

# TROUTDALE CHURCH



**FOR SALE**

## ADDRESS

348 SW Cherry Park Rd, Troutdale, OR 97060

## PROPERTY SIZE

6,280 SF on 1.85 Acres

## ASKING PRICE

\$1,375,000

## ZONING

LDR-Z - Low Density Residential

## HIGHLIGHTS

- Beautiful church on a large lot with abundant parking, beautiful landscaping, and quiet location.
- Built in 1960 the building features a large main sanctuary, kitchen, multiple bathrooms, classrooms, offices, and a daylight basement.
- Property includes outdoor play area, gazebo, and storage shed
- Cell tower on site provides monthly income
- Tenant in place with a lease through 6/15/2025



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

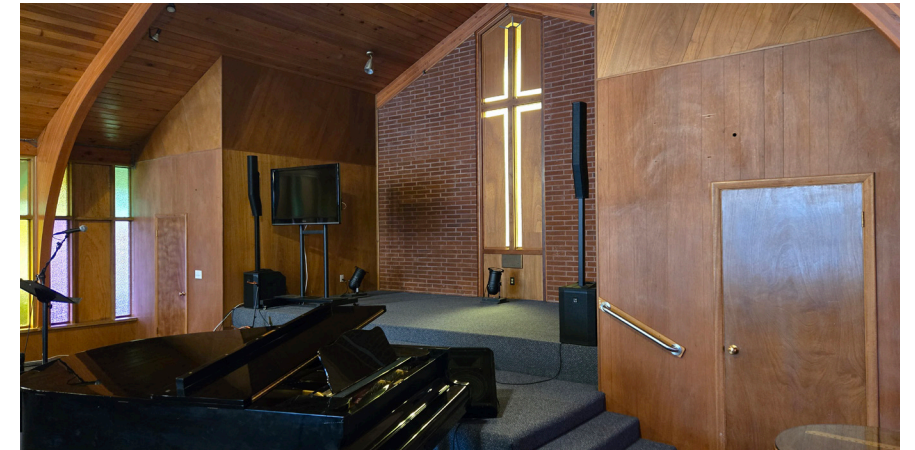
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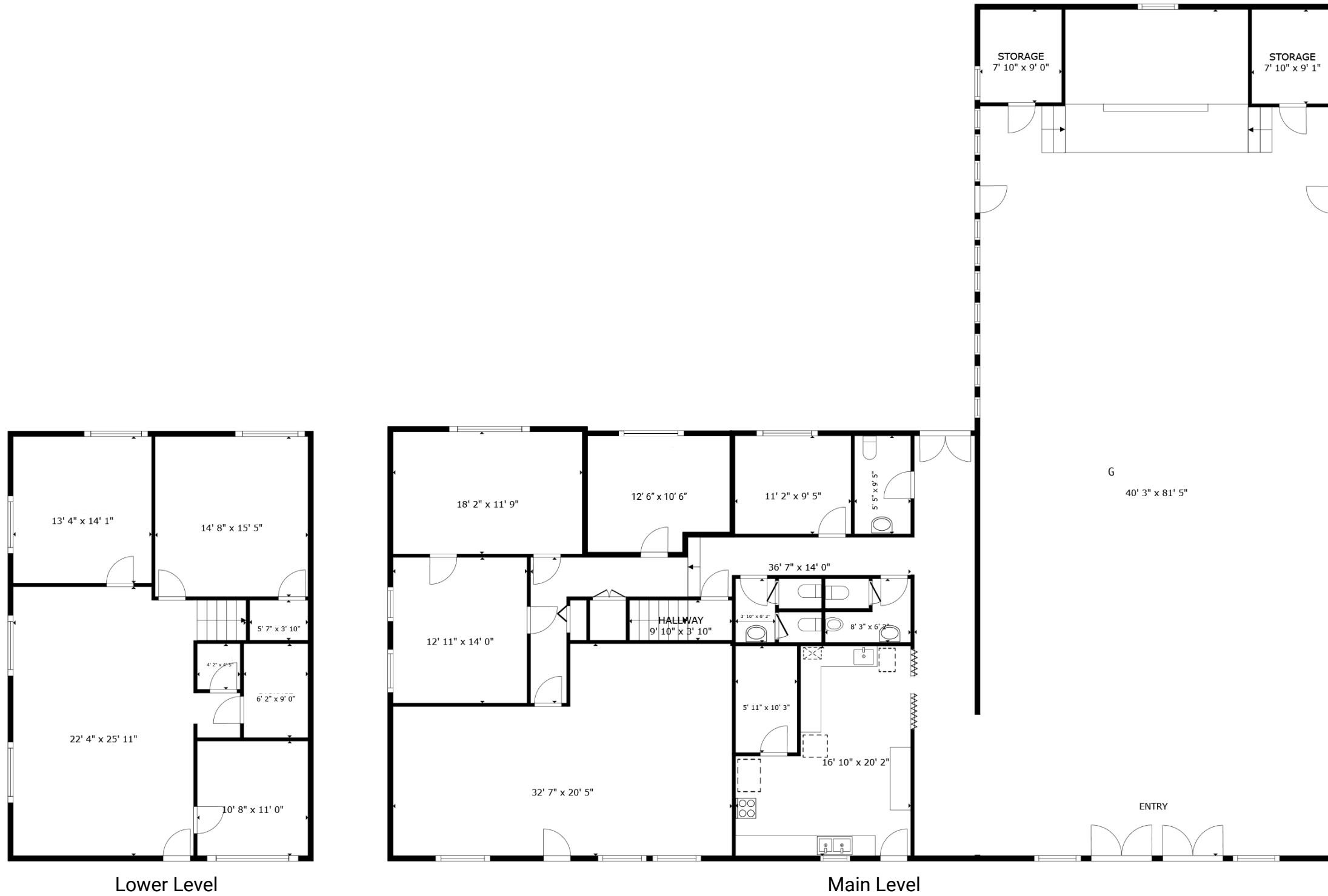
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**IMAGES**







