

SE PORTLAND CHURCH



FOR SALE

ADDRESS

2828 SE Stephens St, Portland, OR 97217

PROPERTY SIZE

42,000 SF (0.96 AC)

BUILDING SIZE

11,568 SF

ASKING PRICE

\$1,750,000

ZONING

R5 - Residential 5,000

HIGHLIGHTS

- Built in 1964
- Beautiful lot with trees, gardens, and outdoor play area
- Abundant parking
- Quiet location in the Hosford-Abernethy Neighborhood
- Main sanctuary and smaller secondary sanctuary
- Full basement with classrooms, kitchen, offices, meeting rooms, storage, and much more
- Elevator service



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Bob LeFeber 503.807.4174 | bob@cra-nw.com
Sam LeFeber 503.866.1956 | sam@cra-nw.com

503.274.0211
www.cra-nw.com

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.

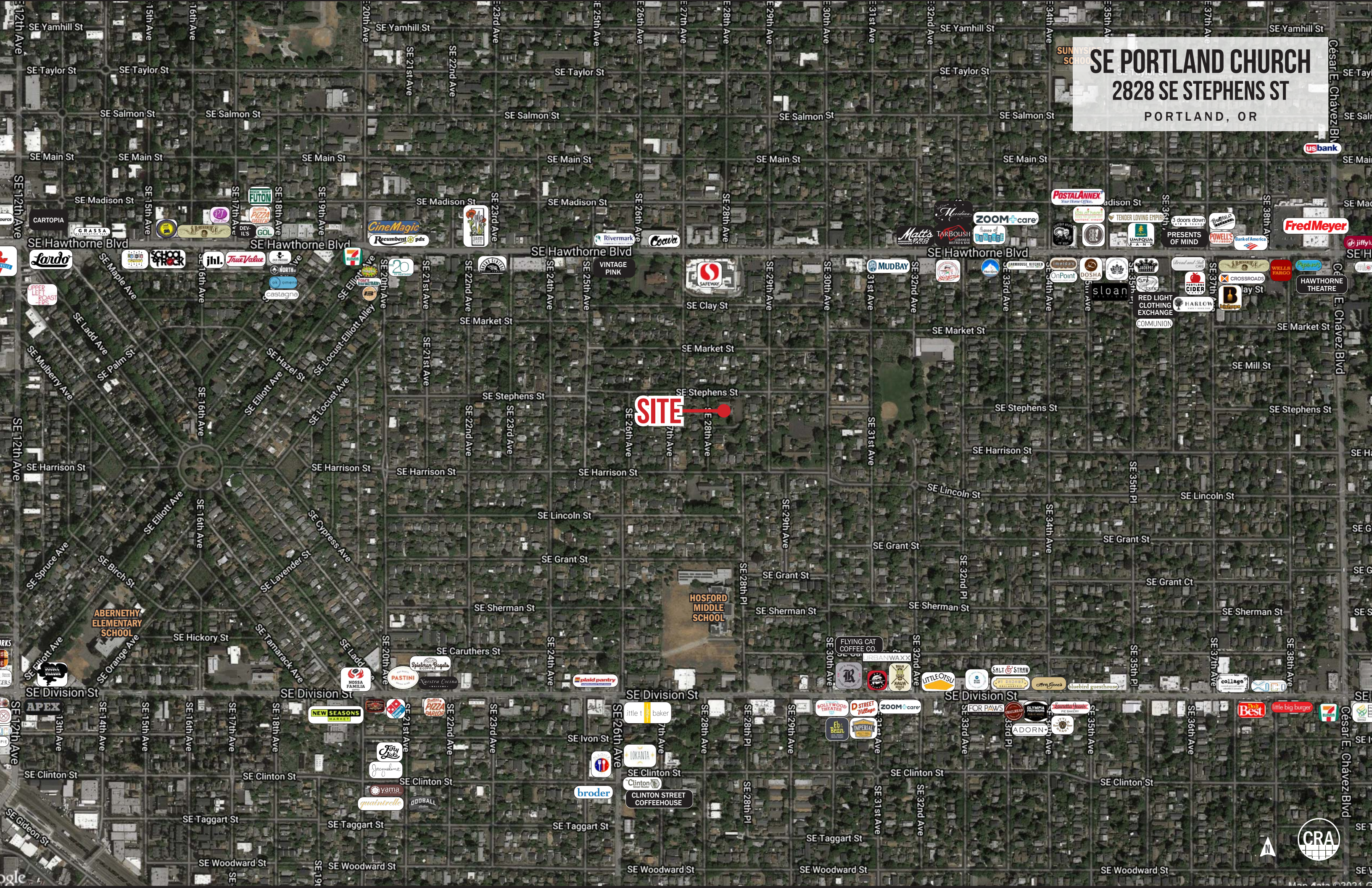


SE PORTLAND CHURCH
2828 SE STEPHENS ST
PORTLAND, OR

SITE

HOSFORD MIDDLE SCHOOL

ABERNETHY ELEMENTARY SCHOOL



SE PORTLAND CHURCH
2828 SE STEPHENS ST
