

FOR SALE | MIXED-USE MULTIFAMILY | 7.8% CAP | \$2,037,000  
3037-3041 N WILLIAMS AVE & 18-20 N MONROE ST, PORTLAND, OR 97227



## PROPERTY DESCRIPTION

Mixed-use multifamily asset holds two buildings on single tax lot. The historical Rinehart Building, including storefront office/retail & 2nd level apartments, underwent a complete renovation in 2014. The Monroe Building is a 2014 new build apartment duplex. Located on a prime bike thoroughfare on Williams Ave with easy access to I-5, I-405, & public transportation.

## PROPERTY HIGHLIGHTS

- 100% occupied and seismically upgraded
- Two commercial units w/abundant basement storage
- Seven residential units: six 1 bd/1 ba & one 2 bd/1.5 ba with rooftop terrace
- Ample street parking and easy transportation access
- Traffic count: 7,910+ cars per day + ample bike traffic
- Secure/gated access to trash/recycling/bike storage
- Below average market apartment rents offer upside
- 92 Walk Score and 100 Bike Score
- Two income producing buildings on single tax lot

## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$2,037,000</b>
<b>NOI:</b>	<b>\$157,798</b>
<b>Cap Rate:</b>	<b>7.8%</b>
Number of Commercial Units:	2
Number of Residential Units:	7
Avg Commercial SF/Unit:	+/- 3,500 SF
Avg Residential SF/Unit:	+/- 909 SF
Rinehart Building Size:	+/- 11,157 SF
Monroe Building Size:	+/- 2,205 SF
Total Building Size:	+/- 13,362 SF
Lot Size:	4,825 SF
Zoning:	CM3

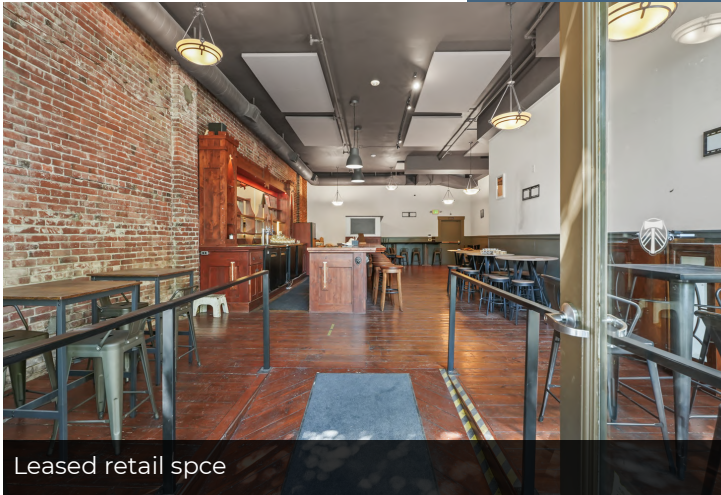
### MARISSA LEE

Vice President  
Marissa@CommercialRENW.com  
971.280.2222

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

RINEHART BUILDING COMMERCIAL UNITS

FOR SALE | MIXED-USE MULTIFAMILY | 7.8% CAP | \$2,037,000  
3037-3041 N WILLIAMS AVE & 18-20 N MONROE ST, PORTLAND, OR 97227



