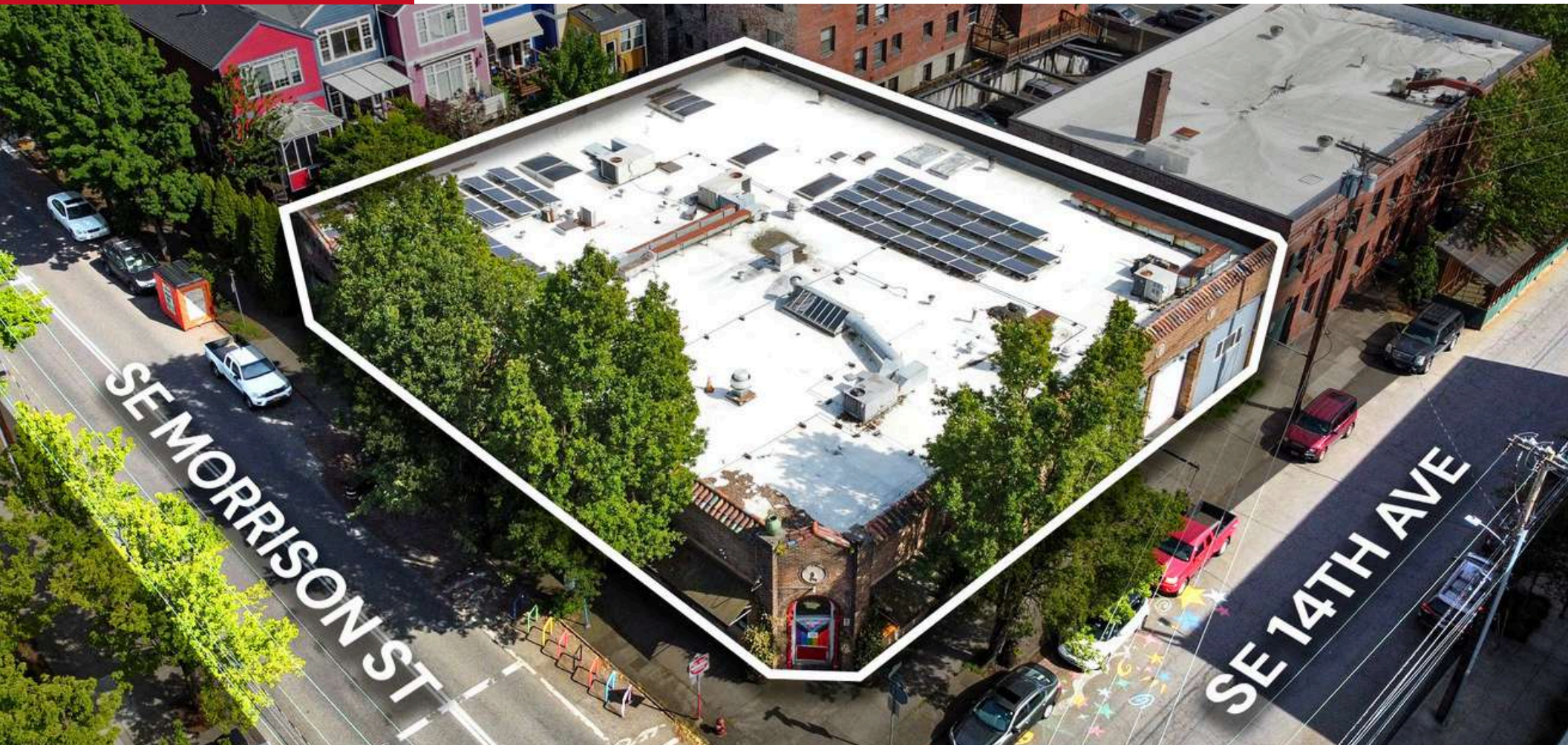


FOR SALE

1400 SE Morrison Street
Portland, OR 97214



Versatile Multi-Tenant Commercial Investment & Owner-User Opportunity in Portland's Buckman Neighborhood

Cameron Schwab | Commercial Broker & Advisor

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KW Commercial
Keller Williams Realty
Portland Premiere

