

# SALE



**6920 NW THOMPSON RD**  
PORTLAND, OR 97229

**exp**<sup>®</sup>  
REALTY

MAX BRESLAU  
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**\$ 699,000**

Commercial Real Estate For Sale





## ADDITIONAL PHOTOS





## PROPERTY HIGHLIGHTS

- 
- 2 Tax Lots
  - 9.76 Acres (4.67 Acres + 5.09 Acres)
  - CFU Zoning
-



## DEMOGRAPHICS

|                           | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---------------------------|---------------|---------------|---------------|
| <b>Population:</b>        | 1,292         | 60,599        | 306,019       |
| <b>Households:</b>        | 485           | 27,646        | 136,431       |
| <b>Median Age:</b>        | 45.5          | 40.1          | 39.7          |
| <b>Median HH Income:</b>  | \$192,762     | \$123,971     | \$94,400      |
| <b>Daytime Employees:</b> | 370           | 52,878        | 386,199       |

## TRAFFIC

| Streets                                | Traffic Volume | Count Year | Property Distance |
|--|----------------|------------|-------------------|
| NW Thompson Rd & NW Cornell Rd (SW)    | 1,111          | 2020       | 0.01 mi           |
| NW Thompson Rd & NW 53rd Dr (NW)       | 1,261          | 2022       | 0.20 mi           |
| NW Cornell Rd & NW Thompson Rd (E)     | 6,615          | 2022       | 0.54 mi           |
| NW Ramsey Dr & NW Walmer Dr (N)        | 191            | 2022       | 0.55 mi           |
| NW Thompson Rd & NW Cornell Rd (SW)    | 1,272          | 2022       | 0.55 mi           |
| NW Cornell Rd & NW Thompson Rd (E)     | 7,026          | 2022       | 0.56 mi           |
| NW Skyline Blvd & NW Prominence Ct (N) | 4,862          | 2022       | 0.59 mi           |
| NW Cornell Rd & NW Thompson Rd (NW)    | 7,207          | 2020       | 0.62 mi           |
| NW Cornell Rd & NW Eloise Ln (W)       | 6,933          | 2022       | 0.63 mi           |
| NW Cornell Rd & NW Thompson Rd (NW)    | 7,687          | 2022       | 0.69 mi           |



## KEY AMENITIES

- Forest Park Trailhead
- Fireland 1 / Forest Lane Trailhead
- NW 53rd Dr Trailhead
- Dogwood Trailhead
- Firelane 2 Trailhead
- Birch Trail
- Leif Erikson Trail

## LOCATION HIGHLIGHTS

- Forest Park Neighborhood
- Access to many different Forest Park trailheads
- Only 2 miles from Downtown Portland



*“Car Dependent”*



*“Somewhat Bikeable”*



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