Leased retail space



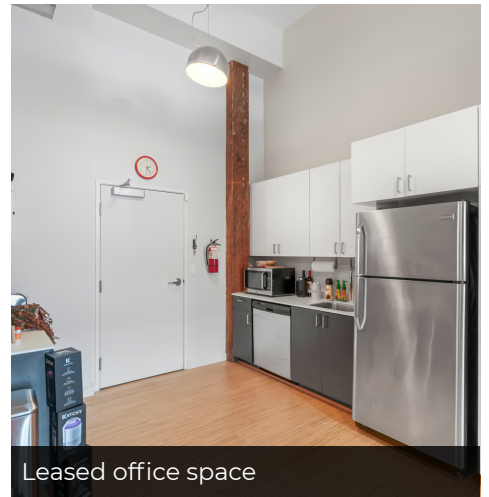
Leased retail space



Retail space storefront



Leased office space



Leased office space



Leased office space



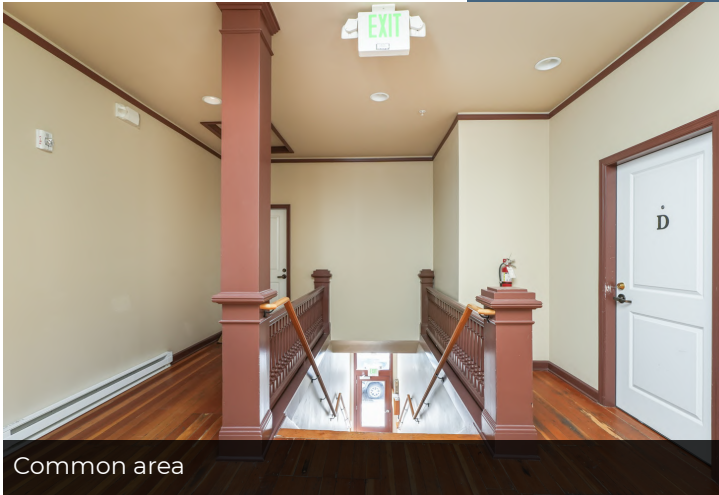
Leased office space

**MARISSA LEE**  
Vice President  
Marissa@CommercialRENW.com  
971.280.2222

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

RINEHART BUILDING APARTMENTS

FOR SALE | MIXED-USE MULTIFAMILY | 7.8% CAP | \$2,037,000  
3037-3041 N WILLIAMS AVE & 18-20 N MONROE ST, PORTLAND, OR 97227



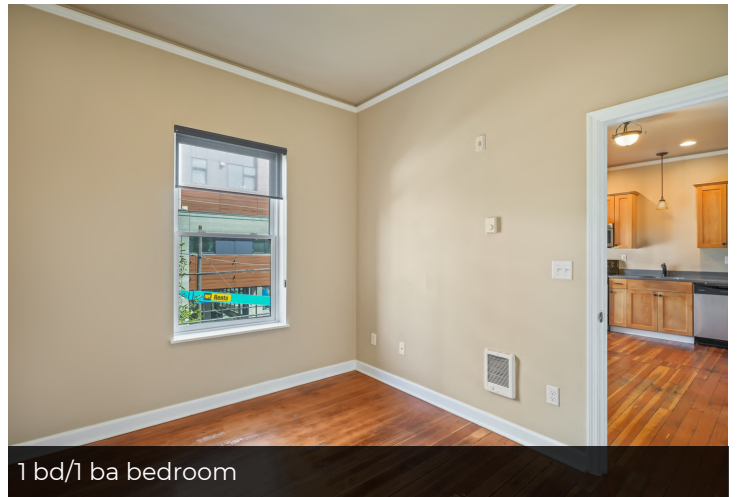
Common area



1 bd/1 ba living room



1 bd/1 ba kitchen



1 bd/1 ba bedroom



1 bd/1 ba bathroom



All apartments feature washer & dryer

**MARISSA LEE**  
Vice President  
Marissa@CommercialRENW.com  
971.280.2222

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

MONROE BUILDING APARTMENTS

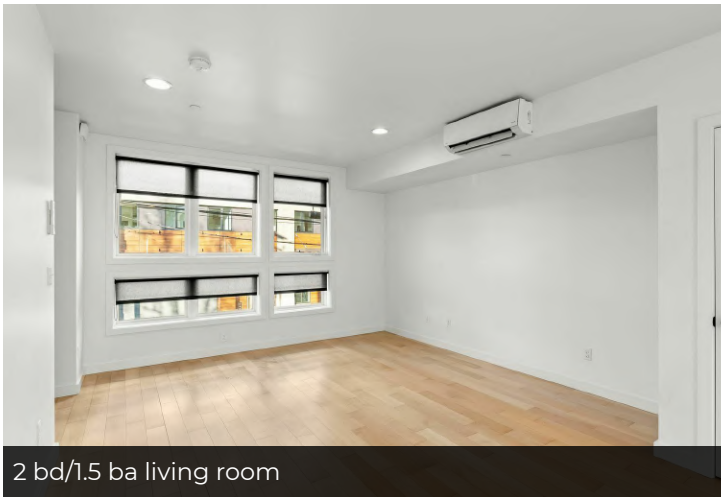
FOR SALE | MIXED-USE MULTIFAMILY | 7.8% CAP | \$2,037,000  
3037-3041 N WILLIAMS AVE & 18-20 N MONROE ST, PORTLAND, OR 97227