7504 SW Bridgeport Rd.,
Portland OR 97224



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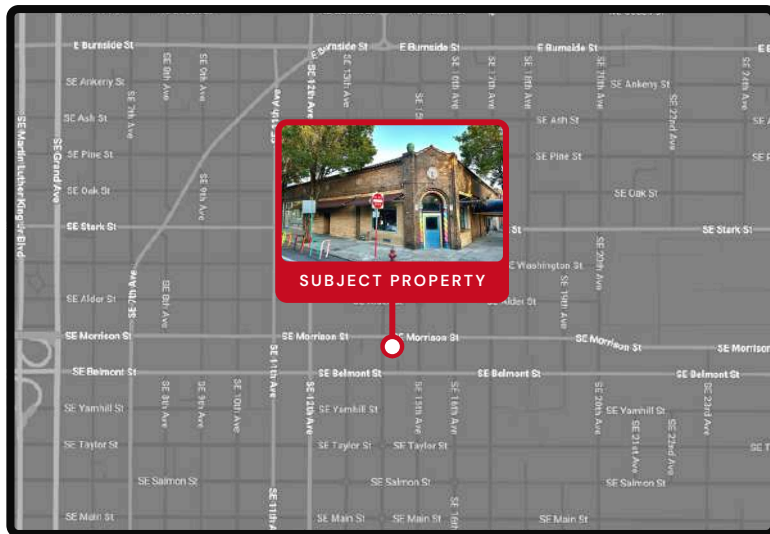
Executive Summary

1400 SE Morrison Street, Portland, OR 97214

Property Summary

The Peacock Building presents a unique owner-user or investment opportunity in Portland's vibrant Buckman neighborhood. Located at 1400 SE Morrison Street, this ±11,374 SF multi-tenant commercial property offers a versatile mix of retail, restaurant, and flex/light manufacturing space in one of inner Southeast Portland's most active mixed-use districts.

The building features five commercial suites, with spaces ranging from ±666 SF to ±5,162 SF and only the largest suite, approximately ±5,162 SF, currently available. The largest suite offers ±5,162 SF of fully conditioned flex space with a roll-up door and interior loading dock, multiple offices, storage areas, private restrooms, 3-phase power, and rooftop solar. Additional storefront suites along SE Morrison are configured for restaurant, bar, food service, and other commercial uses, with several spaces featuring existing kitchens, bar areas, and supporting infrastructure under below-market NNN leases.



With the ability to occupy more than 50% of the building, the property is particularly well suited for an owner-user seeking approximately 5,000–6,000 SF while having four tenants occupying the four retail suites along SE Morrison Street for cash flow offset. The property is zoned CM2 – Commercial/Mixed Use 2.

Situated in the heart of Buckman, the “Peacock Building” offers convenient access to SE Belmont, Hawthorne, and Burnside and is surrounded by an established mix of restaurants, retailers, entertainment venues, and neighborhood amenities. Nearby destinations include Nostrana, Market of Choice, Kachka, Astera, and Revolution Hall, contributing to the area's strong commercial and neighborhood appeal.

With its flexible floor plan, existing commercial infrastructure, prominent inner Southeast Portland location, and combination of owner-user and leasing potential, the Peacock Building offers an adaptable opportunity for businesses and investors seeking a distinctive Portland commercial asset.



PROPERTY DETAILS

Property Name	Peacock Building	Largest Suite	5,162 SF
Address	1400 SE Morrison Street, Portland, OR 97214	Zoning	CM2 – Commercial/Mixed Use 2
Gross Building Area	11,374 SF	Power	3-Phase Power
Investment Profile	Owner-User / Multi-Tenant Retail Investment	Rooftop Solar	Yes
Lot Size	0.26 Acres	Potential Uses	Retail, Restaurant/Bar, Food Service, Flex/Tech, Light Manufacturing
Suites	5	Loading	Roll-Up Door with Interior Drive-In Dock
Current Occupancy	4 of 5 Suites Leased		

Investment Highlights



Owner-User + Income Flexibility

With approximately 10,322 SF currently available, the Peacock Building offers an owner-user the ability to occupy roughly 5,000–6,000 SF while retaining cash flowing the other half of the building.



Established Tenant Base + Owner-User Opportunity

Four of the building's five suites are currently leased, providing existing cash flow while leaving the ±5,162 SF flex suite available for an owner-user seeking operational space within a multi-tenant commercial property.



Versatile Multi-Tenant Configuration

The ±11,374 SF building is divided into five commercial suites ranging from approximately 666 SF to 5,162 SF, providing flexibility for retail, restaurant, food-service, flex, and light-manufacturing tenants.



