



For Sale and Lease

704 SE Washington & 624 SE 7th
Portland, Oregon 97214

12,565 SF Freestanding Retail & Warehouse



Allowed uses including but not limited to*:



Retail Sales



Residential



Manufacturing



Office



Educational
Institutions



Medical
Centers



Vehicle
Repair



Industrial
Services




Warehousing

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**Subject to City approval*

Property Overview

Address	704 SE Washington Street and 624 SE 7th Avenue
Parcels	R150331, R150332
Year Built	1964, Renovated 2013
Lot Size	.45 Acres
Building Size	12,565 SF approx.
Construction	Masonry
Loading	1 Dock, 3 Grade
Height	14' ceiling height
Traffic Count	6,290 ADT
Parking	11 off-street
Zoning	EX - Central Employment 

Summary

This free-standing building is located on .45 acres along one of the main thoroughfares within the central east side. Currently operating as Next Adventure's retail paddle sports store, this well-known establishment offers good accessibility and exposure in this submarket.

Although currently configured as a single building, the property uniquely offers separate store fronts at both the north and south end of the property along with off-street parking at each entry. The southern portion of the building also has an enclosed loading dock area not included in the actual marketed square footage. This creates even more functionality by providing secure space for storing products and materials or parking a company vehicle.



Key Highlights

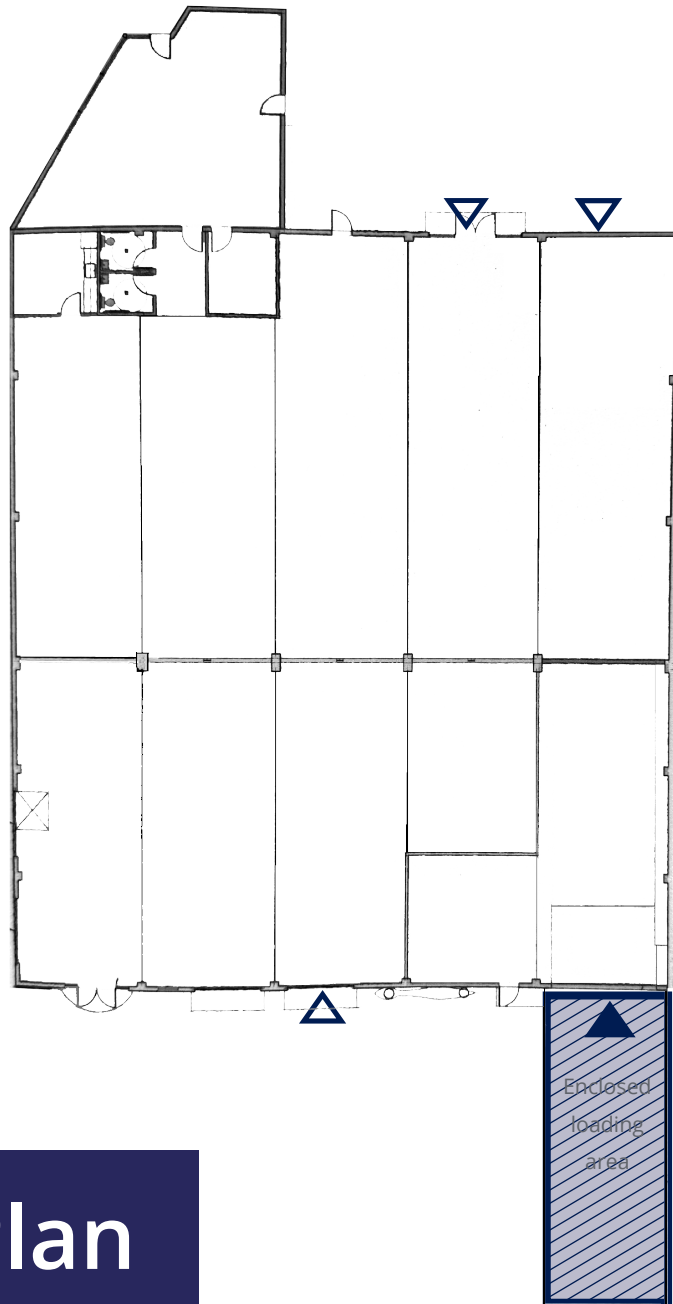
- 11 off-street parking spaces
- Dock and grade loading
- EX Central Employment Zoning
- Two separate store fronts
- Two separate addresses
- Within East Portland Enterprise Zone*

