



FOR SALE



## 3511 SE BELMONT ST

### Retail / Office / Mixed-Use Space

± 3,254 SF | 0.11 Ac (4,667 SF) | \$950,000

#### 828 SE 35th Ave, Portland, OR

- Located in the desirable SE Belmont neighborhood, just across the street from the popular India Oven and the Tao of Tea, which brings great exposure to the subject building.
- Corner lot - with off street parking.
- Zoning allows for retail, office, mixed use and more.

#### JIM WIERSON II

Vice President | Licensed in OR

503-969-9596

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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	828 SE 35th Ave Portland, OR 97214
Building Size	± 3,254
Lot Size	± 4,667 SF (0.11 Ac)
Loading	2 Grade Doors
Zoning	CM2
Parking	4 Off Street + Loading Bay
Asking	\$950,000

Nearby Highlights

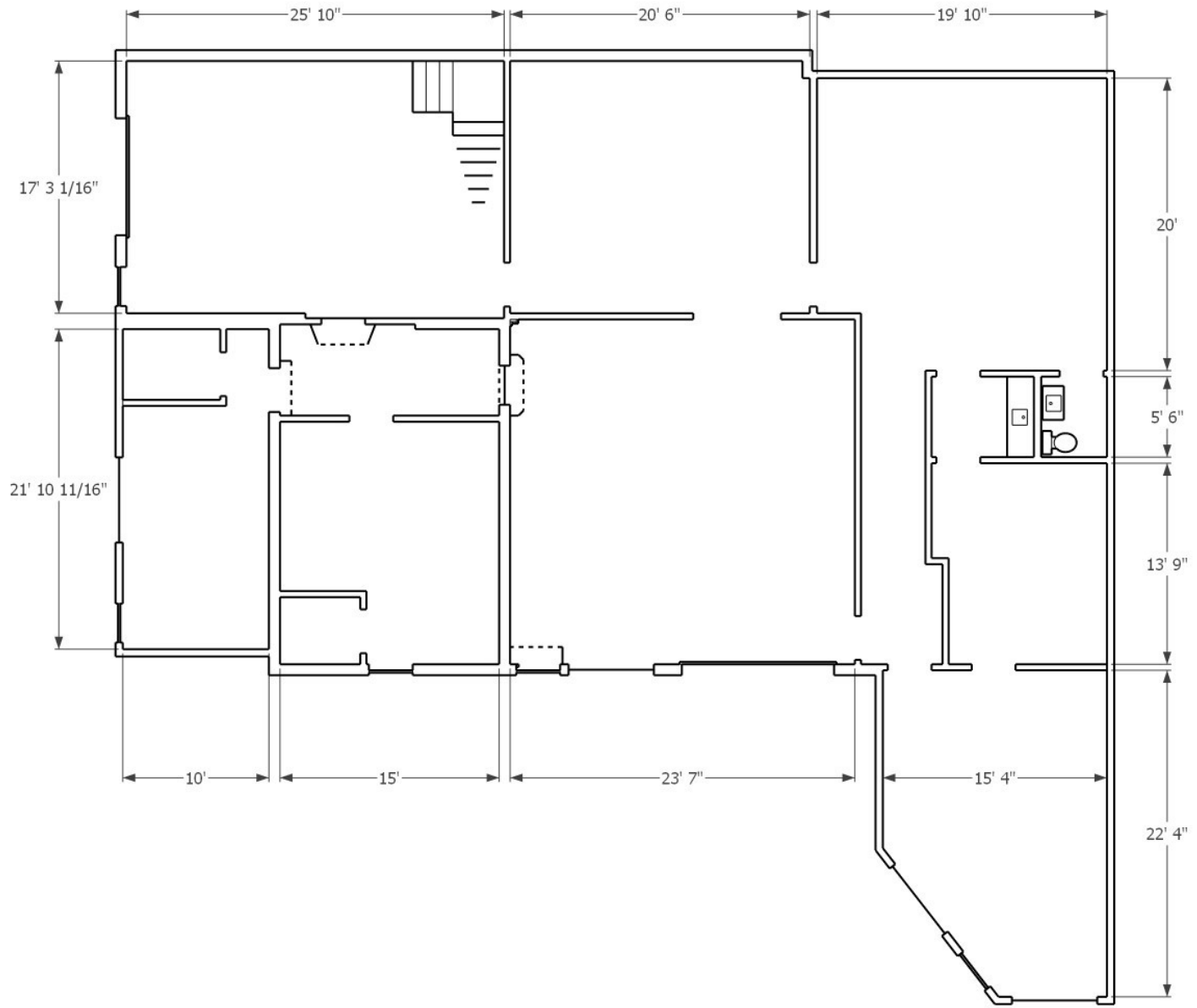
- H-Mart Asian Grocery Store
- Fox Trot
- Stumptown Coffee Roasters
- The Green Microgym - Belmont
- Straight from New York Pizza
- Company
- Belmont Books
- Electric Castle's Wonderland
- Cricket Cafe
- Mai Thai Portland
- Bluto's
- Safeway
- Fred Meyer
- New Seasons Hawthorne





