

5243 SE 77th Avenue Portland Oregon 97206

2,400 SF Building on 5,734 SF of Land

Asking \$950,000.00



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Maximizing Value with Market Knowledge

Property Overview



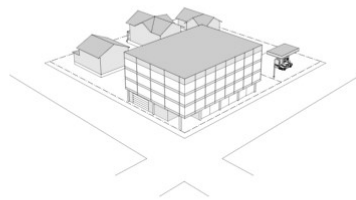
5243 SE 77TH AVE
PORTLAND, OR 97206



PROPERTY

Year Built	1995
Description	AUTO
Building Area	2,400 sq ft
Neighborhood	MT. SCOTT-ARLETA
Jurisdiction	Portland / Multnomah
Zoning	CE - Commercial Employment
Elevation	230 ft (approximate)
Owner	STANWOOD, BRADLEY D & STANWOOD, MARTIN H
Owner Address	5243 SE 77TH AVE PORTLAND OR 97206-4376

Commercial Employment (CE)



The **CE** zone is a medium-scale zone intended for sites along corridors in areas between designated centers, especially along Civic Corridors that are also major truck streets. The emphasis of this zone is on commercial and employment uses. Buildings are generally expected to be up to four stories.

Quick facts

Location	This zone is generally applied along major traffic streets such as SE Powell, SE 82nd and SW Barbur.
45'	maximum height , which is generally 4 stories
2.5:1 FAR	increasing to 4:1 with bonus provisions.
Parking	is generally not required for non-residential uses, or for residential development that contains fewer than 30 dwelling units when development is located near transit. Parking is generally required for larger residential / mixed-use developments and in locations farther from transit.

Demographics & Statistics

Market Conditions >>

Vacancy Rates [?]

	Current	YOY Change
Submarket 2-4 Star	4.8%	↑ 0.6%
Subject Property	0.0%	↔ 0.0%
Market Overall	3.5%	↓ -0.4%

Market Rent Per Area [?]

	Current	YOY Change
Submarket 2-4 Star	\$22.56/SF	↑ 2.7%
Subject Property	\$18.93/SF	↓ -0.3%
Market Overall	\$23.41/SF	↑ 2.4%

Submarket Leasing Activity [?]

	Current	YOY Change
Months on Market	12.1	↓ -2.2 mo
12 Mo. Leased	193,813 SF	↓ -39.1%

Submarket Sales Activity [?]

	Current	Prev Year
Market Sale Price Per Area	\$233/SF	\$232/SF
12 Mo. Sales Volume	\$174.26M	\$102.26M

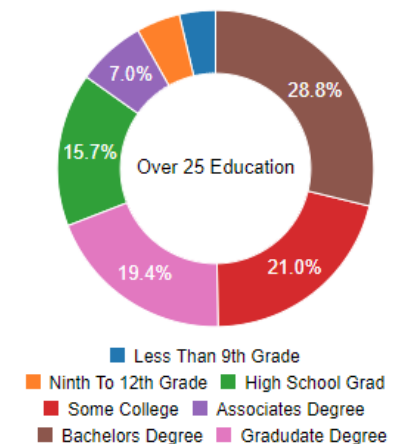
Portland Household Types

Type	Owner	Renter
Married	76.1%	23.9%
All	53.4%	46.6%
Male	48.8%	51.2%
Female	45.3%	54.7%
Non Family	37.3%	62.7%

53.4% Rate of Home Ownership

Population

	2 mile	5 mile	10 mile
2010 Population	83,557	408,177	1,022,058
2022 Population	92,075	459,821	1,157,894
2027 Population Projection	93,803	471,721	1,195,401
Annual Growth 2010-2022	0.8%	1.1%	1.1%
Annual Growth 2022-2027	0.4%	0.5%	0.6%



Property Information

- +/- 2,400 Square Foot Engine Repair Building
- +/- 5,734 Square Foot Lot
- High Ceilings for Auto Lifts
- Open floor plan for machinery
- Corner Lot - Great Exposure—Rare with parking
- 3 Grade Level Doors
- 3 Phase Power
- Pylon Signage

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