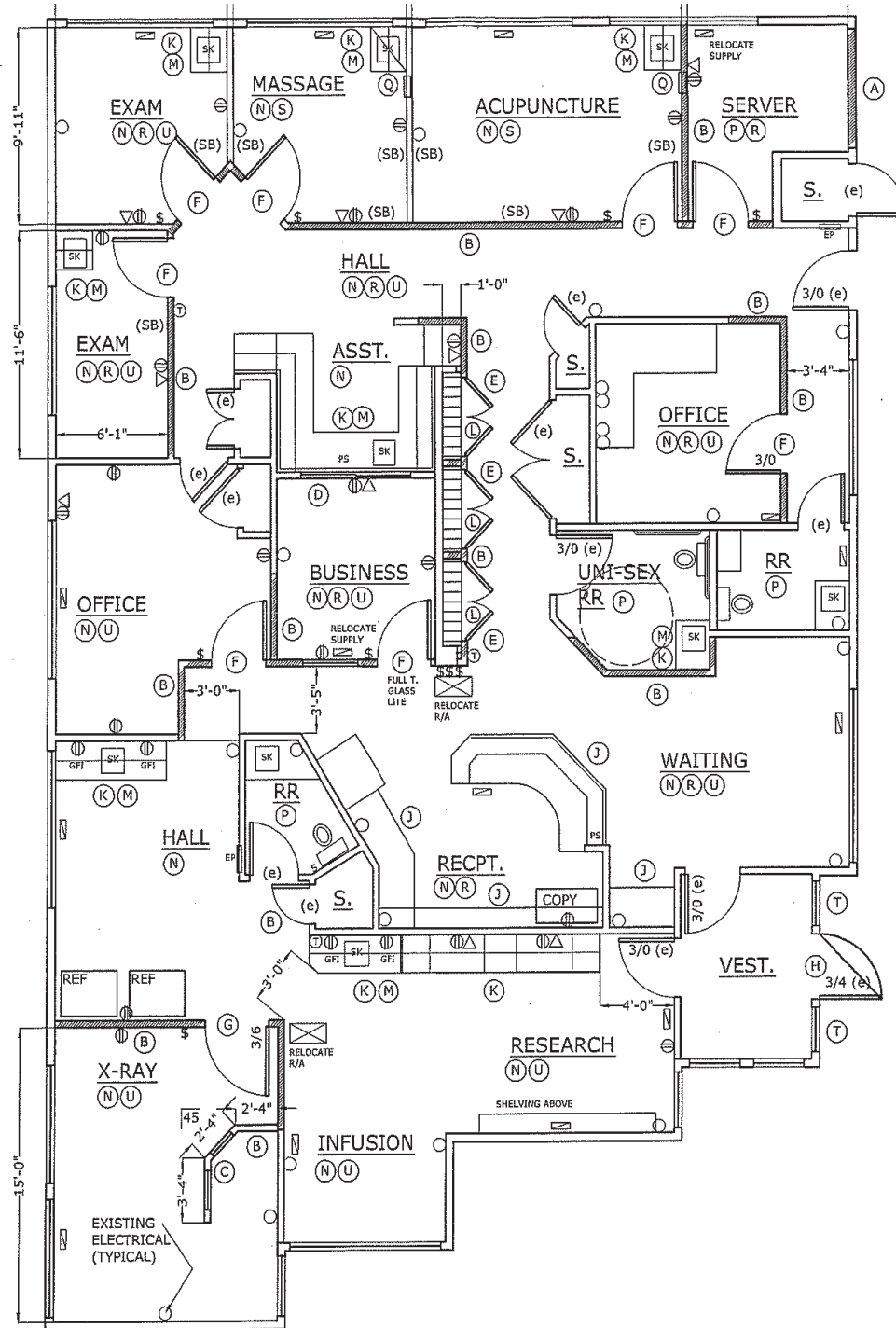
There is also a bus stop within walking distance and a park and ride only a short drive away. The corner of SW Capitol Hwy & SW Alfred St sees over 18,000 vehicles per day, there are over 125,000 on I-5.