Established Inner Southeast Location

Located in Portland's Buckman neighborhood, the property benefits from proximity to SE Belmont, Hawthorne, Burnside, and the Central Eastside, placing businesses within an established mixed-use district surrounded by dining, retail, entertainment, and neighborhood amenities.



Functional Commercial Infrastructure

The property combines 3-phase power, rooftop solar, a roll-up door with interior loading, and existing office and storage areas, supporting a broad range of commercial and light-manufacturing operations.



Existing Food & Beverage Build-Outs

Several storefront suites feature existing kitchen and bar infrastructure and are currently occupied by food, beverage, and hospitality tenants, reinforcing the property's established commercial use and existing income profile.



Location Highlights



Central Buckman Location

Positioned in Portland's Buckman neighborhood, the Peacock Building sits within one of the city's established inner-eastside mixed-use districts, surrounded by residential density, neighborhood-serving businesses, and longstanding commercial activity.



Proximity to Central Eastside + Downtown

Located just east of Portland's Central Eastside, the property benefits from quick access to the Morrison Bridge and downtown Portland, connecting businesses to major employment, commercial, and cultural destinations.



Access to Key Eastside Corridors

The property offers convenient access to SE Belmont Street, Hawthorne Boulevard, East Burnside Street, and SE Grand Avenue/MLK Jr. Boulevard, supporting efficient connectivity throughout Inner Southeast Portland and the broader metro area.



Walkable Neighborhood Amenities

The surrounding area features an established mix of restaurants, retailers, entertainment venues, fitness concepts, grocery options, and neighborhood services, including destinations such as Nostrana, Market of Choice, Kachka, and Revolution Hall.





