

RETAIL FOR SALE

HEAD EAST RETAIL - OWNER/USER

13250 SE Division Street, Portland, OR 97236



OFFERING SUMMARY

SALE PRICE:	\$1,300,000
LOT SIZE:	0.26 Acres
BUILDING SIZE:	3,708 SF
ZONING:	CM1 - Commercial Mix Use 1
TRAFFIC COUNT:	28,000
PRICE / SF:	\$350.59

PROPERTY OVERVIEW

FOR SALE, property located at 13250 SE Division Street in Portland, OR. Currently operating under the name HEAD EAST. Excellent retail location surrounded by dense residential neighborhood and heavy foot traffic. The building was very well maintained by the owner/user since originally built in 2000. NEW AC/Heater installed in 2014, metal roof in good condition. This sale is for an investment or owner/user opportunity. There is an opportunity to continue to operate under the existing business name if the property is purchased. Contact listing broker for more information.

PROPERTY HIGHLIGHTS

- 81 FT of frontage on newly renovated Division Street
- Well maintained building and property
- Opportunity to continue operating under the current business name

kw PORTLAND
PREMIERE
KELLERWILLIAMS. REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

NEFTY VARGAS
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Sale Price **\$1,300,000**

PROPERTY INFORMATION

Property Type Retail
Property Subtype Free Standing Building
Zoning CM1 - Commercial Mix Use 1
Lot Size 0.26 Acres
APN # R334206
Lot Frontage 81 ft
Traffic Count 28000

LOCATION INFORMATION

Building Name Head East Retail - Owner/User
Street Address 13250 SE Division Street
City, State, Zip Portland, OR 97236
County Multnomah

BUILDING INFORMATION

Building Size 3,708 SF
Occupancy % 0.0%
Tenancy Single
Average Floor Size 3,615 SF
Year Built 2000
Gross Leasable Area 3,615 SF
Construction Status Existing
Framing Wood
Roof Metal
Free Standing Yes

PARKING & TRANSPORTATION

Parking Type Surface
Parking Ratio 2.21
Number of Parking Spaces 8

UTILITIES & AMENITIES

Central HVAC Yes

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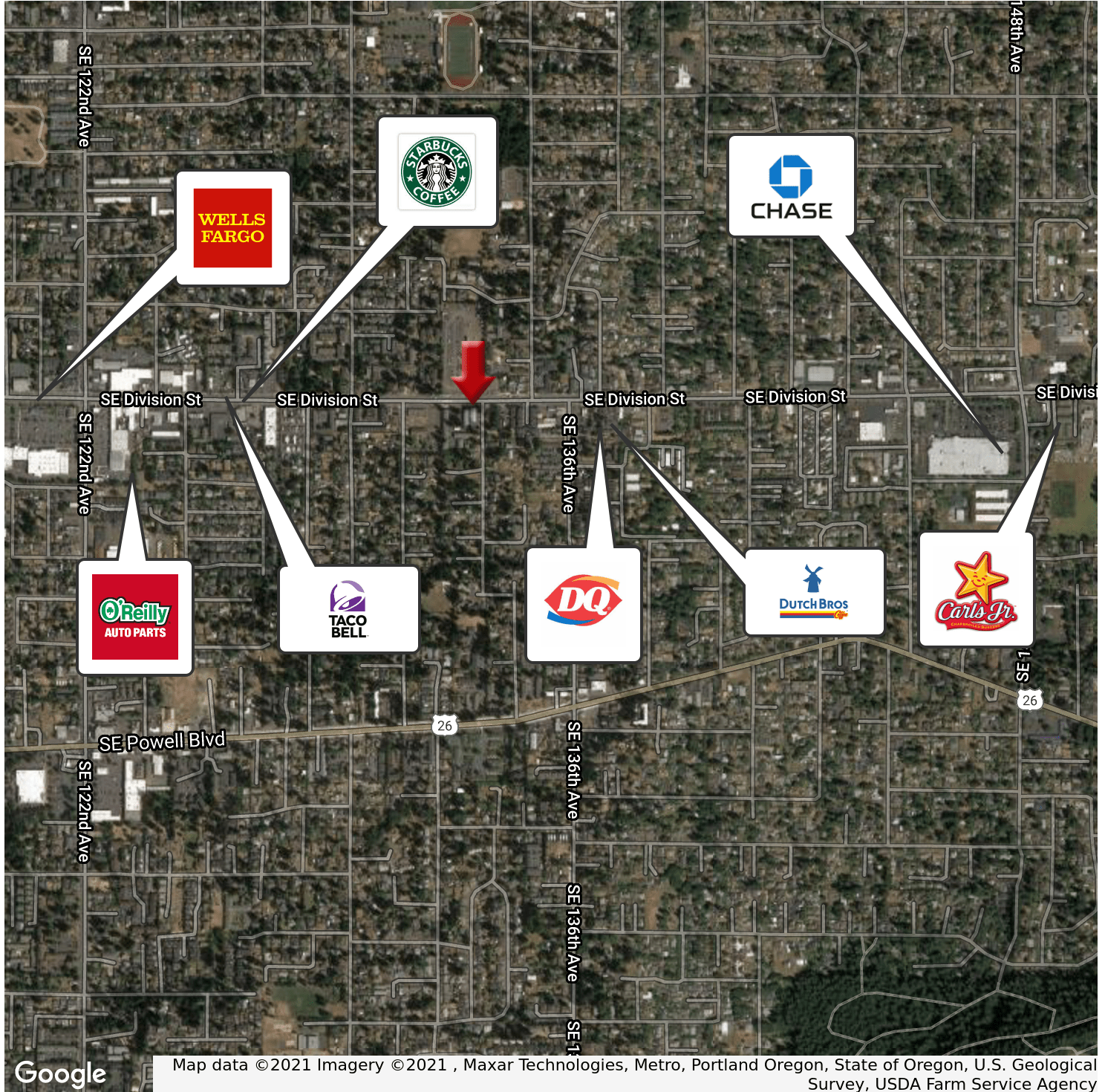
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Google