GROSS INTERNAL AREA  
Lower Level 1,143 sq.ft. Main Level 5,017 sq.ft.  
TOTAL : 6,160 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









# TROUTDALE CHURCH

348 SW CHERRY PARK RD

Troutdale, OR

535



**SITE**





# TROUTDALE CHURCH

## 348 SW CHERRY PARK RD

Troutdale, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	12,742	58,475	158,537
Estimated Households	4,880	22,694	59,453
Average HH Income	\$106,289	\$96,223	\$110,422
Median Home Value	\$427,991	\$417,801	\$464,294
Daytime Demographics 16+	5,326	39,488	95,743
Some College or Higher	64.5%	61.5%	63.7%

**\$106,289**

Average Household Income  
1 MILE RADIUS

**38.5**

Median Age  
1 MILE RADIUS





## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5332/-122.3918

348 SW Cherry Park Rd Troutdale, OR 97060	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	12,742	58,475	158,537
2029 Projected Population	12,621	55,771	151,057
2020 Census Population	12,974	63,128	169,465
2010 Census Population	12,607	58,283	155,291
Projected Annual Growth 2024 to 2029	-0.2%	-0.9%	-0.9%
Historical Annual Growth 2010 to 2024	-	-	0.1%
2024 Median Age	38.5	37.9	37.8
<b>Households</b>			
2024 Estimated Households	4,880	22,694	59,453
2029 Projected Households	4,869	21,673	56,714
2020 Census Households	4,756	23,303	61,180
2010 Census Households	4,574	21,656	56,606
Projected Annual Growth 2024 to 2029	-	-0.9%	-0.9%
Historical Annual Growth 2010 to 2024	0.5%	0.3%	0.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	72.1%	67.6%	68.9%
2024 Estimated Black or African American	3.6%	4.6%	4.8%
2024 Estimated Asian or Pacific Islander	7.5%	6.4%	7.2%
2024 Estimated American Indian or Native Alaskan	0.9%	1.5%	1.2%
2024 Estimated Other Races	15.9%	19.8%	17.9%
2024 Estimated Hispanic	16.2%	21.0%	18.4%
<b>Income</b>			
2024 Estimated Average Household Income	\$106,289	\$96,223	\$110,422
2024 Estimated Median Household Income	\$85,694	\$77,856	\$87,001
2024 Estimated Per Capita Income	\$40,782	\$37,607	\$41,593
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	5.3%	5.2%	4.9%
2024 Estimated Some High School (Grade Level 9 to 11)	3.4%	6.2%	6.0%
2024 Estimated High School Graduate	26.7%	27.0%	25.4%
2024 Estimated Some College	24.3%	24.3%	23.4%
2024 Estimated Associates Degree Only	11.6%	10.8%	10.4%
2024 Estimated Bachelors Degree Only	19.4%	17.1%	19.4%
2024 Estimated Graduate Degree	9.2%	9.4%	10.5%
<b>Business</b>			
2024 Estimated Total Businesses	360	2,873	6,641
2024 Estimated Total Employees	2,295	23,423	50,345
2024 Estimated Employee Population per Business	6.4	8.2	7.6
2024 Estimated Residential Population per Business	35.4	20.4	23.9



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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