

**FOR SALE**

**Owner User Building and Land**

**\$1,075,000.00**

3543 NE Broadway Street Portland, OR 97232



- Built in 1910
- 3 parcels - \$1,390,000    10,500 Land SF  
2 Parcels - \$1,075,000    7,000 Land SF
- Retail and / or office building
- Building SF: +/- 3,171 SF
- Zoning: Mixed Use Commercial 2 (CM2)
- Ideal owner user property
- Rare chance to own a small commercial property with adjacent land / parking
- Potential to add an additional commercial structure for future expansion or income potential
- Close proximity to downtown and area businesses
- Ideal freeway access to I--84, I-205
- **PLEASE DO NOT DISTURB TENANTS**

COMMERCIAL  
**BLACK.**

*Maximizing Value with Market Knowledge*







# NE BROADWAY STREET - CLOSE IN EASTSIDE - PORTLAND - OR





## 3 TAX LOTS—CAN BE SOLD TOGETHER OR LOT 3 CAN BE SEPARATED









## Option 1: Building with all three lots

PROPERTY TYPE		Mixed Use Commercial 2		Variable: Cost to Own per Sq. Ft.			
TOTAL BUILDING SF		3,171					
VACANCY		3,171					
			I	II	III	IV	V
SALE PRICE			\$1,390,000	\$1,390,000	\$1,390,000	\$1,390,000	\$1,390,000
% DOWN			10%	12%	14%	16%	18%
DOWN PAYMENT			\$139,000	\$166,800	\$194,600	\$222,400	\$250,200
LOAN AMOUNT			\$1,251,000	\$1,223,200	\$1,195,400	\$1,167,600	\$1,139,800
INTEREST RATE			5.50%	5.50%	5.50%	5.50%	5.50%
TERM (Months)			300	300	300	300	300
MONTHLY PAYMENT			(\$7,682)	(\$7,512)	(\$7,341)	(\$7,170)	(\$6,999)
ANNUAL DEBT SERVICE			(\$92,187)	(\$90,138)	(\$88,090)	(\$86,041)	(\$83,992)
COST TO OWN PER SQ. FT. (NNN)			\$29.07	\$28.43	\$27.78	\$27.13	\$26.49
Cost per SQ. FT. 10,500 SF of Land			\$139.00	\$139.00	\$139.00	\$139.00	\$139.00

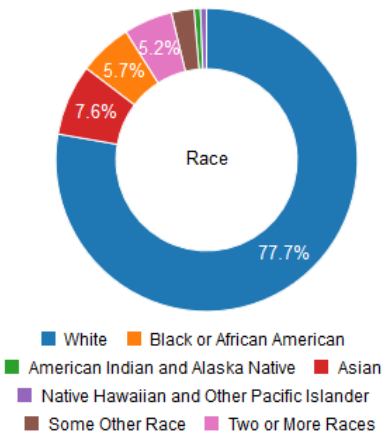
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

## Option 2: Building with lots 1 & 2 only

PROPERTY TYPE		Mixed Use Commercial 2		Variable: Cost to Own per Sq. Ft.			
TOTAL BUILDING SF		3,171					
VACANCY		3,171					
			I	II	III	IV	V
SALE PRICE			\$1,075,000	\$1,075,000	\$1,075,000	\$1,075,000	\$1,075,000
% DOWN			10%	12%	14%	16%	18%
DOWN PAYMENT			\$107,500	\$129,000	\$150,500	\$172,000	\$193,500
LOAN AMOUNT			\$967,500	\$946,000	\$924,500	\$903,000	\$881,500
INTEREST RATE			5.50%	5.50%	5.50%	5.50%	5.50%
TERM (Months)			300	300	300	300	300
MONTHLY PAYMENT			(\$5,941)	(\$5,809)	(\$5,677)	(\$5,545)	(\$5,413)
ANNUAL DEBT SERVICE			(\$71,296)	(\$69,711)	(\$68,127)	(\$66,543)	(\$64,958)
COST TO OWN PER SQ. FT. (NNN)			\$22.48	\$21.98	\$21.48	\$20.98	\$20.49
Land Cost Per SF +/- 7,000			\$153.57	\$153.57	\$153.57	\$153.57	\$153.57