PORTLAND, OR

SE Stephens Street

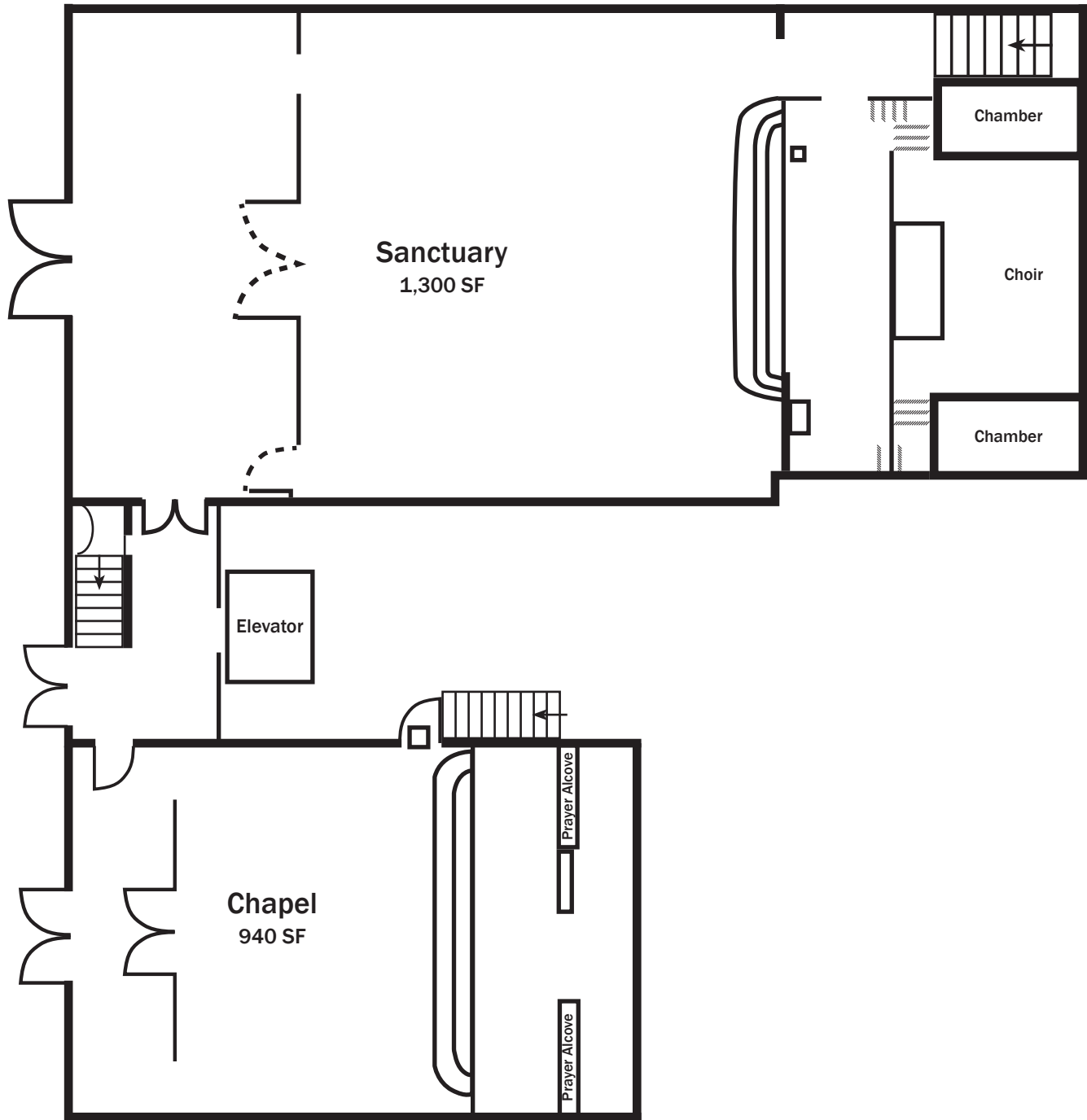
SE 28th Avenue

SE 29th Avenue

SITE

SE PORTLAND CHURCH
2828 SE STEPHENS ST
PORTLAND, OR

MAIN LEVEL FLOOR PLAN



MARKETING DRAWING FOR ILLUSTRATIVE PURPOSES ONLY
SQUARE FOOT VALUES ARE APPROXIMATE AND NEED TO BE VERIFIED

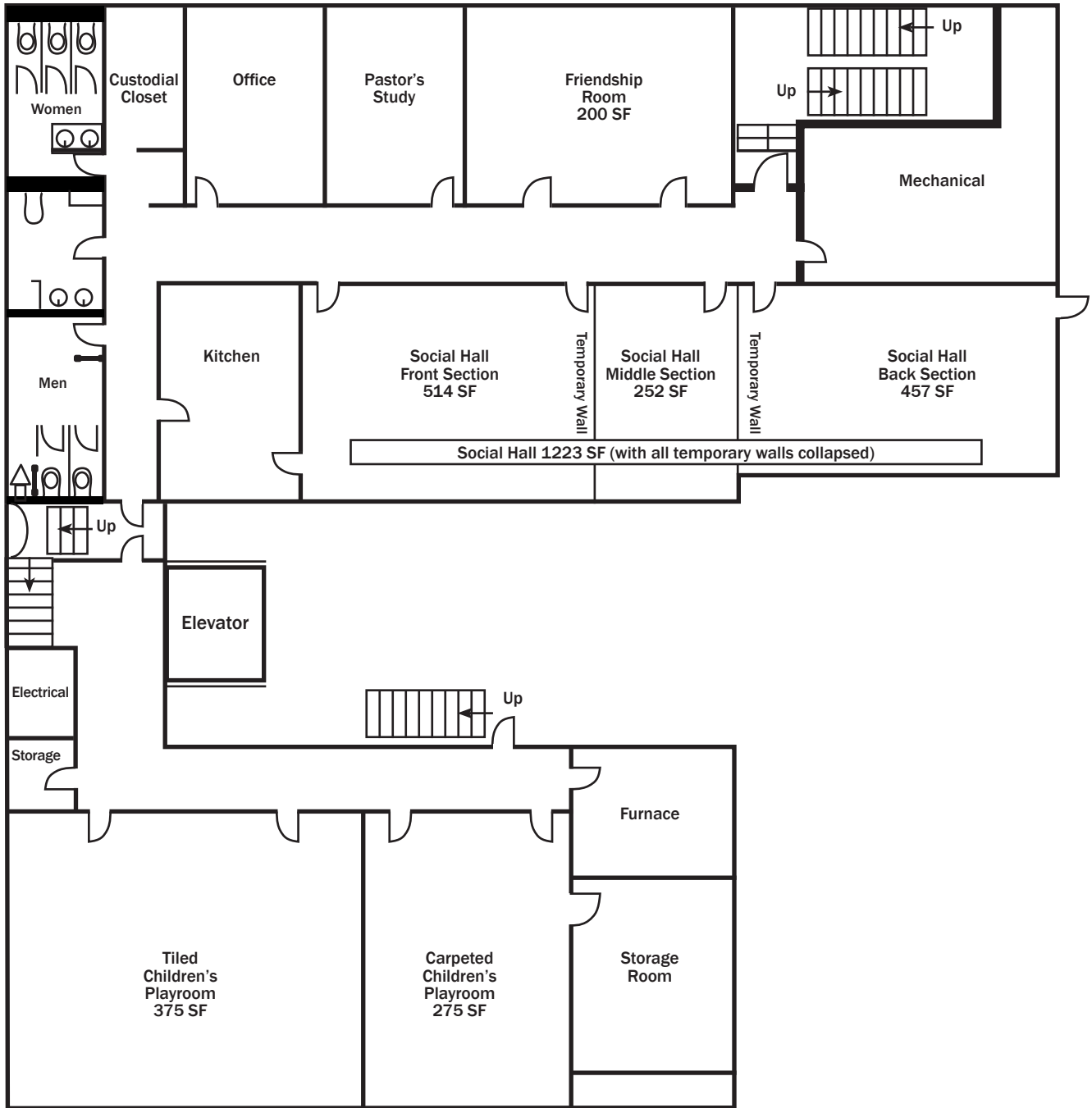


SE PORTLAND CHURCH

2828 SE STEPHENS ST

PORTLAND, OR

LOWER LEVEL FLOOR PLAN



MARKETING DRAWING FOR ILLUSTRATIVE PURPOSES ONLY
