

Results Driven Retail Solutions SM

Barnard Commercial
Real Estate

Stewart Hotel Building FOR SALE

127-139 SW Broadway & 703-717 SW Ankeny & 214 SW 8th
Portland OR 97205



2 Adjacent Tax Lots
9,850 SF & 8,948 SF on 3 Floors
6,700 SF Total Lot Size

Paul Miller | paul@barnardcommercial.com | 503.616.2943
503.675.0900 | www.barnardcommercial.com | 5200 Meadows Road, Suite 150, Lake Oswego, OR 97035

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Stewart Hotel Building



FOR SALE—Prime Redevelopment

PRICE: \$2,600,000

Rentable SF: 18,798 SF
As-Is

Lot Size: 6,700 SF
(.15 acres)

Zoning: CX

DESCRIPTION

- Two adjacent tax lots
- Centrally located in the heart of downtown Portland
- Prime for high density redevelopment
- Densely populated, high traffic and high average household incomes

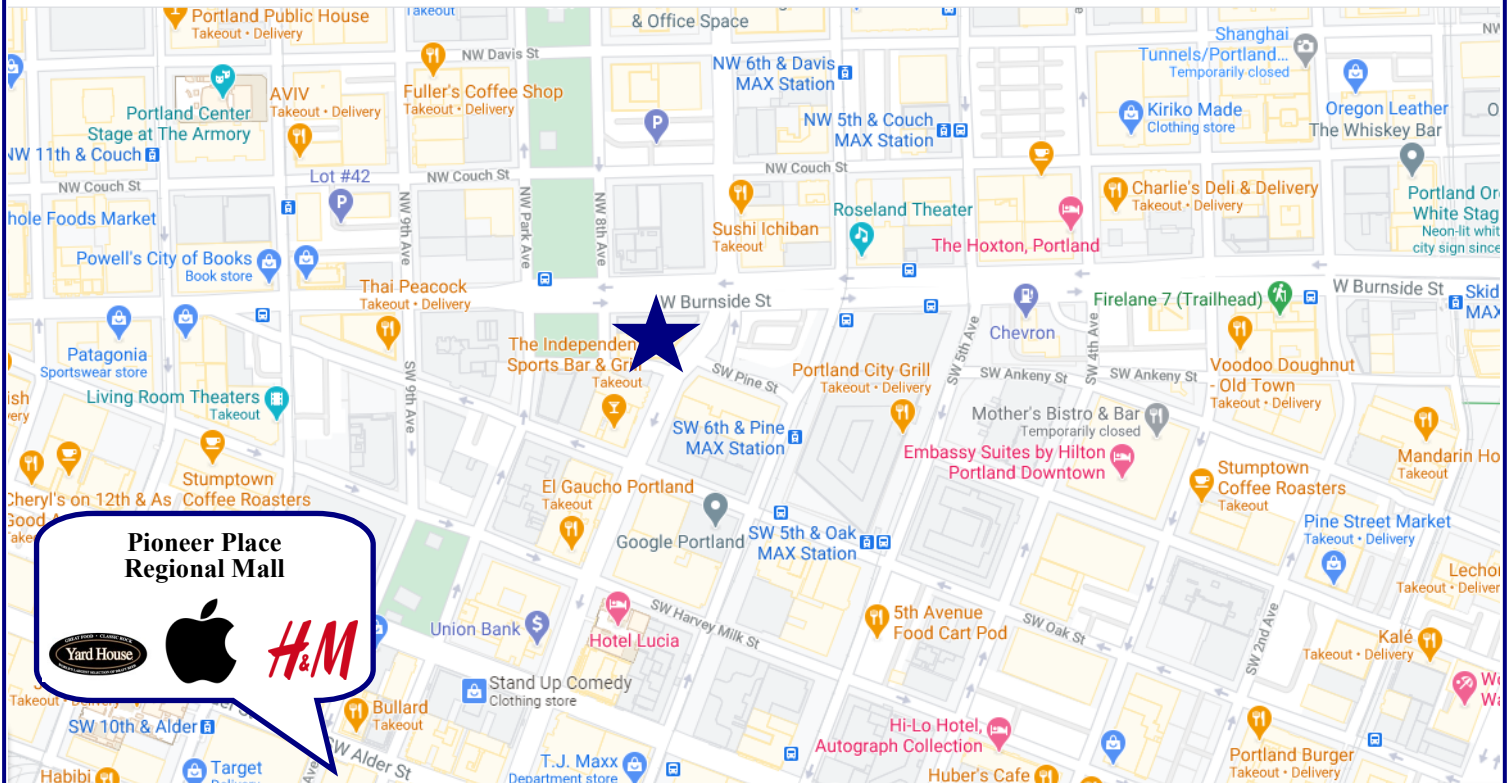


INVESTMENT SUMMARY

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CITY PORTLAND

