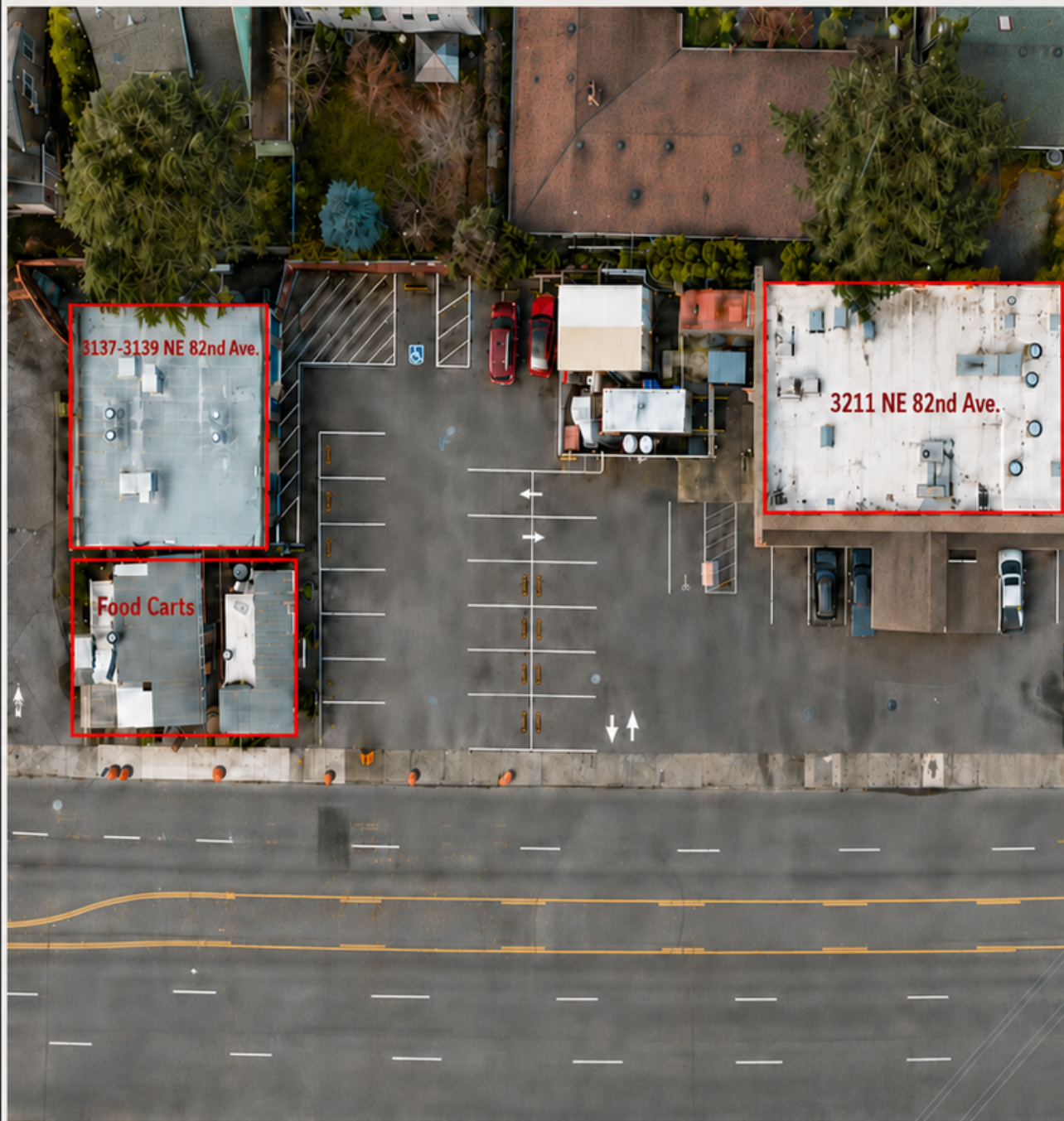




3137-3139 & 3211 NE 82nd Avenue

Long-Term NNN Income | Recently Renovated | Prime Commercial Corridor



INVESTMENT SUMMARY

ASKING PRICE	PROJECTED NOI	APPROX. CAP RATE
\$2,582,000	\$218,002	8.44%

Asking Price / RSF **\$409.19**

Total Approx. Square Feet **6,310 RSF**

Total Tenant Spaces **6**

3137-3139 NE 82nd Built 1985 / Remodeled 2025

3211 NE 82nd Built 1951 / Remodeled 2018

Food Cart Pod Established 2023

Acreage **0.53 AC**

2 Building Site with 3 Commercial Kitchens and 3 Food Cart Spaces

Occupancy	100%
Lease Structure	Long-Term NNN Leases
Parking	+/- 25 Dedicated Spaces Plus Loading Areas

INVESTMENT HIGHLIGHTS

- Long-Term NNN Leases
- Reputable Local Owner
- Professionally Managed

NEIGHBORHOOD OVERVIEW



LOCATION OVERVIEW

3137-3139 & 3211 NE 82nd Ave. | Portland, OR 97220



PDX AIRPORT

Approx. 4 miles



TRAFFIC VOLUME

20,000+ vehicles daily

WHY THIS LOCATION

- High-visibility frontage on NE 82nd Avenue
- Established food and retail corridor
- Close to PDX, I-84 and major employment centers
- Strong neighborhood access and public transit

DEMOGRAPHICS



SUBJECT PROPERTY
3137-3139 & 3211 NE 82nd Ave.