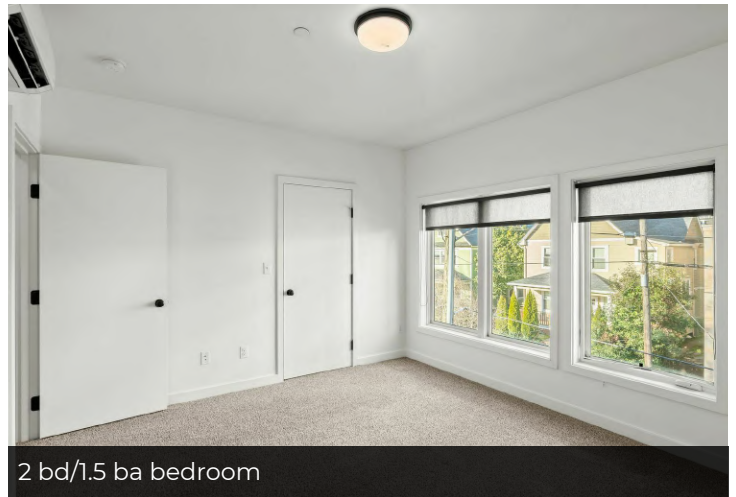
Monroe building exterior



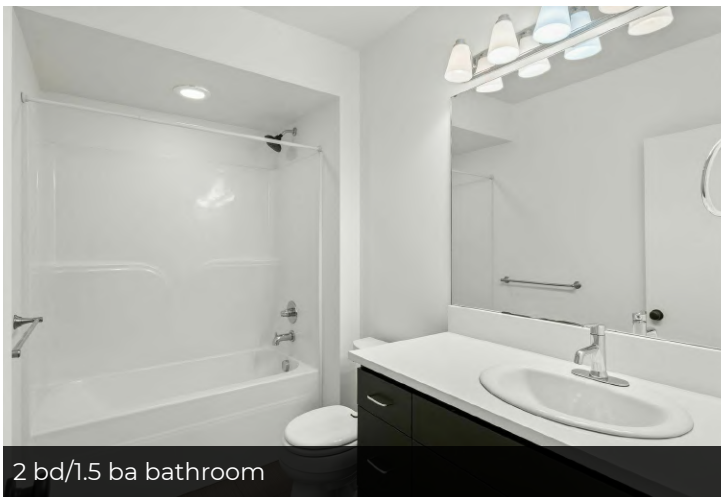
2 bd/1.5 ba kitchen



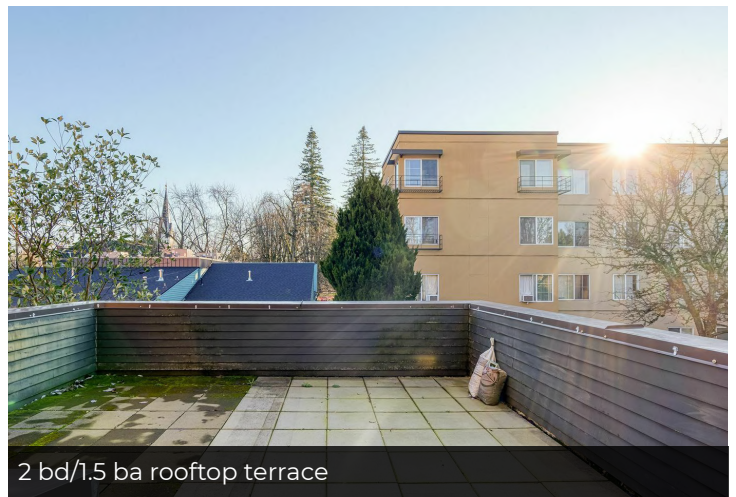
2 bd/1.5 ba living room



2 bd/1.5 ba bedroom



2 bd/1.5 ba bathroom



2 bd/1.5 ba rooftop terrace

**MARISSA LEE**  
Vice President  
Marissa@CommercialRENW.com  
971.280.2222

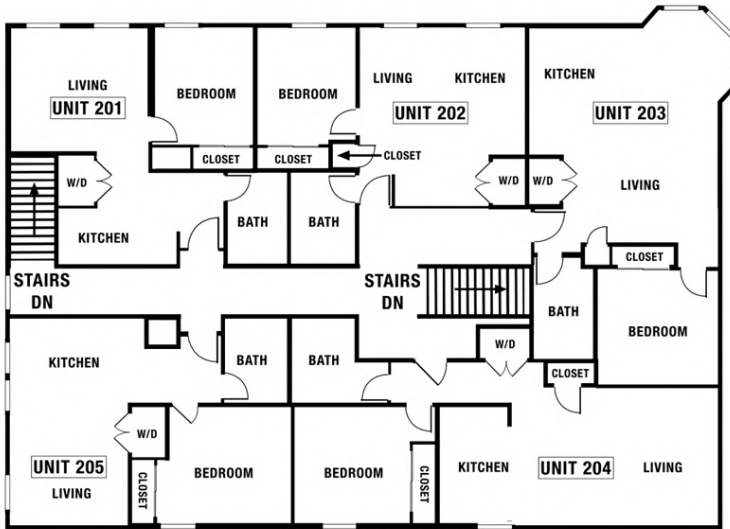
Commercial Real Estate NW  
7320 SW Hunziker Rd, Ste 203  
Tigard, OR 97223  
CommercialRENW.com