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# Portland Oregon - Demographics



METROS IN 2040

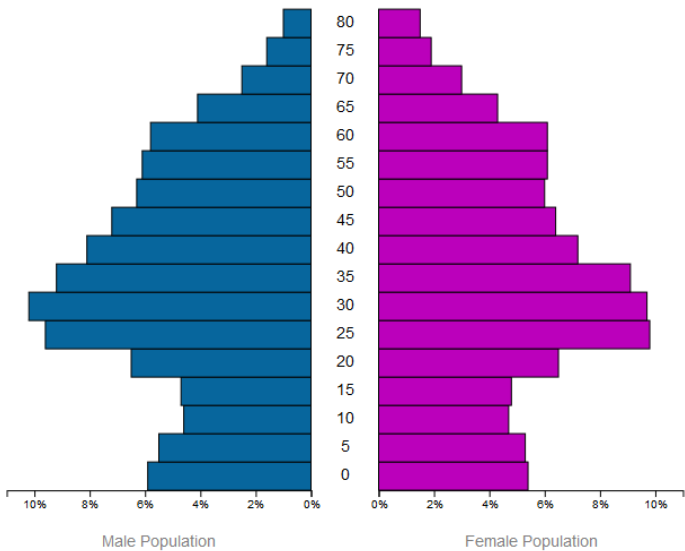
**24. Portland-Vancouver-Hillsboro, OR-WA**

2017 population: 2,453,168  
2017 rank: 25  
Current annual growth rate: 1.36%  
2040 population (at constant rate): 3,347,096  
2040 rank: 24

**BUFFALO BUSINESS FIRST**

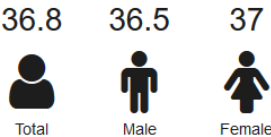
© Business First of Buffalo 2018

Portland Population Pyramid 2018



Data via US Census (2016 ACS 5-Year Survey): Table S0101

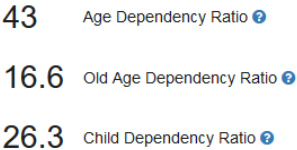
Portland Median Age



Portland Adults

There are 506,401 adults, (71,988 of which are seniors) in Portland.

