

FOR SALE

# 3325 S MOODY AVE

PORTLAND, OREGON 97239

RETAIL BUILDING

19,200 SF

SET UP AS A DAY CARE

\$6,650,000



#### BUILDING

19,200 SF  
High Ceilings  
Flexible Layout



#### FEATURES

Garage Roll-Up Doors  
Open Interior  
Natural Light



#### OUTDOOR

Fenced Playground  
Secure Outdoor  
Play Area



#### PREMIER LOCATION

Across from OHSU  
Aerial Tram Access  
Portland Waterfront



### PRIME LOCATION. STRONG DEMAND.

Located directly across from Oregon Health & Science University (OHSU), one of the largest employers in Oregon with over 15,000+ employees, students, and patients on campus daily.

This high-traffic area benefits from consistent foot and vehicle traffic, aerial tram connectivity to the South Waterfront, and close proximity to Downtown Portland, the South Waterfront District, and major transit lines.



15,000+  
OHSU Employees,  
Students &  
Patients On Campus Daily



#### AERIAL TRAM

Direct Access to  
South Waterfront



#### WATERFRONT

Minutes to the  
Portland Waterfront



#### HIGH GROWTH AREA

Surrounded by Residential,  
Medical & Commercial  
Development



PROPERTY MANAGEMENT

### A RARE OPPORTUNITY

Own a versatile, well-located retail building in the heart of one of Portland's most dynamic and growing districts.

### FOR MORE INFORMATION, PLEASE CONTACT:

503-228-7828  
info@vcs-pm.com  
www.vcs-pm.com

### ACROSS FROM OHSU – A MAJOR EMPLOYMENT & INNOVATION HUB

Oregon Health & Science University (OHSU) is one of the largest employers in Oregon, with over 15,000+ employees, students, and patients on campus daily.

This world-class medical and research institution drives consistent demand for nearby retail, services, and amenities.

15,000+ EMPLOYEES, STUDENTS & PATIENTS DAILY

4.1M+ PATIENT VISITS ANNUALLY

5,000+ STUDENTS & TRAINEES ACROSS ALL PROGRAMS

\$1.6B+ ANNUAL RESEARCH EXPENDITURES



### SOUTH WATERFRONT: PORTLAND'S GROWING DESTINATION

The South Waterfront District is one of Portland's most vibrant and rapidly developing areas, featuring waterfront parks, nearby restaurants, residential towers, and easy access to downtown via the aerial tram and I-5.



Waterfront Parks  
& Green Spaces



Restaurants  
& Amenities



Residential  
& Mixed-Use  
Development



Easy Access to  
I-5 & Downtown



Aerial Tram  
Connection

UNIQUE OPPORTUNITY TO OWN A WELL-LOCATED RETAIL BUILDING  
WITH DAY CARE INFRASTRUCTURE IN THE HEART OF PORTLAND.

Information contained herein is from sources deemed reliable  
but not guaranteed. Buyer to perform their own due diligence.