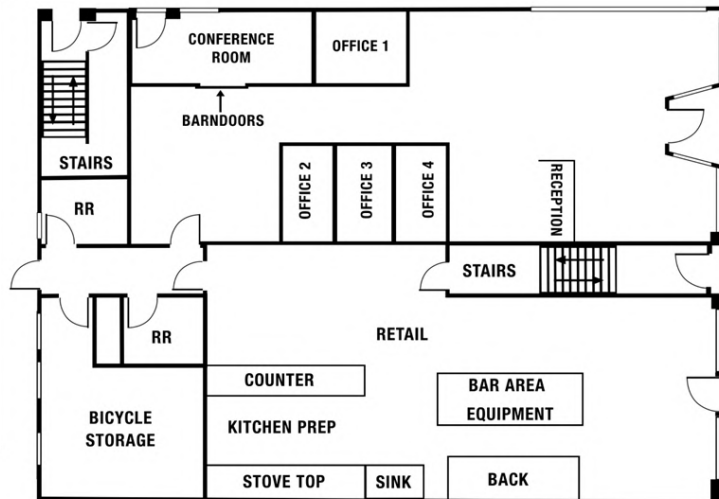
**FLOOR PLANS: RINEHART BUILDING**

FOR SALE | MIXED-USE MULTIFAMILY | 7.8% CAP | \$2,037,000  
3037-3041 N WILLIAMS AVE & 18-20 N MONROE ST, PORTLAND, OR 97227

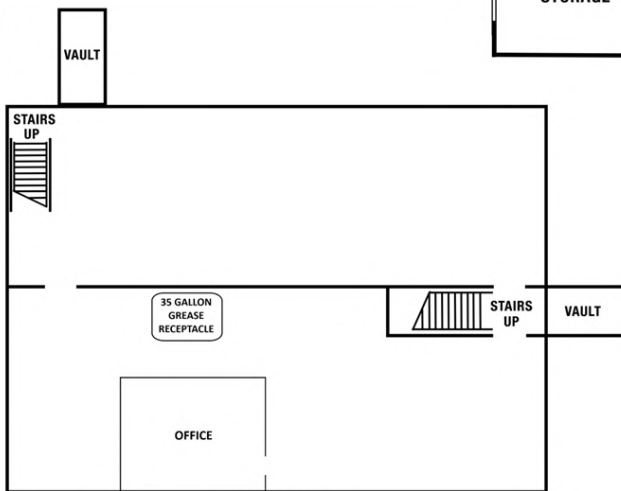
(Not to Scale)



**SECOND FLOOR RESIDENTIAL UNITS**



**FIRST FLOOR COMMERCIAL UNITS**



**BASEMENT**

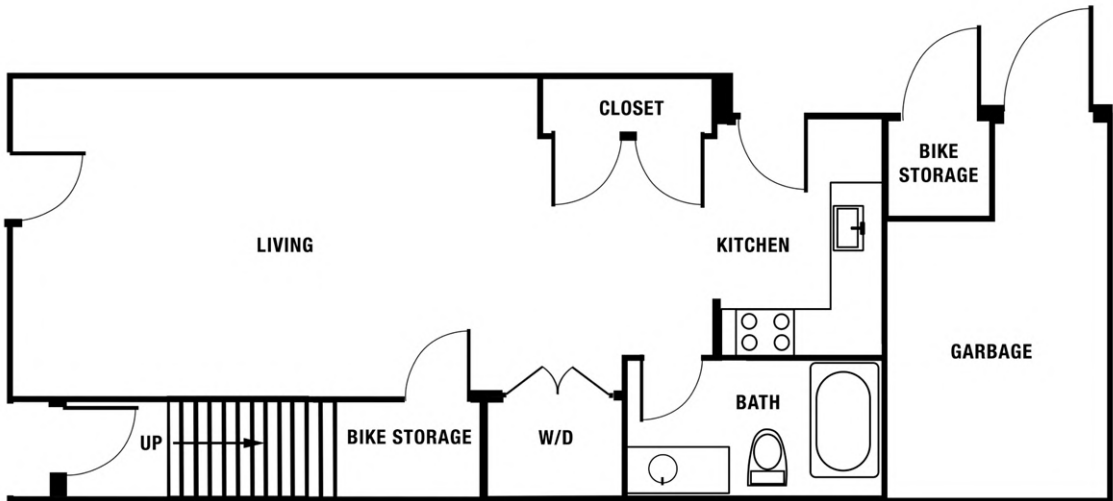
**MARISSA LEE**  
Vice President  
Marissa@CommercialRENW.com  
971.280.2222

