



FOSTER-POWELL MIXED-USE INVESTMENT OPPORTUNITY

FOR SALE | \$1,575,000
6433 SE FOSTER ROAD, PORTLAND, OR 97206



OFFERING SUMMARY

Sale Price:	\$1,575,000
Building Size:	6,634 SF
Lot Size:	3,411 SF
Number of Units:	8
Price / SF:	\$237.41
Cap Rate:	6.79%
NOI:	\$106,922
Zoning:	CM2

PROPERTY OVERVIEW

A 100% occupied mixed-use building in Southeast Portland's Foster-Powell neighborhood. The ground floor is anchored by Bar Carlo, a well-established neighborhood restaurant and popular brunch destination with nearly 20 years of continuous tenancy. The long-term commercial occupancy speaks to the property's strong location and community presence. Above, seven residential units — a mix of studios, one-bedrooms and a two-bedroom — have several long-term tenants with low turnover. The building is very well maintained, featuring a newer roof, fresh exterior paint, and updated HVAC systems.

PROPERTY HIGHLIGHTS

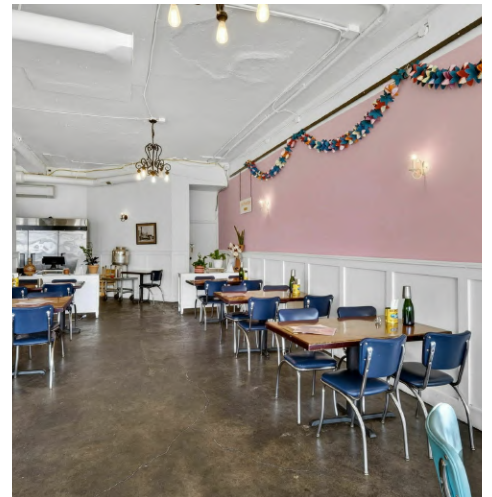
- **Seller carry terms available!**
- 100% leased mixed-use building
- Below market rents
- 3,498 SF retail restaurant & 3,136 SF multifamily
- Four 1 bedrooms & three studio apartments
- New roof in 2020, updated HVAC and paint
- Average Daily Traffic: 16,388

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker Rd, Ste 203
Tigard, OR 97223
CommercialRENW.com

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UNIT	MONTHLY RENT	ANNUAL RENT	LEASE START	LEASE EXPIRATION
Restaurant	\$3,900	\$46,800	2008	9/30/2028
1 bed	\$1,050	\$12,600	7/1/2020	MTM
1 bed	\$1,050	\$12,600	3/1/2026	2/28/2027
1 bed	\$1,050	\$12,600	5/6/2021	MTM
1 bed	\$1,125	\$13,500	6/1/2022	8/31/2026
Studio	\$950	\$11,400	11/1/2019	1/31/2027
Studio	\$950	\$11,400	9/29/2025	9/30/2026
1 bed	\$1055	\$12,660	5/30/2020	MTM
\$11,130		\$133,560		