- Known for its top rated restaurants, breweries, distilleries, parks, bike friendly streets and access to outdoor recreation from the Oregon coast to Mt. Hood.
- **Population of 664,605** in city limits and the **25th largest City** in the U.S.*
- Large influx of out of state residents. Portland added over 30,000 residents between 2019 and 2020. *
- **Metro area population of 2,150,000** encompassing Multnomah, Clackamas and Washington County in Oregon and Clark County in Washington.
- Largest employers include Intel, Nike, Oregon Health Science University, Providence Health, Kaiser Permanente, Legacy Health, Daimler Trucks, Precision Castparts, Columbia Sportswear, Boeing and Adidas

*According to Portland State Universities Population study found here: <https://www.pdx.edu/news/psus-population-research-center-releases-preliminary-oregon-population-estimates-0>

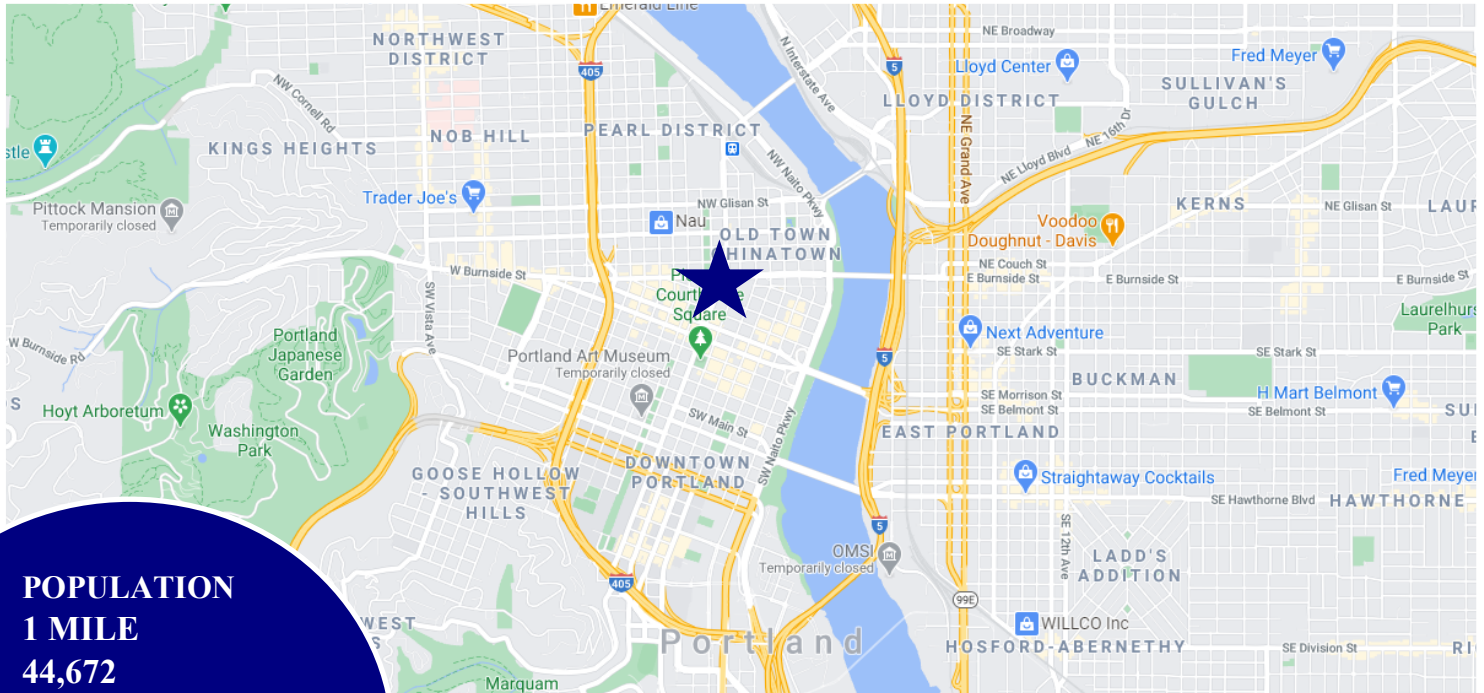
Intel
Nike
OHSU
Providence Health
Kaiser Permanente
Legacy Health
Daimler Trucks
Precision Castparts
Columbia Sportswear
Boeing
Adidas