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

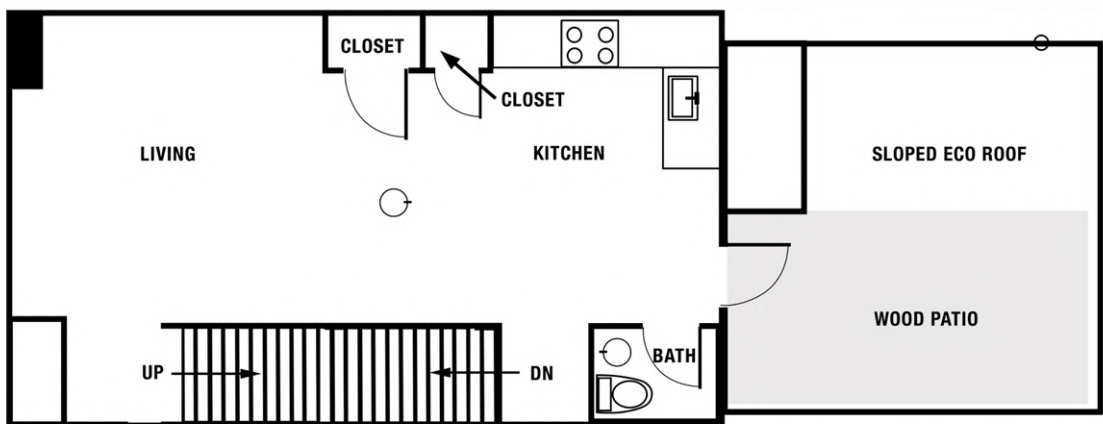
**FLOOR PLANS: MONROE BUILDING**

FOR SALE | MIXED-USE MULTIFAMILY | 7.8% CAP | \$2,037,000  
3037-3041 N WILLIAMS AVE & 18-20 N MONROE ST, PORTLAND, OR 97227

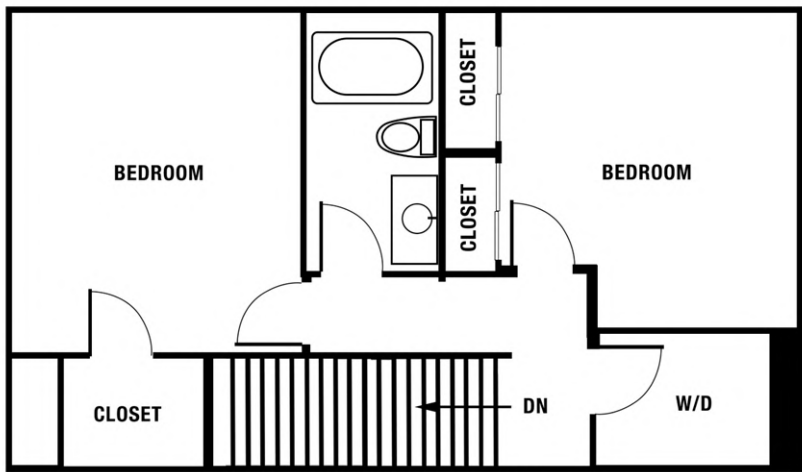
(Not to Scale)