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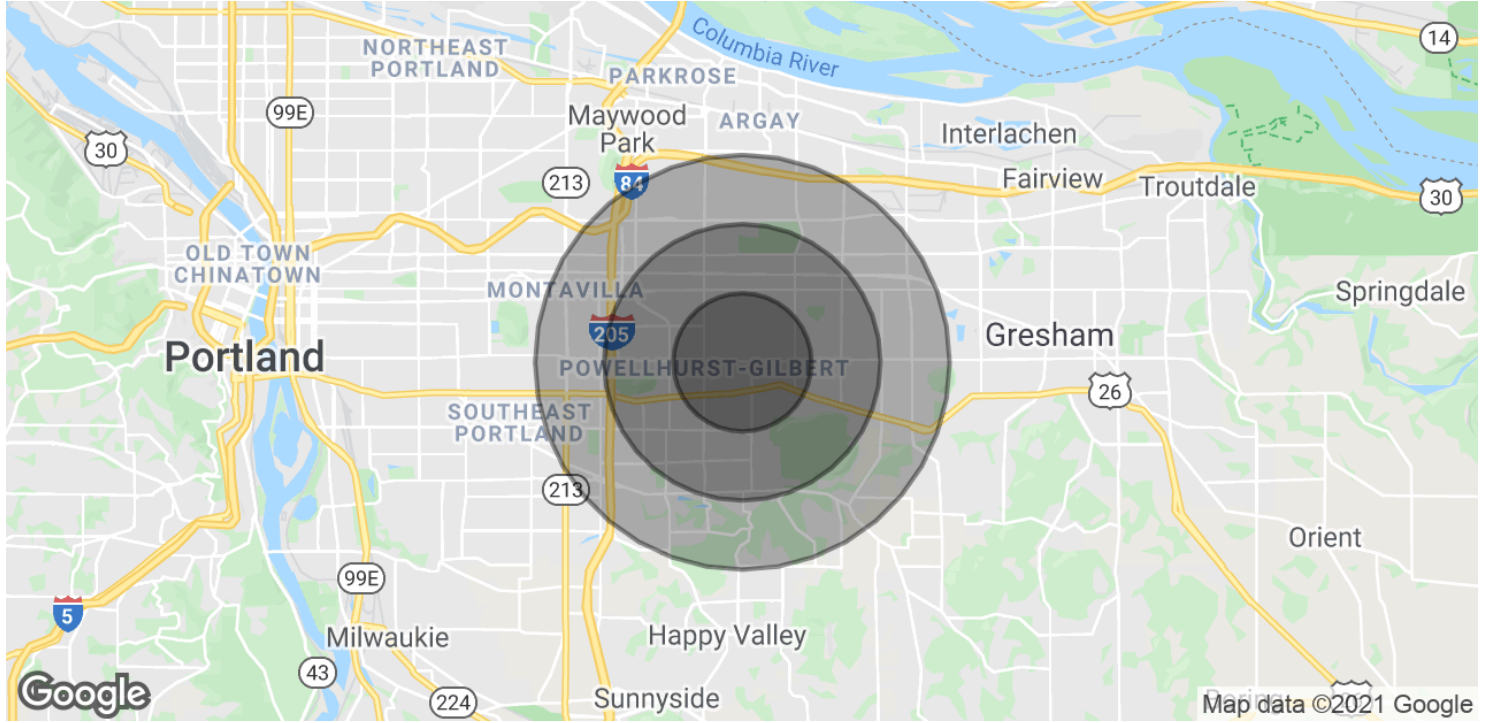
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	21,852	74,203	151,765
Average age	31.8	33.5	35.0
Average age (Male)	32.1	34.0	35.6
Average age (Female)	31.2	33.1	34.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,784	27,386	56,381
# of persons per HH	2.8	2.7	2.7
Average HH income	\$52,209	\$50,646	\$52,474
Average house value	\$208,812	\$217,893	\$222,406

* Demographic data derived from 2010 US Census

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PORTLAND, OR

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PRESENTED BY:

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