Nearby Highlights

- Black Rock Coffee Bar
- Starbucks
- McDonald's
- Thai Orchid Portland
- Shell
- Domino's Pizza
- Barbur Whole Foods
- Bullseye Pub
- Subway
- Taiwan Bistro PDX
- Capitol Hwy Deli Market
- Kuang's Kitchen
- 7-Eleven
- The Old Barn
- Cravings pdx
- Taco Time
- Wendy's
- JJ's Caffe



# FLOOR PLAN





INTERIOR PHOTOS



Reception Area



Nurse / Employee Station



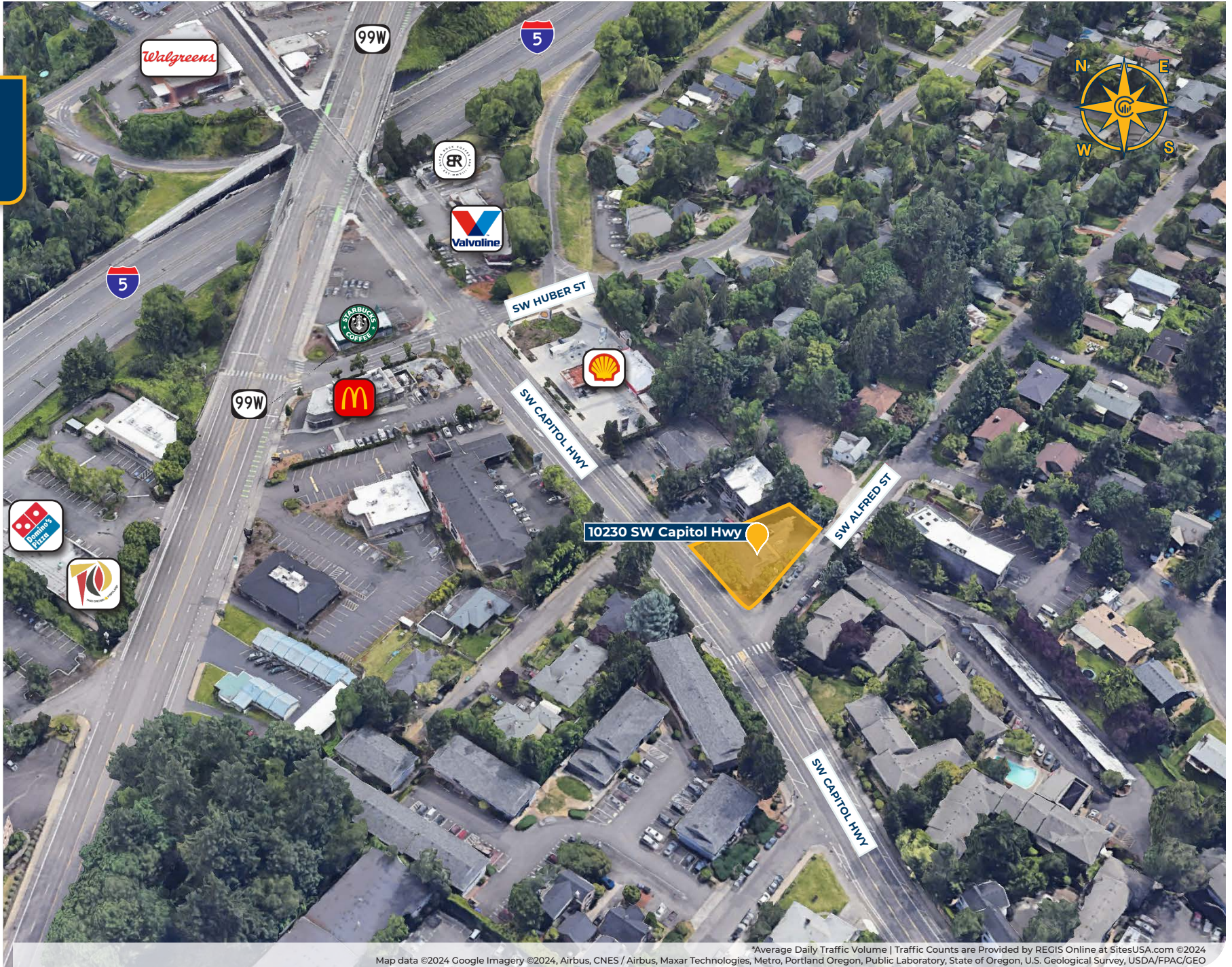
Employee Break Room



Infusion Room



# LOCAL AERIAL MAP

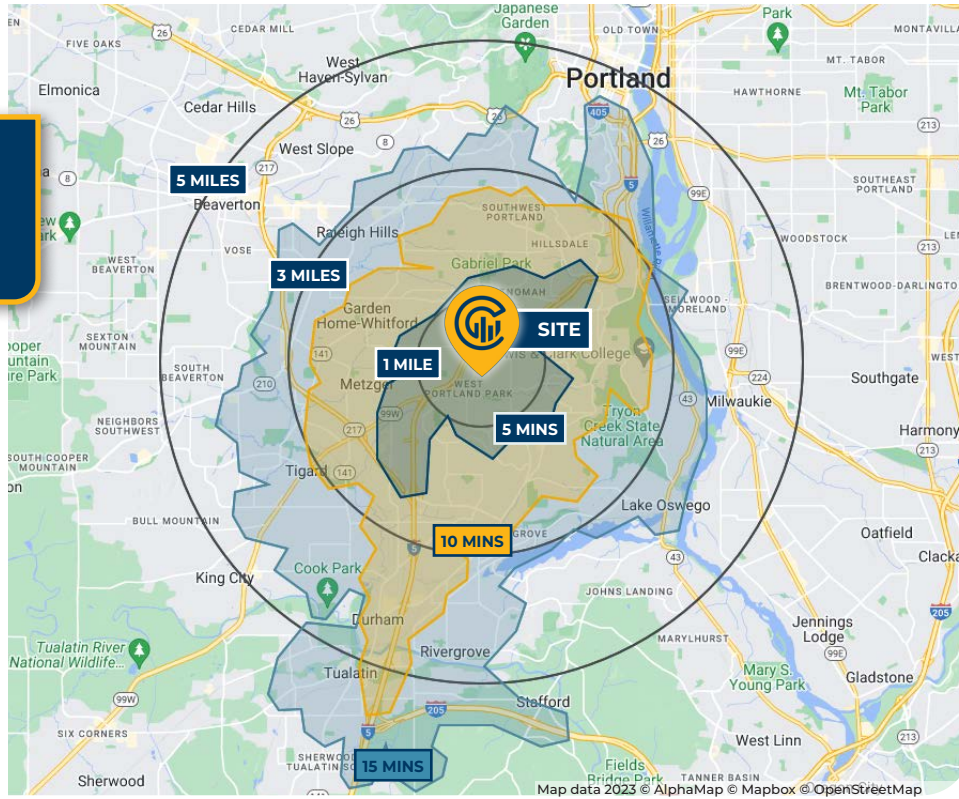


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\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	13,778	104,963	314,094
2028 Projected Population	12,609	101,347	303,479
2020 Census Population	14,305	105,814	314,032
2010 Census Population	13,870	99,681	289,296
Projected Annual Growth 2023 to 2028	-1.7%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2023	0.3%	0.6%	0.9%
Households & Income			
2023 Estimated Households	4,442	33,663	108,415
2023 Est. Average HH Income	\$195,158	\$178,056	\$158,666
2023 Est. Median HH Income	\$118,090	\$118,741	\$112,810
2023 Est. Per Capita Income	\$84,393	\$78,242	\$71,846
Businesses			
2023 Est. Total Businesses	932	8,955	25,746
2023 Est. Total Employees	4,703	65,278	199,353

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

## Neighborhood Scores

**80**

Walk Score®  
"Vert Walkable"

**69**

Bike Score®  
"Biker's Paradise"

**41**

Transit Score®  
"Good Transit"

Ratings provided by <https://www.walkscore.com>

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