Property Gallery

1400 SE Morrison Street, Portland, OR 97214



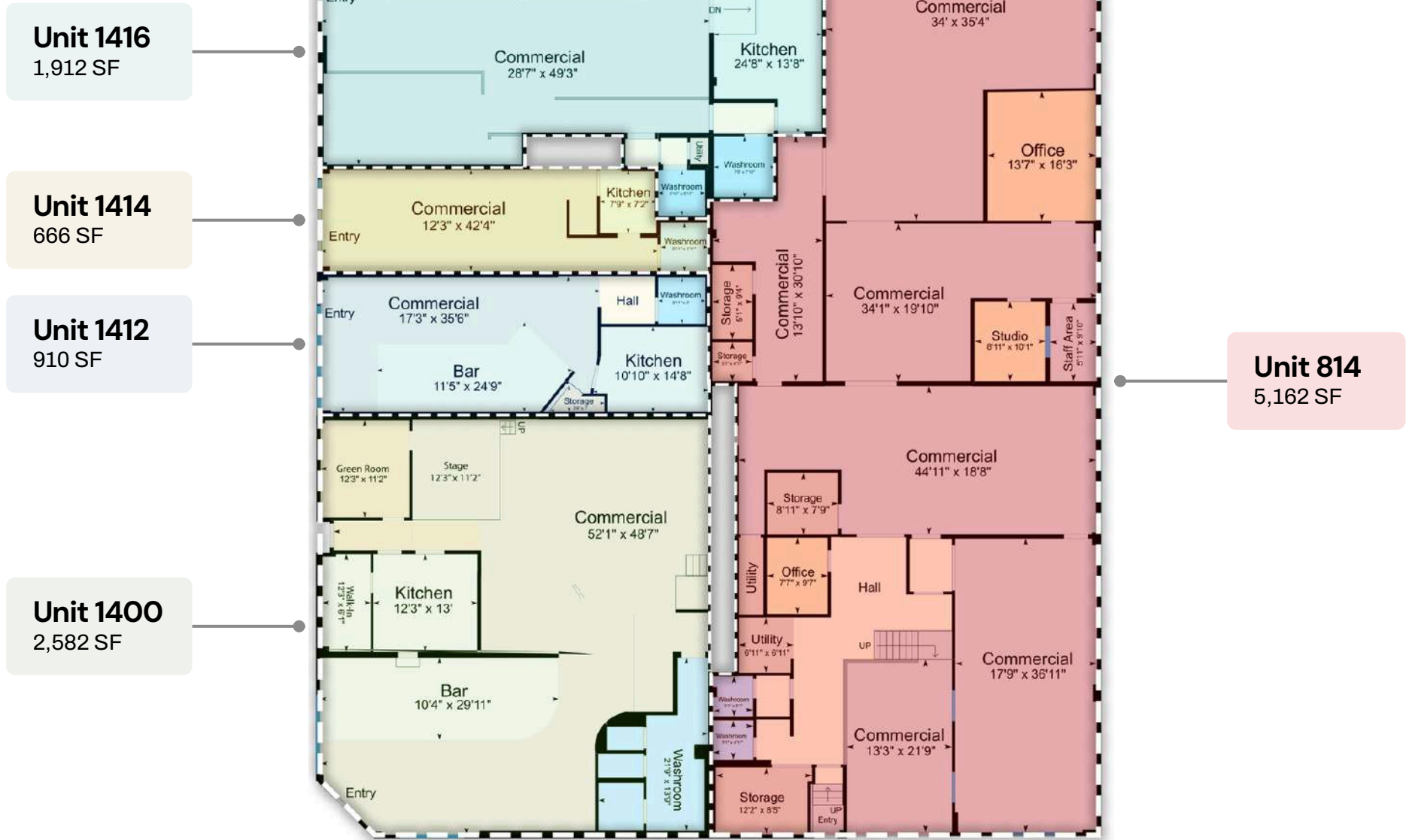








Floor Plans

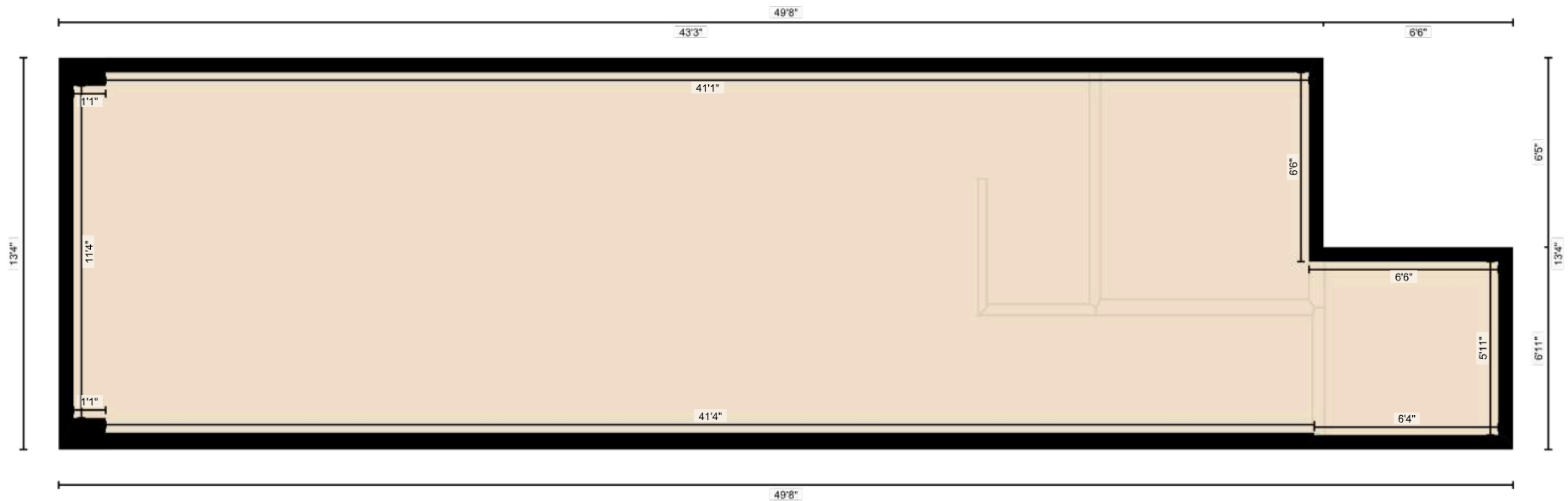


- 1,912 sq ft restaurant / bar space
- Kitchen
- Bar and seating area
- Private bathroom



UNIT 1414 (666 SF)