SQUARE FOOT VALUES ARE APPROXIMATE AND NEED TO BE VERIFIED



SE PORTLAND CHURCH

2828 SE STEPHENS ST

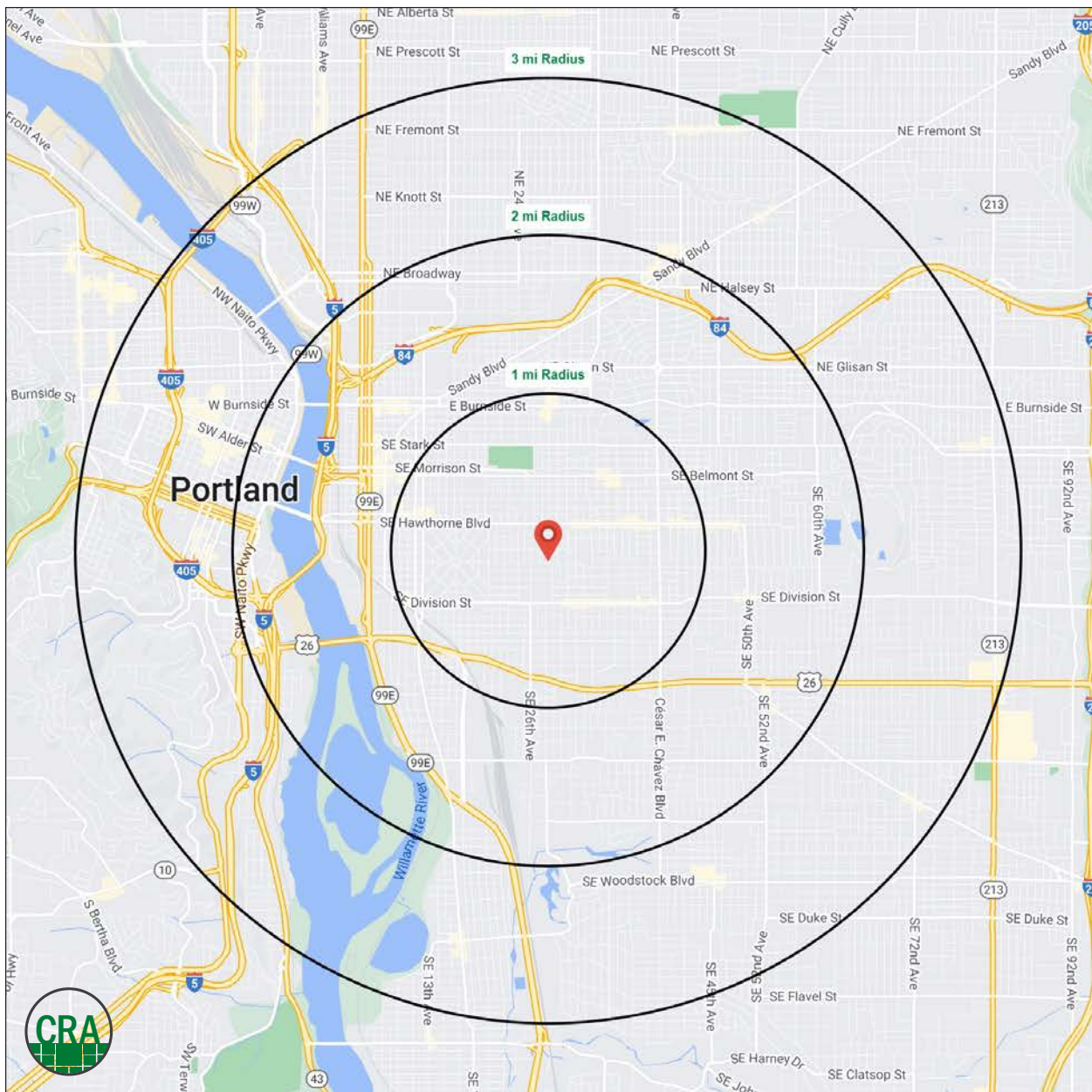
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	34,226	102,945	231,774
Projected Population 2028	32,536	98,885	223,476
Average HH Income	\$139,422	\$127,646	\$133,515
Median Home Value	\$610,687	\$596,911	\$583,862
Daytime Demographics 16+	21,851	121,231	270,812
Some College or Higher	89.1%	87.3%	86.0%

