

**DRAMATIC PRICE REDUCTION**

**Colliers**



**FOR SALE** Owner/User Opportunity

1720 NE 9th Street  
Portland, OR 97201

**\$1,995,000**



# Discover the Charm of Irvington: Prime Commercial Real Estate Awaits!

This 16,111 SF stand alone building is a great owner/user opportunity near Lloyd Center!

1720 NE 9th Avenue is a single-tenant, two-level office building on a total site area of .44 acres. The improved property, zoned CXd, features a 16,111 square foot building constructed in 1970 located at the northeast corner of NE 9th Avenue and NE Broadway Street. The property includes 15 parking stalls (6 covered) on-site.

## Subject Facts

Site Address	1720 NE 9th Avenue Portland, OR 97212
Legal Address	1N1E26CD 12100
Site Area	19,166 SF (.44 acres)
Location	NE corner of NE 9th Ave and NE Broadway
Frontage	NE Broadway
Current Zoning	CX (Central Commercial)
Improvements	Existing 16,111 SF Office/Flex Space
Parking	15 parking stalls; 6 covered



## Property/Location Highlights

In the Irvington neighborhood in Portland, there is only one park: Irvington Park. With big trees, plenty of green grass, ball fields it is a neighborhood favorite.



94

**Walker's Paradise**  
Daily errands do not  
require a car



78

**Excellent Transit**  
Transit is convenient  
for most trips



100

**Biker's Paradise**  
Daily errands can be  
accomplished on a  
bike

Colliers



1720 NE 9th St.  
Portland, OR



## Location - The Irvington Neighborhood - Central Business District

Irvington offers an unbeatable location for commuting and easy access to Portland's top neighborhoods. Major freeway connections, including I-84 and I-5, are just minutes away. Plus, public transportation is a breeze with TriMet bus routes and MAX light rail stations nearby, including one at Lloyd Center Mall, just blocks from Irvington's southern edge. Reaching downtown or the Pearl District is quick and convenient via the Broadway Bridge, while Alberta and Beaumont-Wilshire are just a short drive to the northeast. Irvington boasts a vibrant mix of character and convenience. The southern border is lined with bustling restaurants, bars, coffee shops, boutique stores, and personal service businesses. The northern section is primarily residential, featuring upscale commercial spots that cater to the community. With large parks anchoring the east and west, Irvington is a desirable and dynamic area for businesses to thrive.

Position your business in Irvington and enjoy a premium location with unmatched accessibility!

## Land Use Designation - CX Zone (Central Commercial)

The CX zone is a high density commercial zone intended for development within Portland's most urban and intense areas. The CX zone allows for intense development with high building coverage and large buildings placed close together. Development is intended to be pedestrian oriented with a strong emphasis on a safe and attractive street scape. Site has future development potential.



## Distance to...



9 miles to PDX



2 miles to  
Tom McCall  
Waterfront Park



2.5 miles to  
Pioneer Court-  
house Square



3 miles to  
Keller Auditorium



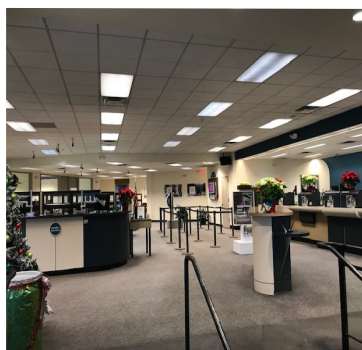
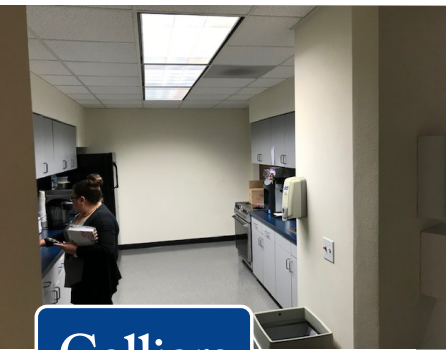
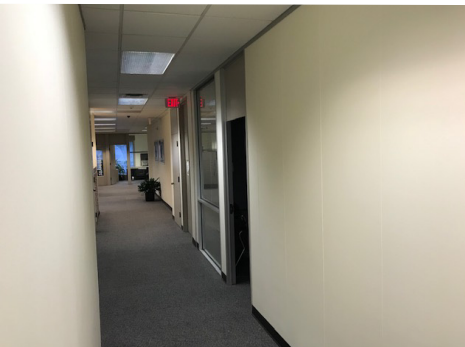
4 miles to  
South Water-  
front