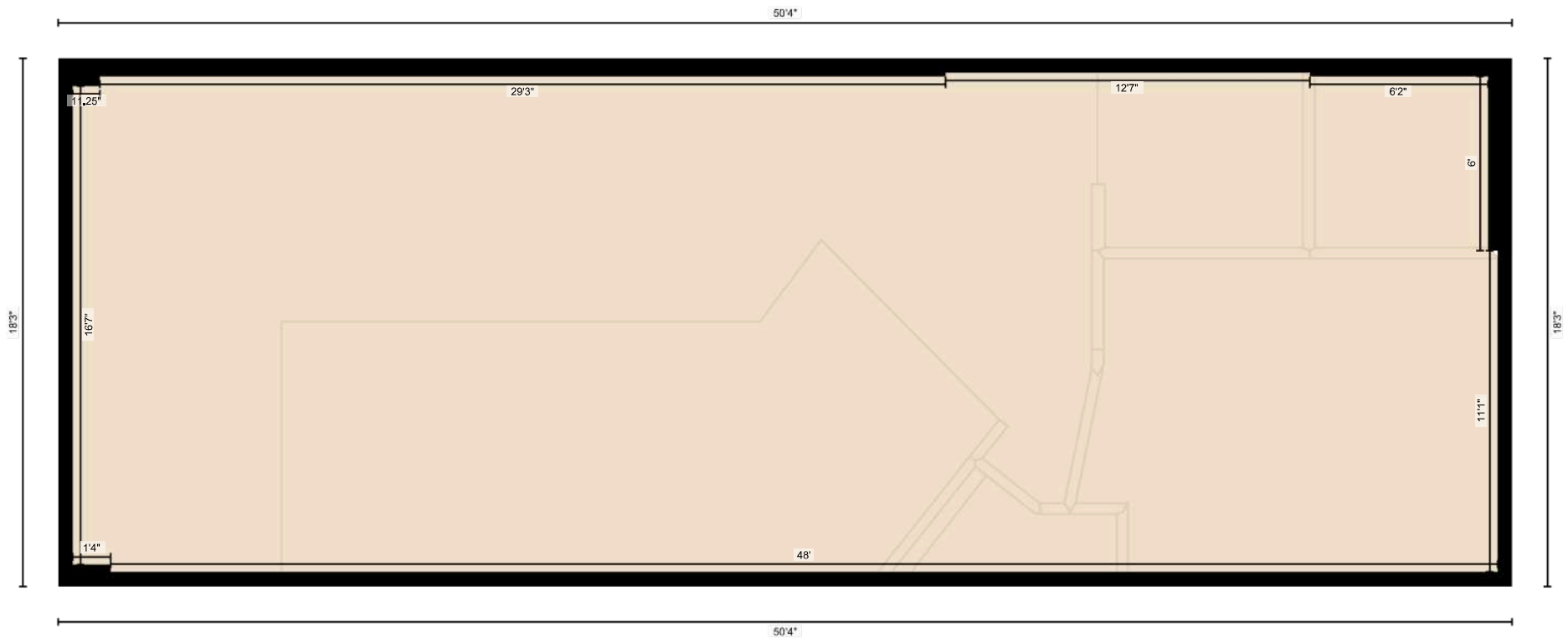
- 666 sq ft commercial space
- Kitchen
- Private bathroom



EXTERIOR WALL THICKNESS: 6.0 IN

UNIT 1412 (910 SF)

