

Unique Retail/Professional Building

4770 SW 76TH AVENUE | PORTLAND, OR 97225



FOR SALE

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COMMERCIAL
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MACADAM
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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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4770 SW 76th Avenue, Portland, OR 97225



PROPERTY DESCRIPTION

Unique opportunity to own a professional/retail building in a highly desirable area. The prior use was a bank branch with the vaults still in place. The building has two stories, including a basement with a separate entrance to access the lower level.

PROPERTY HIGHLIGHTS

- 18 unreserved spaces located in the Fred Meyer parking lot
- Use restrictions: must be approved by Kroger/Fred Meyer
- 5,736 SF including the basement
- Opportunity for dedicated outdoor amenity space/patio adjacent to the building
- Pylon signage is adjacent to the building for future owner/tenant

OFFERING SUMMARY

| | |
|----------------|---|
| Sale Price: | \$1,395,000 |
| Lot Size: | 0.24 Acres |
| Building Size: | 5,736 SF |
| Zoning: | Community Business District: Washington County (unincorporated) |
| Year Built: | 1962 |



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LOCATION OVERVIEW

Located in the Fred Meyer Marketplace in Raleigh Hills. The building is entitled to shared parking within the parking field adjoining the building. Located in one of SW Portland's best neighborhoods.

| STREET | CROSS STREET | TRAFFIC VOL | LAST MEASURED |
|----------------------------|-----------------------|-------------|---------------|
| SW Scholls Ferry Rd | SW Stephen Ln NE | 11,831 | 2022 |
| SW Beaverton-Hillsdale Hwy | SW Scholls Ferry Rd E | 24,063 | 2022 |



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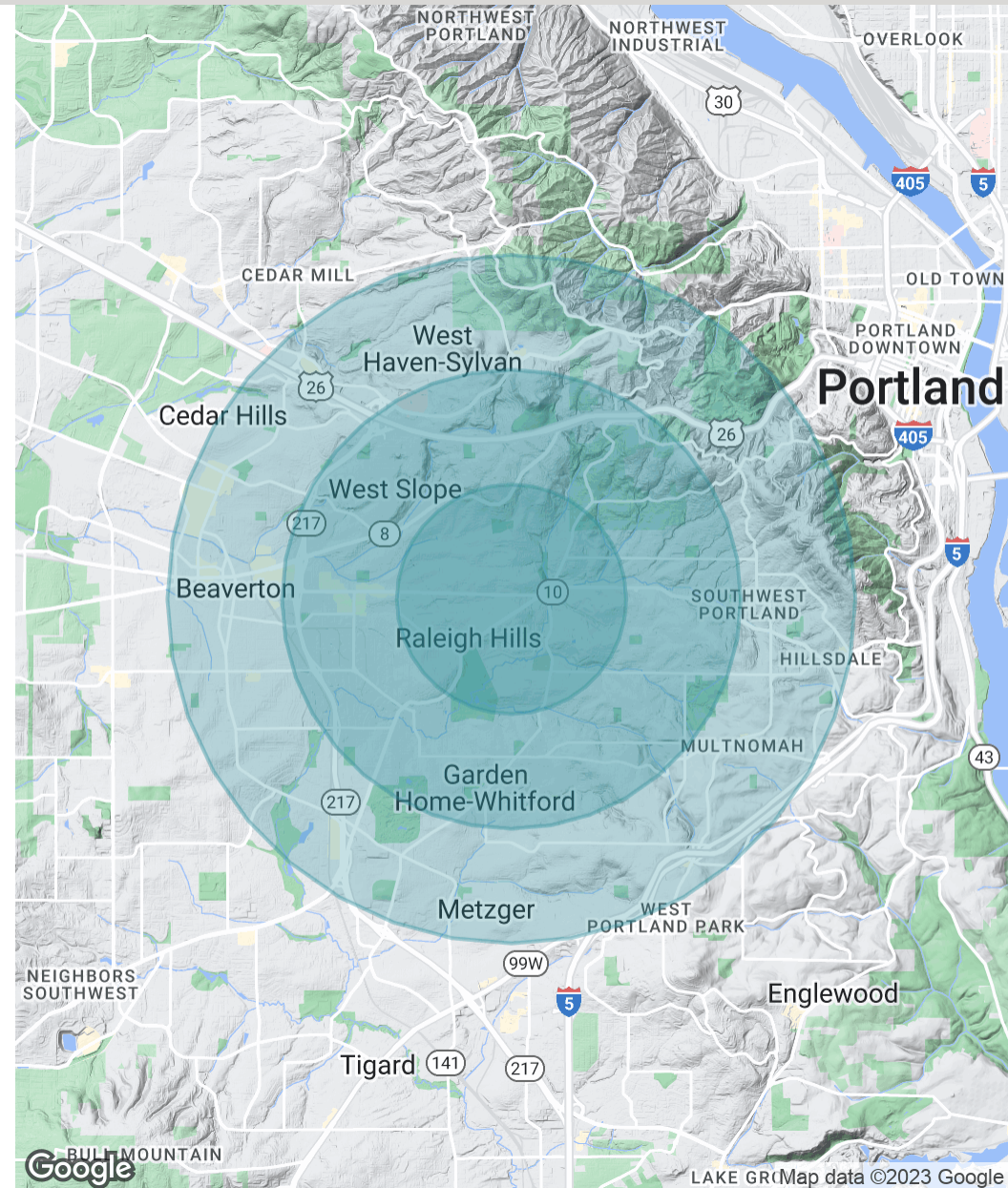
POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 13,260 | 48,020 | 114,394 |
| Average Age | 45.7 | 43.3 | 41.4 |
| Average Age (Male) | 43.0 | 41.4 | 40.0 |
| Average Age (Female) | 48.0 | 45.2 | 43.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 6,240 | 22,155 | 52,268 |
| # of Persons per HH | 2.1 | 2.2 | 2.2 |
| Average HH Income | \$116,913 | \$121,812 | \$114,195 |
| Average House Value | \$587,692 | \$563,310 | \$501,751 |

* Demographic data derived from 2020 ACS - US Census



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