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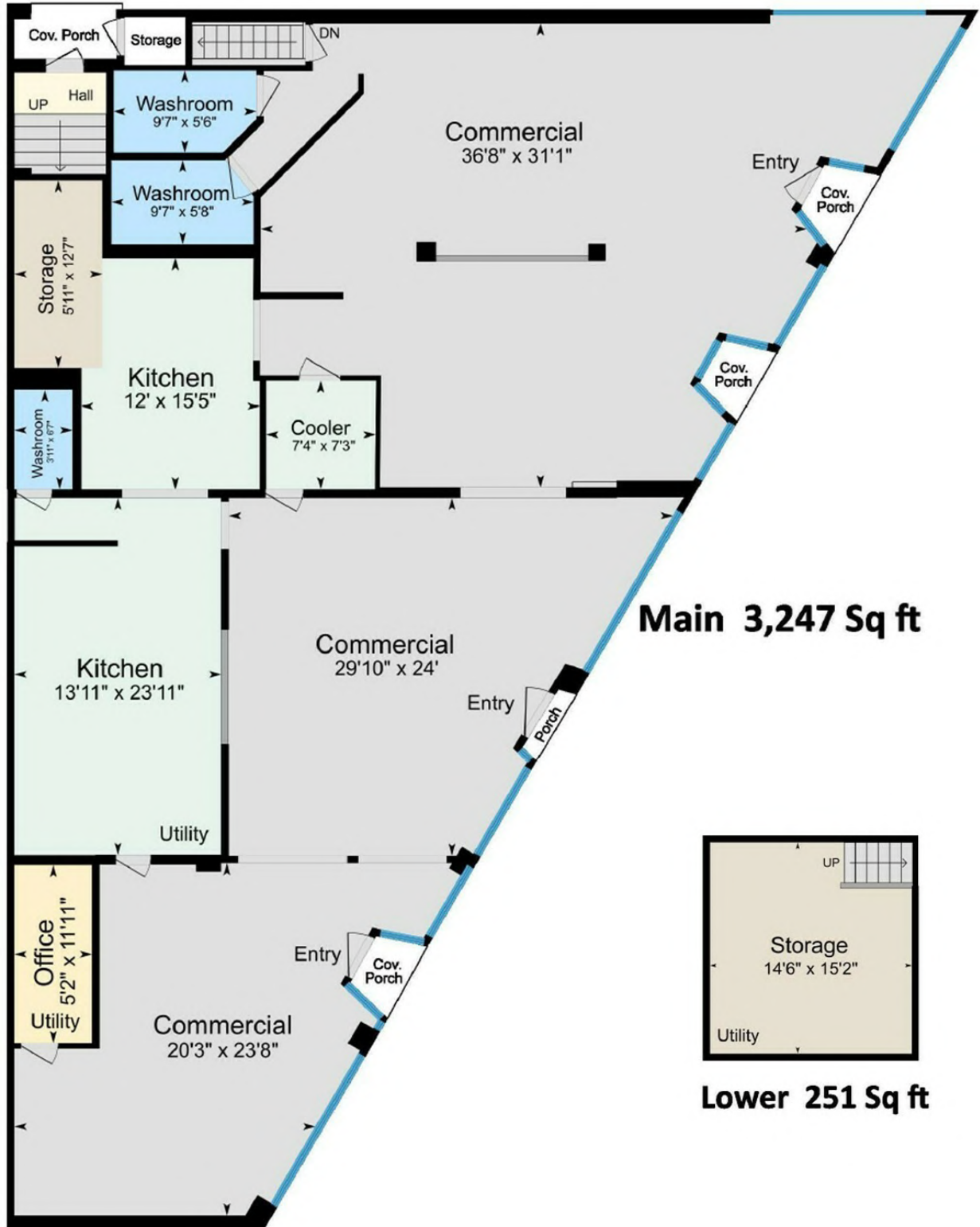
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FLOOR PLAN - RESTAURANT/RETAIL

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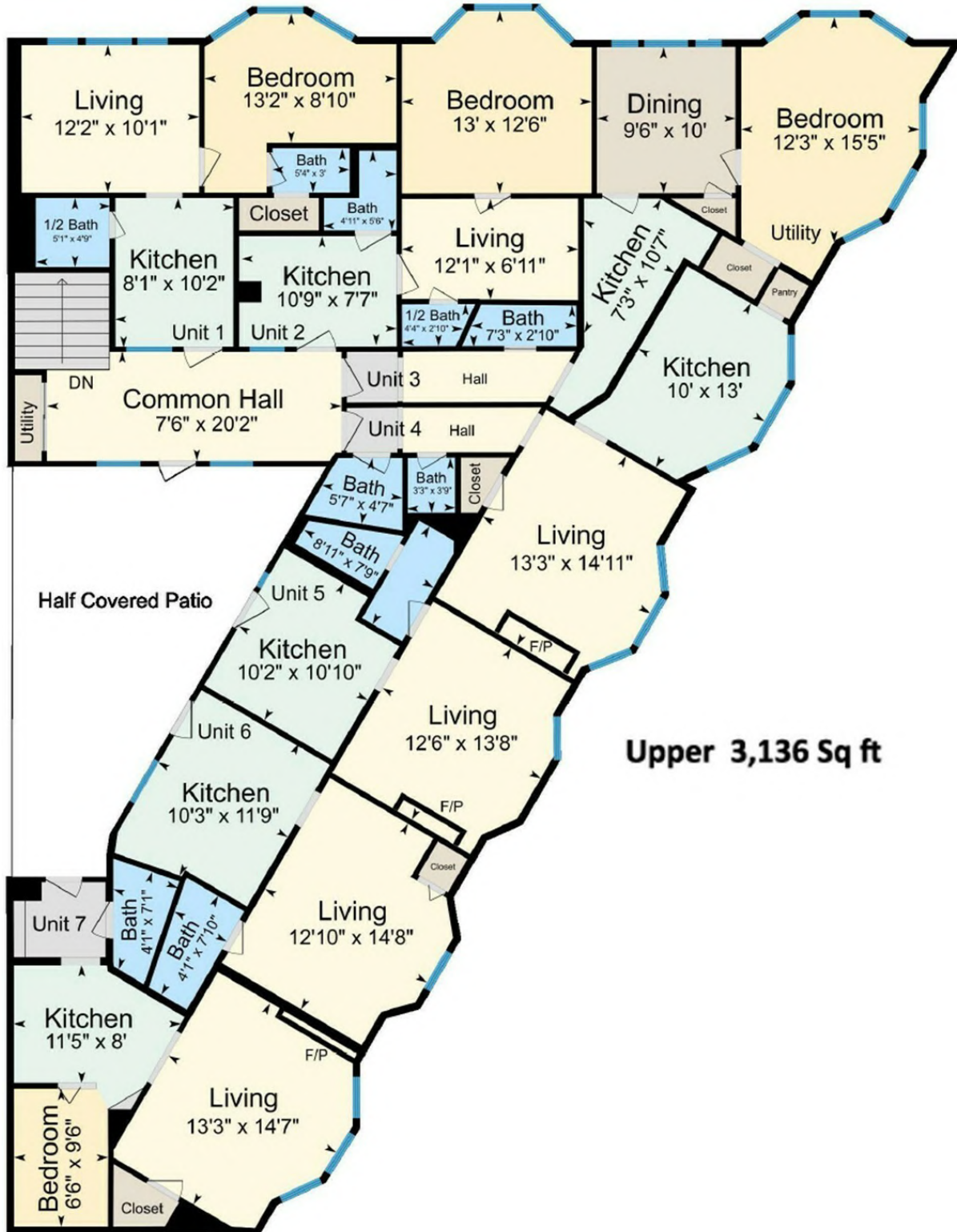
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FLOOR PLAN - MULTIFAMILY