METRO AREA

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POPULATION

1 MILE

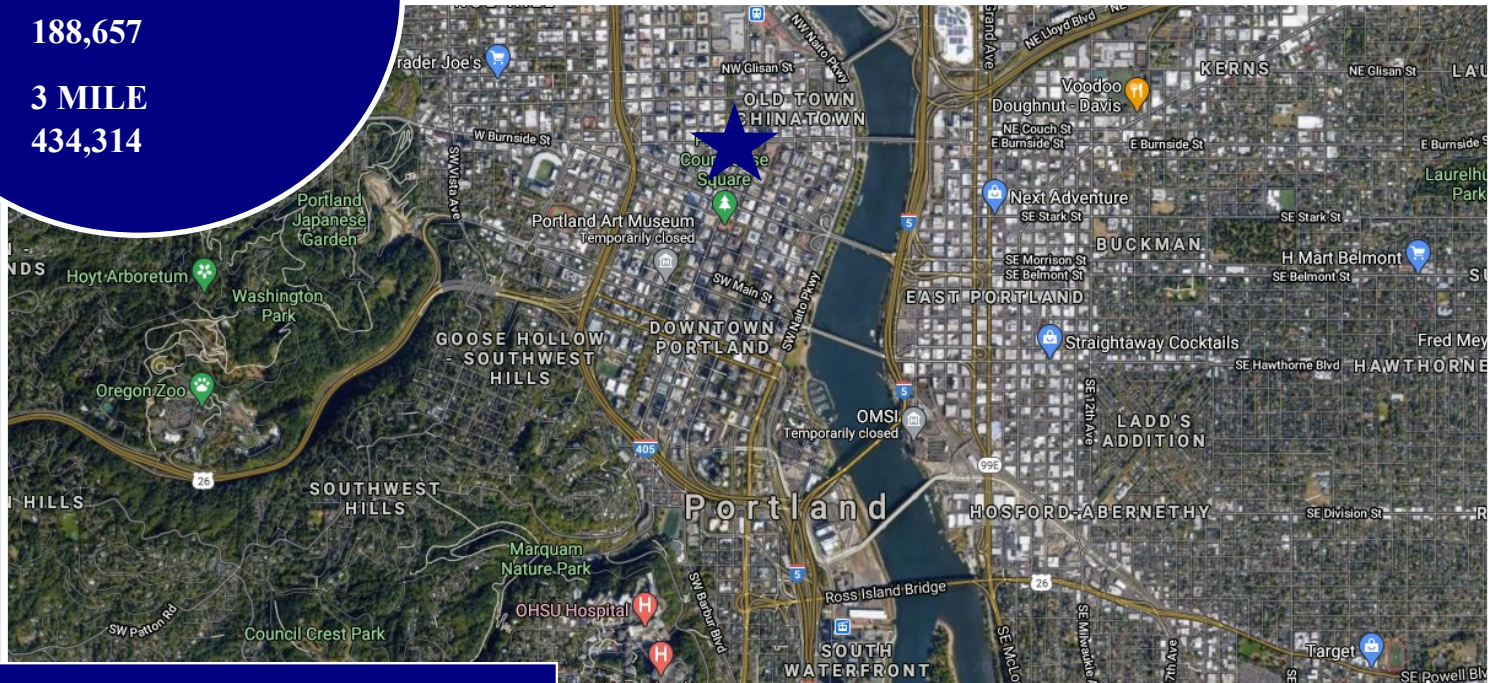
44,672

2 MILE

188,657

3 MILE

434,314



METRO AREA

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