

THE TRISTAN

BROOKLYN DISTRICT | PORTLAND, OREGON

4815 SE PARDEE STREET, PORTLAND, OR 97206

INVESTMENT SUMMARY



FEE SIMPLE OWNERSHIP

Stabilized Asset | 100% Occupied



44 TOTAL UNITS

Studio, 1 & 2 Bedroom Floor Plans



BUILT IN 2019

Modern Construction | Low Maintenance



INSTITUTIONAL QUALITY

Elevator Served | Secure Access



PREMIUM AMENITIES

In-Unit Washer/Dryer | Pet Friendly
Resident Lounge | Bike Storage



BLUE CHIP LOCATION

Brooklyn Neighborhood | Adjacent
to SE Division & Central Eastside



TOTAL BUILDING SF
±41,653 SF



LAND AREA
±0.25 ACRES
(11,065 SF)



YEAR BUILT
2019



ZONING
CE
(Commercial
Employment)



PARKING
ON-SITE

EXCLUSIVELY LISTED BY
COMMERCIAL
BLACK
REAL ESTATE ADVISORS

JOHN GIBSON

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Principal Broker

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GROWING PORTLAND
Strong population growth
and employment base
driving housing demand.



PRIME LOCATION
Brooklyn District adjacent
to SE Division, Central
Eastside & Downtown.



TRANSIT ACCESS
Close proximity to
MAX Orange Line and
major bus routes.



STRONG FUNDAMENTALS
Supply constrained market
with historically low
vacancy rates.

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OFFERING
MEMORANDUM

The information contained herein has been obtained from sources we deem reliable.
However, we make no guarantees, warranties or representations as to its completeness or accuracy. Buyer to verify all information.

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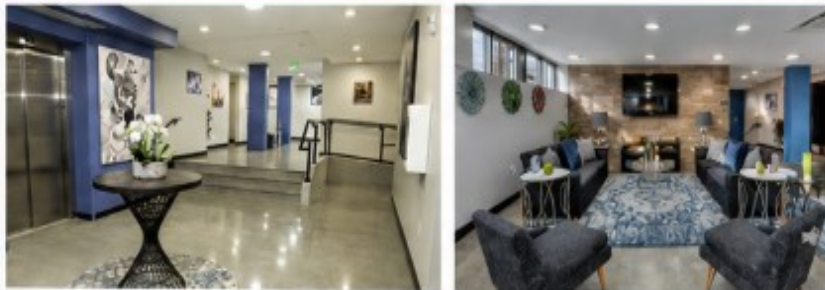
INVESTMENT HIGHLIGHTS

-  **FEE SIMPLE OWNERSHIP** | Stabilized Asset | 100% Occupied
-  **STRONG INVESTMENT** | Low tenant turnover
-  **MODERN DESIGN** | New Construction 2019
-  **URBAN LIVING** | Numerous Tenant Amenities
-  **LOCAL OWNERSHIP & MANAGEMENT** | Responsive & Professional
-  **5 STORY APARTMENT BUILDING** | Elevator Served | Secure Access
-  **BLUE CHIP LOCATION** | Brooklyn Neighborhood
Adjacent to SE Division & Central Eastside



PROPERTY OVERVIEW

 ZONING CE (Commercial Employment)	 TAX LOTS 1415 SE Pardee Street—R143025	 BUILDING SF +/- 41,653 Square Feet	 LAND AREA ±0.25 ACRES (11,065 SF)
 YEAR BUILT 2019	 PARKING ON-SITE	UNIT MIX	
		<ul style="list-style-type: none"> • 16 Studios • 20 One (1) Bedrooms • 8 Two (2) Bedrooms 	
		 44 TOTAL UNITS	



 TOTAL BUILDING SF ±41,653 SF	 LAND AREA ±0.25 ACRES (11,065 SF)	 YEAR BUILT 2019	 ZONING CE (Commercial Employment)	 PARKING ON-SITE	 TOTAL UNITS 44 100% OCCUPIED	 ELEVATOR SERVED YES	 SECURE ACCESS YES
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THE TRISTAN

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PROPERTY INFORMATION

THE TRISTAN



STRUCTURE

5 story post and beam construction—tenant lounge on ground floor.



OUTDOOR SPACE

Select units have private decks and expansive views of the city and Mt. Hood.



PARKING

Secured onsite parking with 16 designated parking stalls.



INTERIOR FINISHES

- Stainless steel appliances
- Granite countertops
- In-unit washer + dryer
- Air conditioning & heating
- Double pane windows



TENANT AMENITIES

- Bike storage
- Bike repair station
- Wine storage
- Dog washing station
- Elevator served



BUILDING FEATURES

- Controlled access entry
- Intercom system
- Elevator served
- Secure package room
- On-site management



PROPERTY WEBSITE

Scan QR Code for Photos, Floor Plans, Availability & Amenities

- Photos & Virtual Tours
- Floor Plans
- Availability & Leasing Information
- Building Amenities
- Neighborhood Information



thetristanpdx.com



Modern finishes. Elevated living. Unbeatable location.