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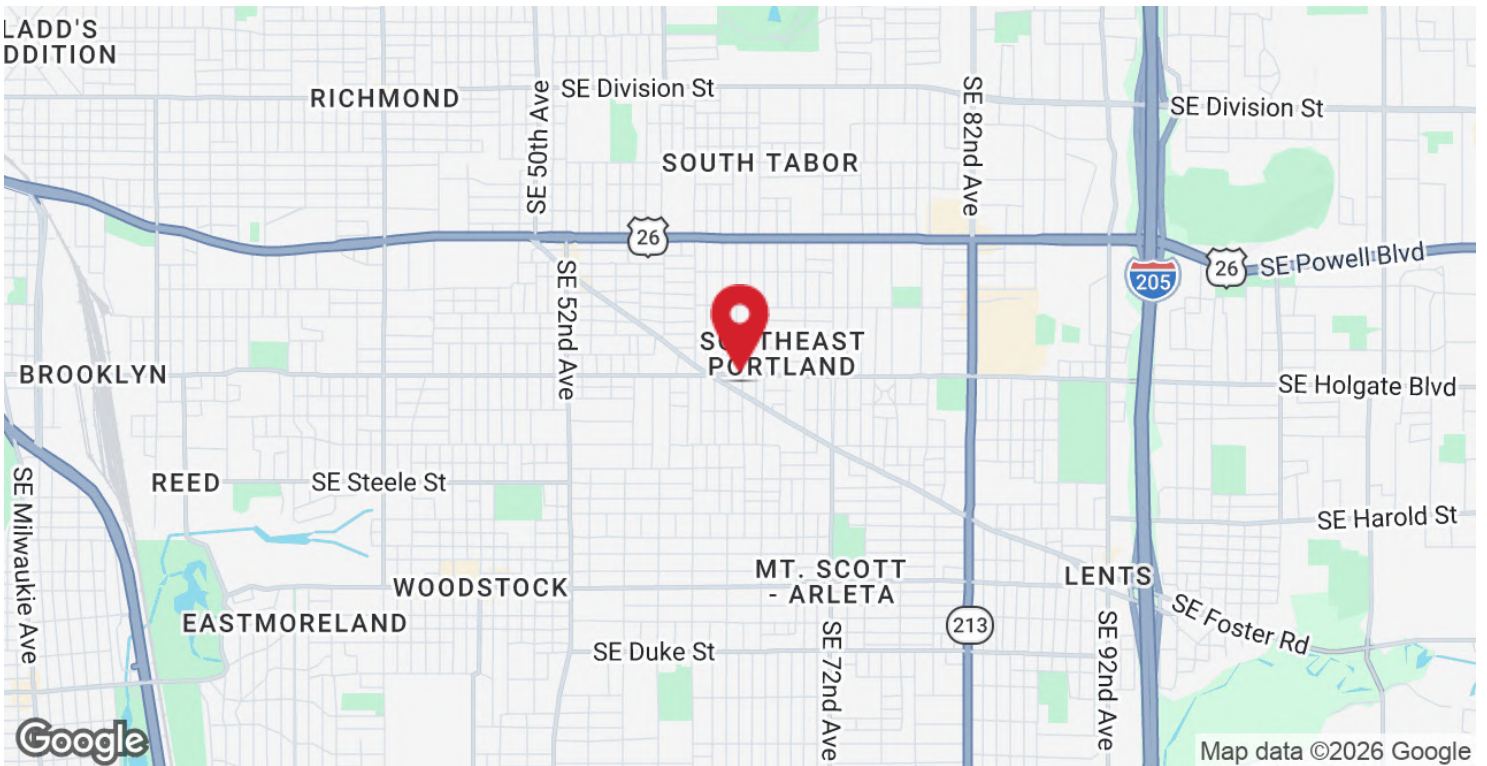
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LOCATION MAP