# FLOOR PLAN

## FLOOR PLAN



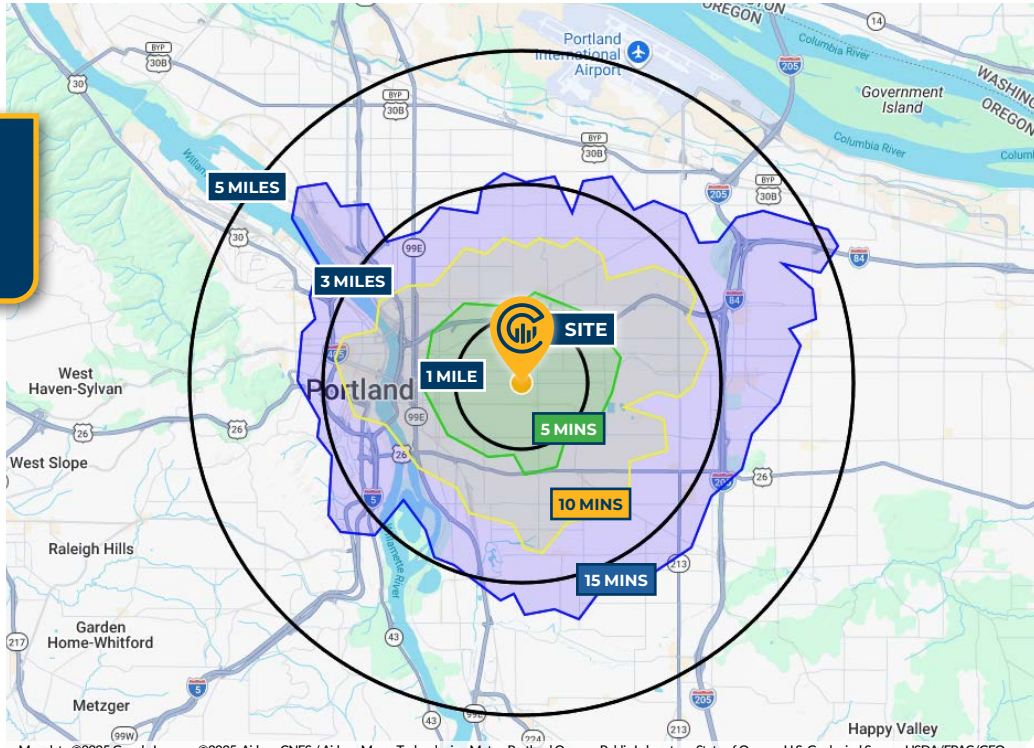


# LOCAL AERIAL MAP

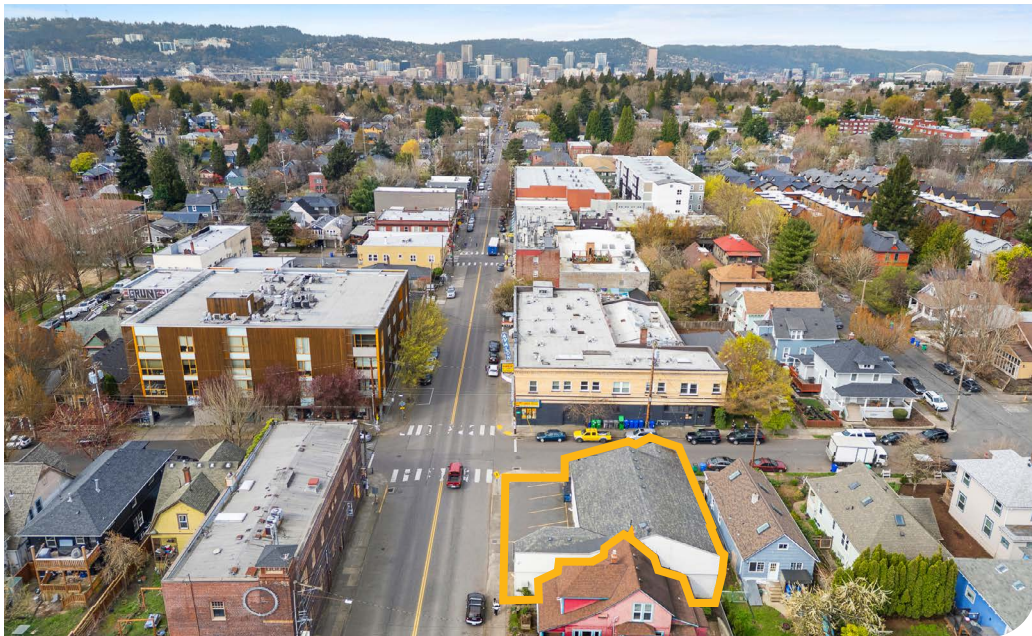




# DRIVE TIMES & DEMOGRAPHICS



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## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	33,394	246,498	502,746
2030 Projected Population	32,527	242,623	495,567
2020 Census Population	36,382	238,038	500,504
2010 Census Population	31,565	206,821	442,596
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	0.4%	1.3%	0.9%
Households & Income			
2025 Estimated Households	16,762	118,065	231,538
2025 Est. Average HH Income	\$142,857	\$136,880	\$133,366
2025 Est. Median HH Income	\$111,171	\$103,327	\$101,103
2025 Est. Per Capita Income	\$71,923	\$65,923	\$61,736
Businesses			
2025 Est. Total Businesses	2,466	23,521	39,722
2025 Est. Total Employees	11,539	204,921	330,118

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - R51

## Neighborhood Scores



**95**

Walk Score®  
"Walker's Paradise"



**100**

Bike Score®  
"Biker's Paradise"



**50**

Transit Score®  
"Good Transit"

Ratings provided by <https://www.walkscore.com>

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