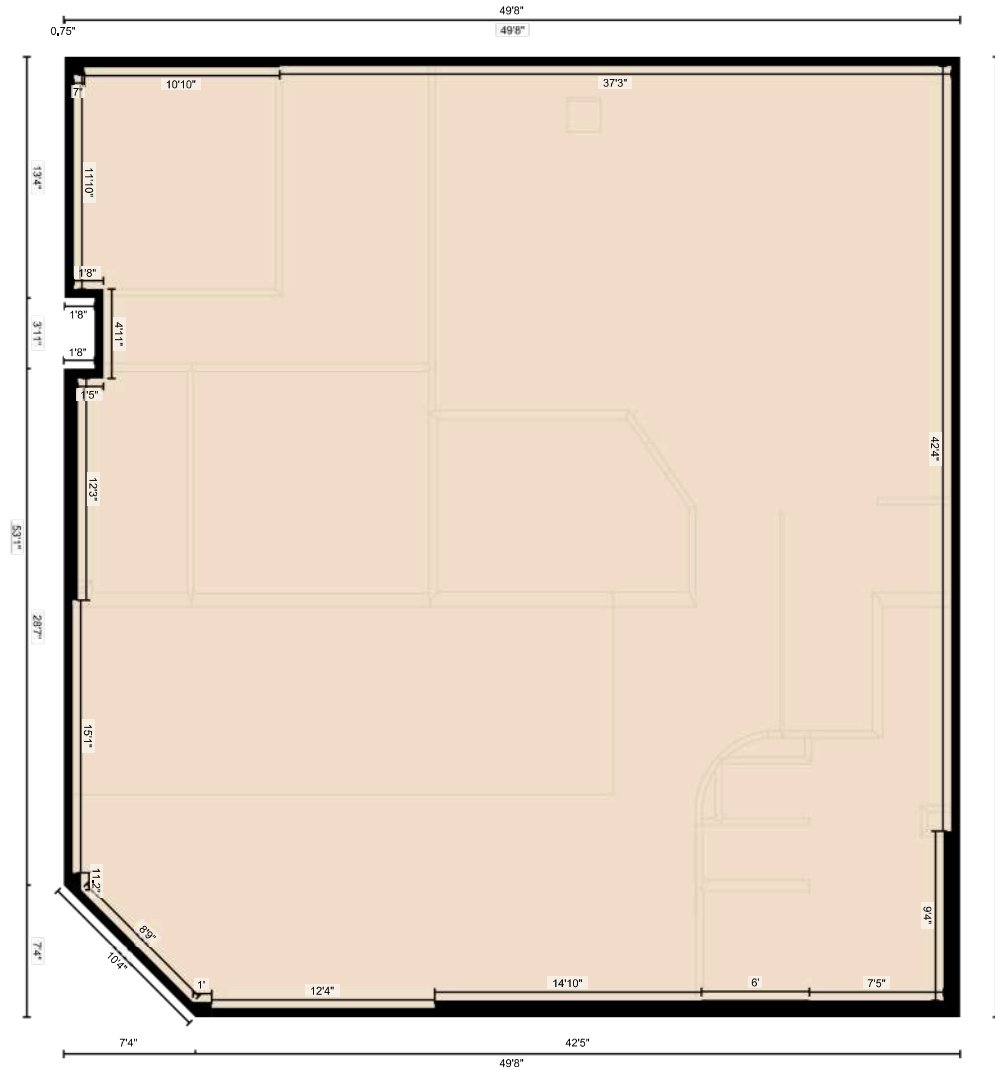
- 910 sq ft restaurant / bar space
- Bar and seating area
- Kitchen
- Private bathroom



EXTERIOR WALL THICKNESS: 6.0 IN

UNIT 1400 (2,582 SF)

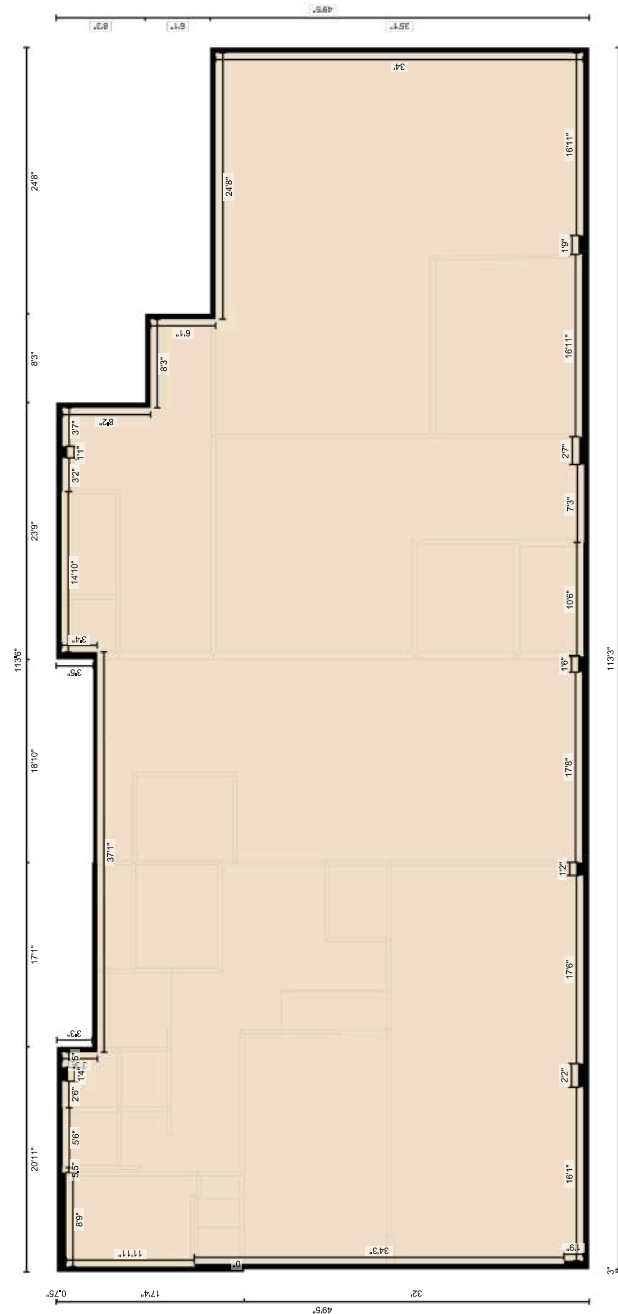
- 2,582 sq ft restaurant / bar space
- Bar and seating area
- Event space with stage
- Kitchen with hood
- Several storage / office rooms
- 3-stall bathroom