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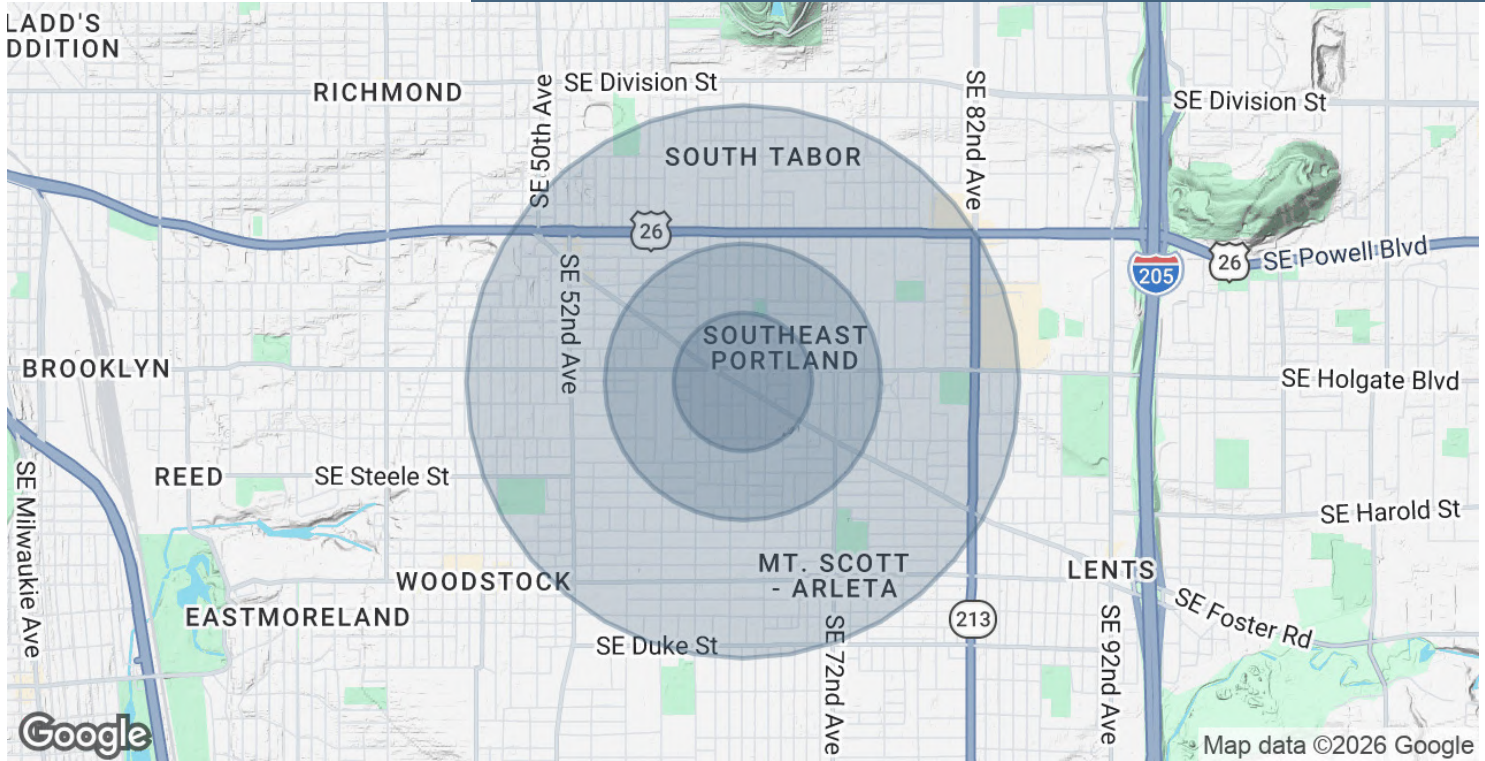
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,870	7,423	26,741
Average Age	40.4	40.3	39.4
Average Age (Male)	39.9	39.5	38.9
Average Age (Female)	40.2	40.4	39.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	813	3,212	11,657
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$105,922	\$109,338	\$115,537
Average House Value	\$488,291	\$500,914	\$513,558

2023 American Community Survey (ACS)

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