\$139,422
Average Household Income
1 MILE RADIUS

35.9
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5095/-122.6371

2828 SE Stephens St Portland, OR 97214	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	34,226	102,945	231,774
2028 Projected Population	32,536	98,885	223,476
2020 Census Population	35,702	104,796	234,435
2010 Census Population	31,080	87,147	200,775
Projected Annual Growth 2023 to 2028	-1.0%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2023	0.8%	1.4%	1.2%
2023 Median Age	35.9	37.5	38.4
Households			
2023 Estimated Households	17,206	53,136	119,933
2028 Projected Households	16,996	53,286	120,957
2020 Census Households	17,390	51,890	116,329
2010 Census Households	15,128	42,076	97,099
Projected Annual Growth 2023 to 2028	-0.2%	-	0.2%
Historical Annual Growth 2010 to 2023	1.1%	2.0%	1.8%
Race and Ethnicity			
2023 Estimated White	81.7%	78.8%	76.8%
2023 Estimated Black or African American	2.1%	3.0%	3.9%
2023 Estimated Asian or Pacific Islander	6.0%	7.4%	8.3%
2023 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.7%
2023 Estimated Other Races	9.7%	10.1%	10.3%
2023 Estimated Hispanic	8.5%	9.4%	9.7%
Income			
2023 Estimated Average Household Income	\$139,422	\$127,646	\$133,515
2023 Estimated Median Household Income	\$100,966	\$95,787	\$98,787
2023 Estimated Per Capita Income	\$70,348	\$66,307	\$69,531
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.4%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.0%	2.3%
2023 Estimated High School Graduate	8.4%	9.2%	10.1%
2023 Estimated Some College	17.0%	18.4%	17.3%
2023 Estimated Associates Degree Only	5.0%	5.2%	5.3%
2023 Estimated Bachelors Degree Only	41.7%	38.8%	36.6%
2023 Estimated Graduate Degree	25.4%	24.9%	26.8%
Business			
2023 Estimated Total Businesses	2,698	11,357	23,733
2023 Estimated Total Employees	14,689	96,407	207,403
2023 Estimated Employee Population per Business	5.4	8.5	8.7
2023 Estimated Residential Population per Business	12.7	9.1	9.8

For more information, please contact:

BOB LEFEBER 503.807.4174 | bob@cra-nw.com

SAM LEFEBER 503.866.1956 | sam@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Pkwy, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.