EXTERIOR WALL THICKNESS: 6.0 IN

UNIT 814 (5,162 SF)

- 5,162 sq ft flex / light manufacturing space
- 1 roll up door with interior dock on SE 14th
- Several offices, storage spaces, and open spaces
- 2 private bathrooms



EXTERIOR WALL THICKNESS: 6.0 IN



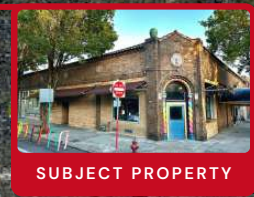
Key Businesses & Retailers

1400 SE Morrison Street, Portland, OR 97214





PORTLAND





Demographics

1400 SE Morrison Street, Portland, OR 97214

Area Demographics

Buckman | Inner Southeast Portland

The Peacock Building is positioned within a densely populated section of Inner Southeast Portland, with approximately 21,912 residents within one mile, 200,068 within three miles, and 425,333 within five miles. The immediate trade area is anchored by a substantial working-age population, with approximately 12,389 residents ages 25–54 within one mile, supporting a strong nearby base of customers, employees, and neighborhood-serving commercial demand.

The surrounding housing base further reinforces the property's urban location. Within one mile, there are approximately 12,781 housing units, including 12,093 occupied units, with renter households representing roughly 73% of occupied housing. Combined with a median household income of approximately \$36,825 within one mile, increasing to \$50,408 within three miles and \$51,766 within five miles, the demographics reflect a broad, established population base surrounding the Peacock Building and Portland's inner eastside commercial corridors.

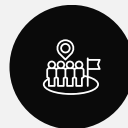


DEMOGRAPHIC SNAPSHOT



200,068

TOTAL POPULATION
WITHIN A 3-MILE RADIUS



12,389

RESIDENTS AGES 25–54
WITHIN A 1-MILE RADIUS



12,781

TOTAL HOUSING UNITS
WITHIN A 1-MILE RADIUS



Discover Growth & Opportunity

1400 SE Morrison Street, Portland, OR 97214

About Portland, Oregon

Portland, Oregon serves as a leading economic center for the Pacific Northwest, supported by a diverse business base spanning technology, manufacturing, healthcare, logistics, and creative industries. Its strategic location—paired with direct access to the Port of Portland, major interstate corridors, rail systems, and international air transport—creates a strong foundation for commerce and distribution.

The city's educated workforce, anchored by institutions such as Portland State University and the Oregon Health & Science University, attracts companies seeking innovation, research partnerships, and long-term growth potential. Ongoing infrastructure improvements, transit accessibility, and active neighborhood redevelopment efforts further strengthen the region's stability.

With relatively competitive operating costs compared to other West Coast metros, Portland continues to appeal to investors looking for a resilient, well-connected market with strong demand drivers and consistent economic momentum.



Growth & Opportunity

The property's opportunity is driven by a combination of existing infrastructure, significant vacancy, adaptable configurations, and its location within an increasingly dense inner-Portland neighborhood.

Buckman's 32% population growth from 2010 to 2020 was accompanied by 45% growth in housing units, demonstrating substantial residential expansion around the area's established commercial base. Recent development continues to add residential density: the Alder 9 project in Buckman opened with 159 residential units and ground-floor employment/economic-mobility services.

For the Peacock Building specifically, approximately $\pm 5,162$ SF of the 11,374 SF property is currently available, consisting of the rear flex suite. An owner-user can establish operations in the available flex space while benefiting from cash flow generated by the four occupied retail suites along SE Morrison Street. The property's existing restaurant, bar, retail, and flex infrastructure further supports its adaptability for a range of commercial users.





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