FIRST FLOOR: UNIT 18



SECOND FLOOR: UNIT 20



THIRD FLOOR: UNIT 20

**MARISSA LEE**  
Vice President  
Marissa@CommercialRENW.com  
971.280.2222

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



**RINEHART RETAILER MAP**

FOR SALE | MIXED-USE MULTIFAMILY | 7.8% CAP | \$2,037,000  
3037 N WILLIAMS AVE, PORTLAND, OR 97227



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/Geo

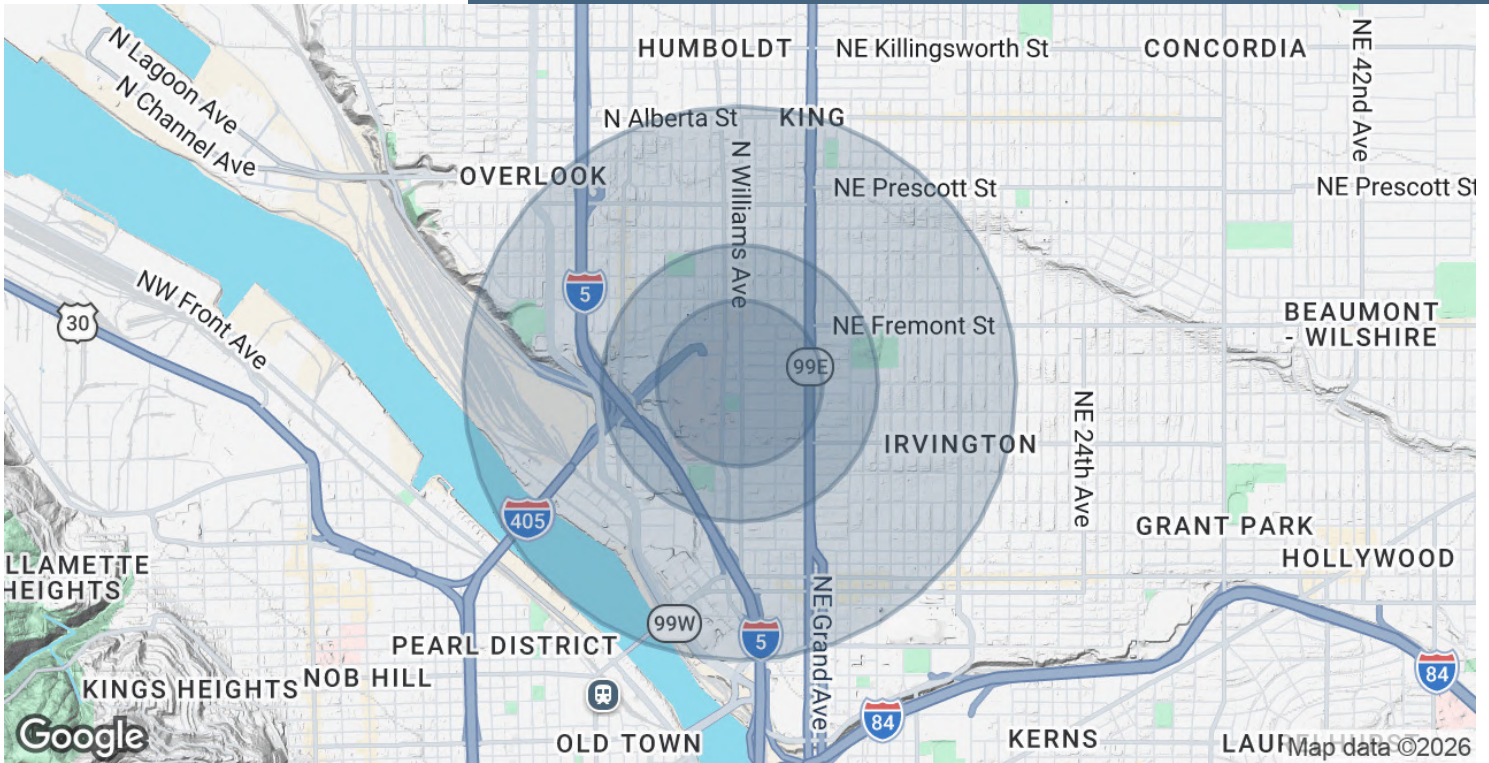
**MARISSA LEE**  
Vice President  
Marissa@CommercialRENW.com  
971.280.2222

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



**DEMOGRAPHICS MAP & REPORT**

FOR SALE | MIXED-USE MULTIFAMILY | 7.8% CAP | \$2,037,000  
3037-3041 N WILLIAMS AVE & 18-20 N MONROE ST, PORTLAND, OR 97227



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,719	7,182	25,656
Average Age	37	38	39
Average Age (Male)	37	38	39
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,355	3,529	12,226
# of Persons per HH	2	2	2.1
Average HH Income	\$135,663	\$131,783	\$135,226
Average House Value	\$719,576	\$708,570	\$763,719

2020 American Community Survey (ACS)

**MARISSA LEE**  
Vice President  
Marissa@CommercialRENW.com  
971.280.2222

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