# 1720 NE 9th Avenue

Portland, OR









# Area Demographics

## Population Trend



184,350

2000 Total  
Population



201,807

2010 Total  
Population



247,823

Current Total  
Population



257,906

5 Yr Projected  
Total Population

## Median Household Income



\$93,824

Current Median HH  
Income



\$109,690

5 Yr Projected  
Median HH Income

## Average Household Income



138,172

Current Average  
HH Income



160,738

5 Yr Projected Avg  
HH Income

## Per Capita Income



\$69,972

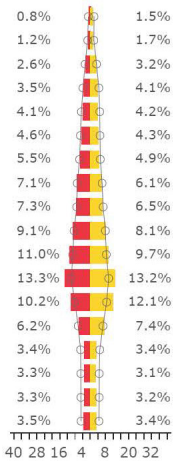
Current Per Capita  
Income



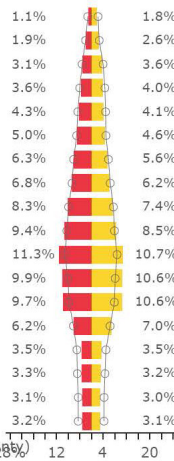
\$81,655

5 Year Projected Per  
Capita Income

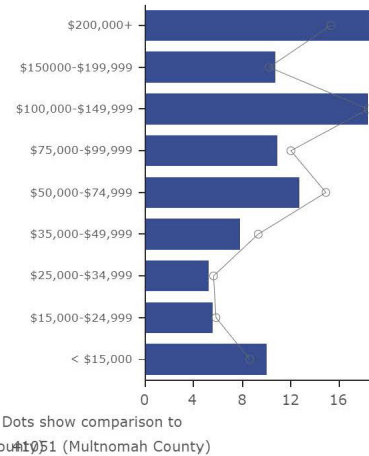
### Current Age Pyramid



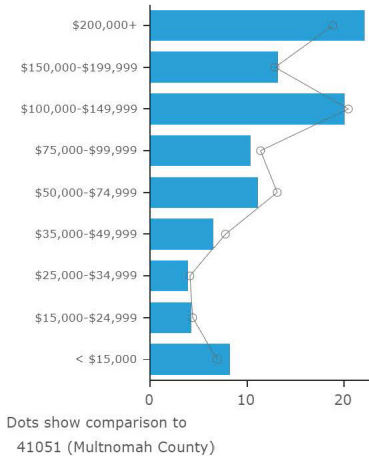
### 5 Yr Projected Age Pyramid



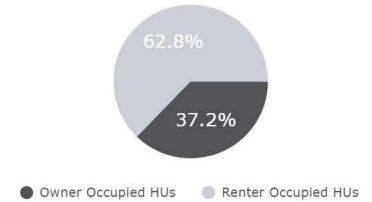
### Current HH By Income



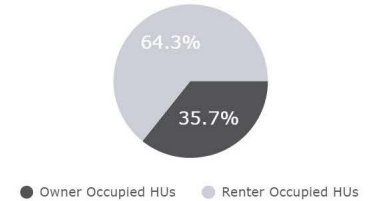
### 5 Yr Projected HH By Income



### Current Housing By Ownership



### 5 Yr Projected Housing By Ownership



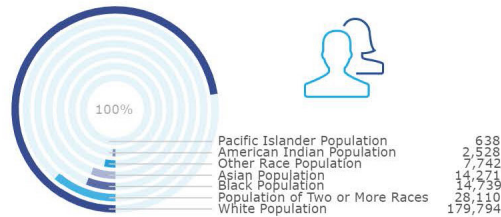
### Race and ethnicity

The largest group: White Alone (72.55)

The smallest group: Pacific Islander Alone (0.26)

Indicator	Value	Difference	
White Alone	72.55	+6.27	
Black Alone	5.95	+0.19	
American Indian/Alaska Native Alone	1.02	-0.25	
Asian Alone	5.76	-2.31	
Pacific Islander Alone	0.26	-0.45	
Other Race	3.12	-3.27	
Two or More Races	11.34	-0.19	
Hispanic Origin (Any Race)	9.25	-4.55	Bars show deviation from 41051 (Multnomah County)