**Contact Prosper Portland for details*

\$1.50 SF/Month NNN

\$3,850,000 Sale Price

Site Plan



Floor Plan

*For visual reference only. Not the exact current floorplans

Freestanding Retail
SE Close-In Submarket

Area Map



About Portland

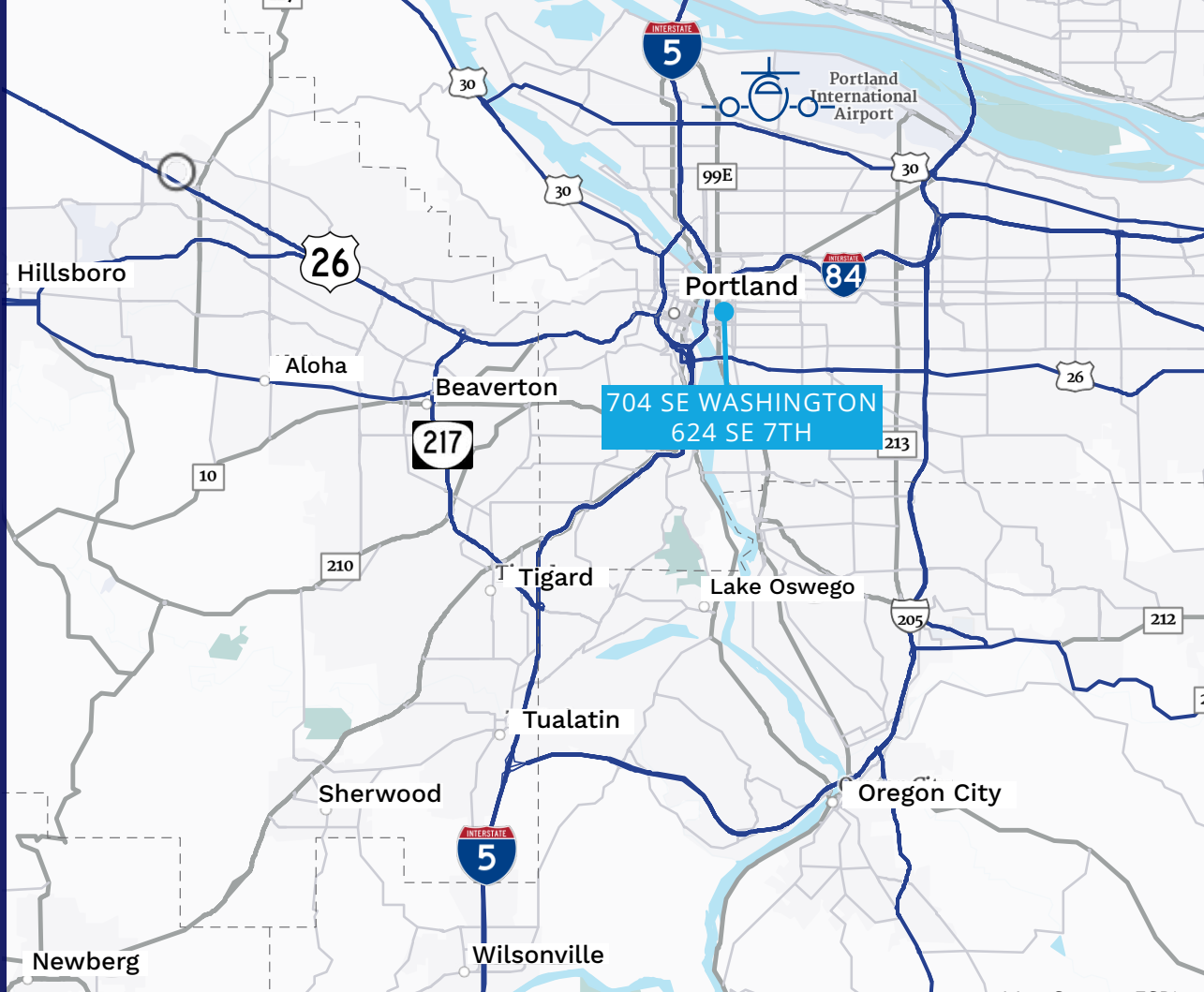
Portland, Oregon is the largest city in the state and is situated at the junction of the Willamette and Columbia rivers. With a population of over 650,000, Portland is renowned for its vibrant arts scene, diverse neighborhoods, and eco-friendly initiatives. The city boasts numerous parks and gardens, including the famous International Rose Test Garden and Forest Park, one of the largest urban forests in the United States.

Portland's Central Eastside is a dynamic area that blends industrial heritage with modern vibrancy. Located along the east bank of the Willamette River, this neighborhood is known for its eclectic mix of old factories, trendy restaurants, microbreweries, and boutique shops. The Central Eastside offers a unique urban experience with riverside recreation, creative spaces, and a thriving food scene. Whether you're exploring its historic streets or enjoying the local cuisine, the Central Eastside captures the essence of Portland's innovative and community-focused spirit.



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Map Source: ESRI

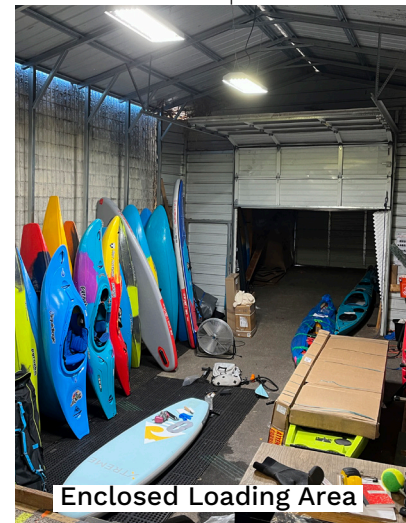
8.5 Miles
PDX Int'l Airport



0.6 Miles
I-84



0.7 Miles
Interstate 5



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