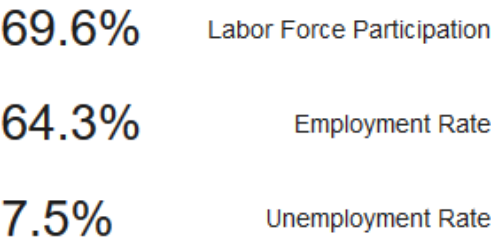
Portland Age Dependency



Portland Sex Ratio

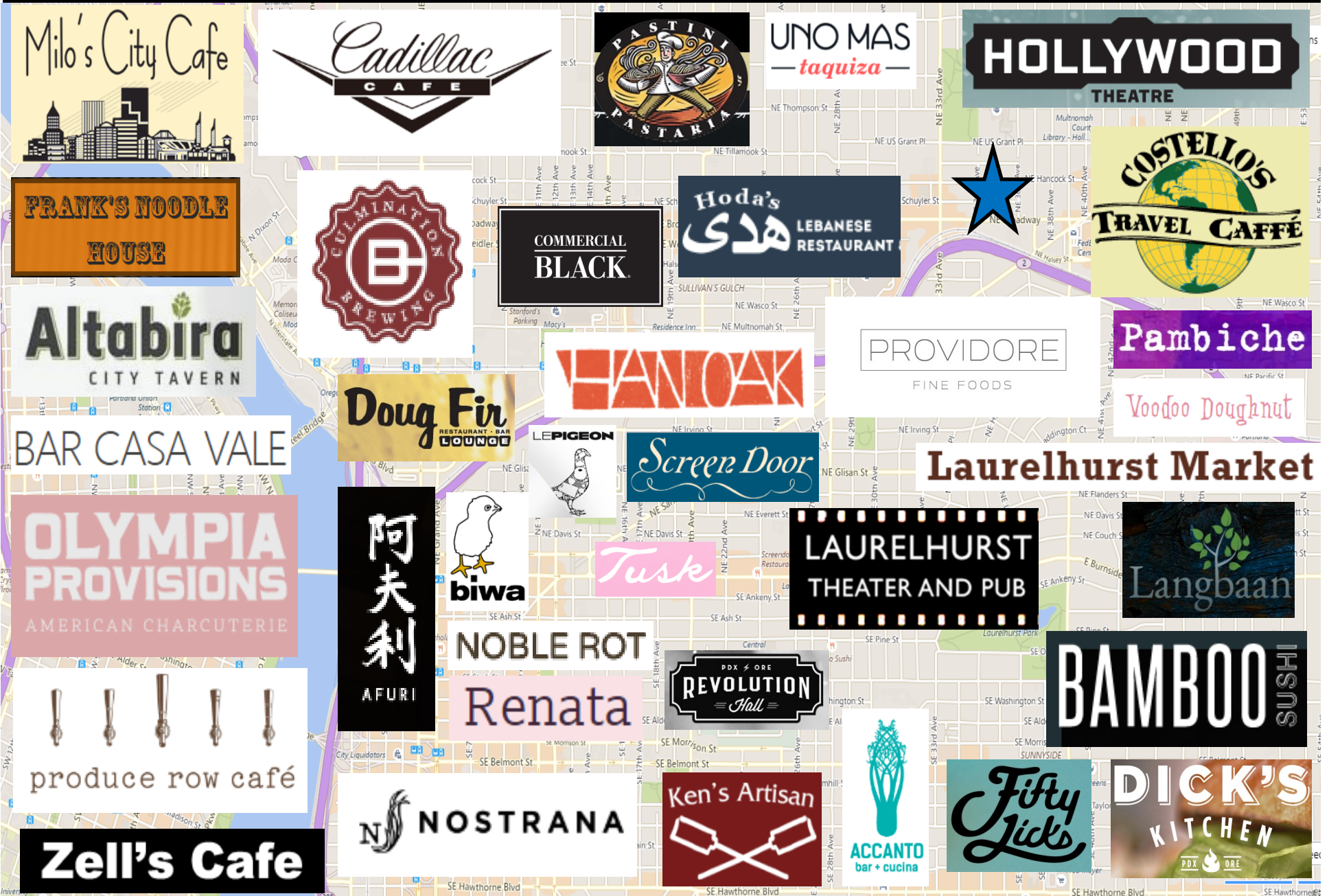
Female	314,181	50.63%
Male	306,408	49.37%

Name	Median	Mean
Households	\$58,423	\$81,308
Families	\$75,394	\$99,832
Married Families	\$91,758	\$117,761
Non Families	\$40,643	\$58,230





# NEIGHBORHOOD MAP





## Commercial Mixed Use 2 (CM2)



The **CM2** zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

- **Rare - small CM2 zoned building - Close In eastside Portland Oregon**
- **Versatile Uses - Future Redevelopment Potential**
- **Low barrier of entry type property with both building and adjacent land**
- **Potential seller financing terms on timing and payment scheduling (For qualified buyers)**
- **17 PARKING Stalls- Engineered with traffic flow around the building. Rare and efficient (if all three lots are sold together).**

**John Gibson**  
**Licensed Oregon Principal Broker**  
**OR # 971000078**  
**503-860-3267**  
**[john.gibson@commercialblack.com](mailto:john.gibson@commercialblack.com)**

**623 NE 23rd Avenue**  
**Portland, OR 97232**  
**[www.commercialblack.com](http://www.commercialblack.com)**

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