### Current Year Population By Race



### Current Annual Household Spending



### Tapestry segments



### Current Year Housing Stats



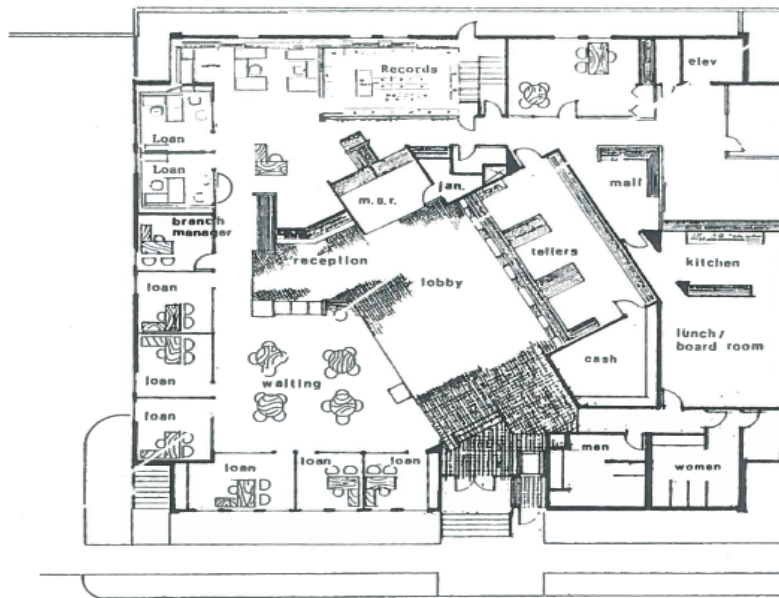
1720 NE 9th Ave, Portland, Oregon, 97212  
3 mile radius

Population, Income & Housing Trends

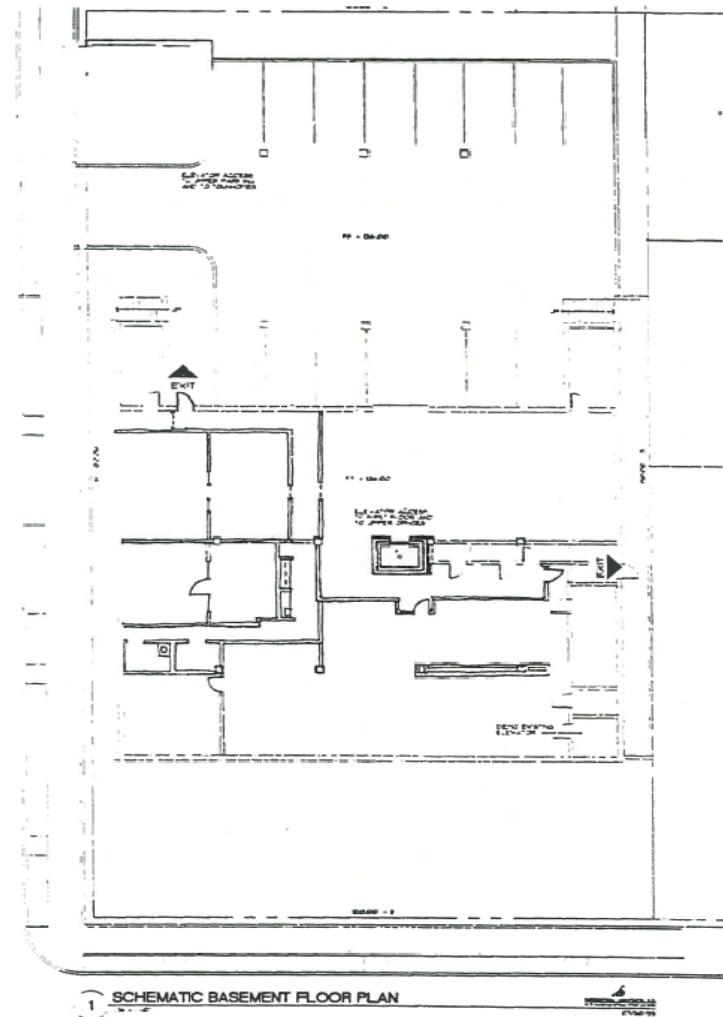




# EXISTING FLOOR PLANS



8 | 1720 NE 9th Avenue / OFFERING MEMORANDUM



NE BROADWAY

## LAYOUT

The subject improvements consist of a two level structure. The second, upper level is used by the owners for banking purposes. The northwestern and northern portions of the upper level is divided into separate office areas. The eastern portion of the upper level is used for miscellaneous office and storage. The southern portion of the upper level includes office areas that are used for storage and where the employee break room with kitchen are located. The kitchen includes a dishwasher and oven. Restrooms (men's and women's), janitor room and entrance to the upper level are located along the southwestern portion of the upper level. The central portion of the upper level includes the customer service area and teller station.

The lower level of the building includes storage and office areas. All areas are currently used for storage purposes; however, the office areas are located along the southern three-quarters of the improvements. The lower level also includes one set of men's and women's restrooms, storage rooms and a room with raised flooring for computer purposes. The northern central portion of the building includes a ground-level garage door. This portion of the building was used for interior parking purposes but is now used for storage. Based on discussions with Mr. Henry Fitzgibbon of Soderstrom Architects as well as a review of architectural plans, approximately 75 percent (5,286 SF) of the first level is devoted to office use with the balance, 25 percent (1,762 SF), devoted to storage.





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