5-MILE DEMOGRAPHICS

3137-3139 & 3211 NE 82nd Ave. | Portland, OR 97220



EST. POPULATION

310,000+



EST. HOUSEHOLDS

127,000+



AVERAGE
HOUSEHOLD INCOME

\$112,000



AVERAGE
HOME VALUE

\$590,000



AVERAGE
AGE

40

COMMUNITY PROFILE

POPULATION DENSITY

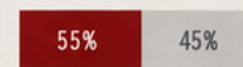
Approx. 3,950
people / sq. mi.



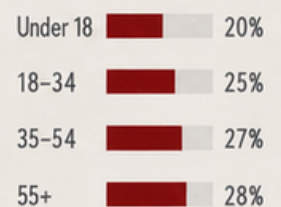
HOUSEHOLD TYPE

Family households 55%

Nonfamily households 45%



AGE DISTRIBUTION



Estimated 5-mile market-area profile based on recent U.S. Census ACS data.

SUBJECT PROPERTY PHOTOS



TENANT OVERVIEW

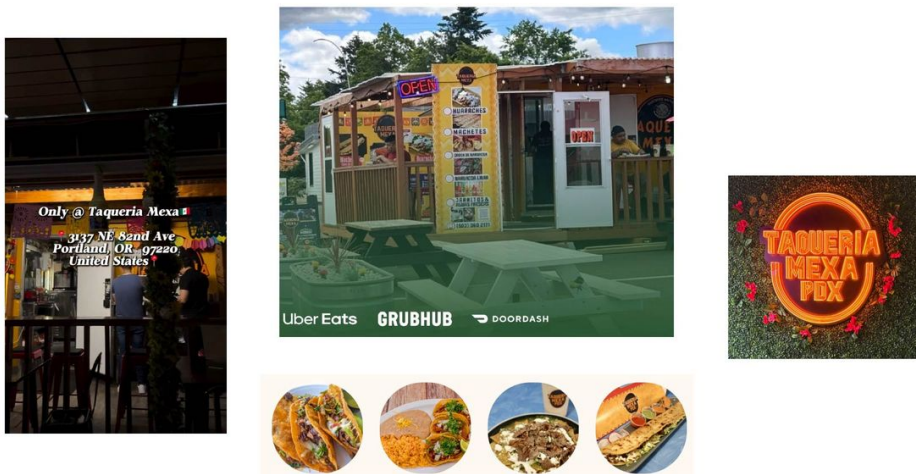
Feed'em Freedom 3137 NE 82nd Ave.

Feed'em Freedom Foundation is a mission-driven nonprofit organization dedicated to addressing food insecurity and supporting underserved communities throughout the Portland area. Through its community-focused programming and food distribution initiatives, the organization has established strong local partnerships and a meaningful presence in East Portland.



Taqueria Mexa 3139 NE 82nd Ave. | Food Cart Space 1 & 2

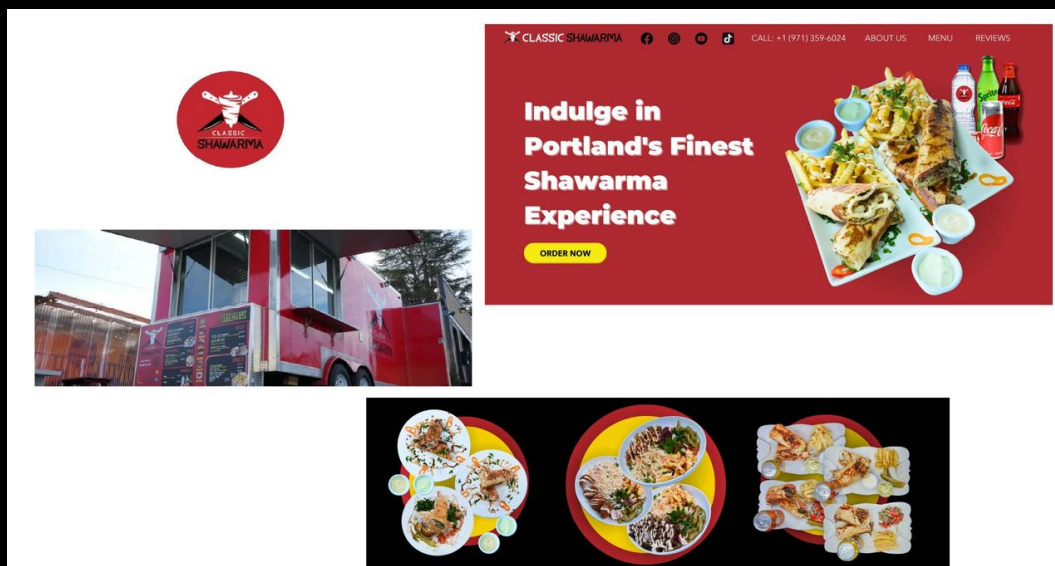
Taqueria Mexa has established a loyal customer following through years of serving authentic Mexican cuisine to the East Portland community. The business benefits from a strong base of repeat patrons and neighborhood recognition, reflecting its longstanding presence and consistent performance along the NE 82nd Avenue corridor. Taqueria Mexa's longevity and customer loyalty contribute to the property's stable tenancy and reinforce the strength of the asset's diverse, community-oriented tenant mix.



TENANT OVERVIEW

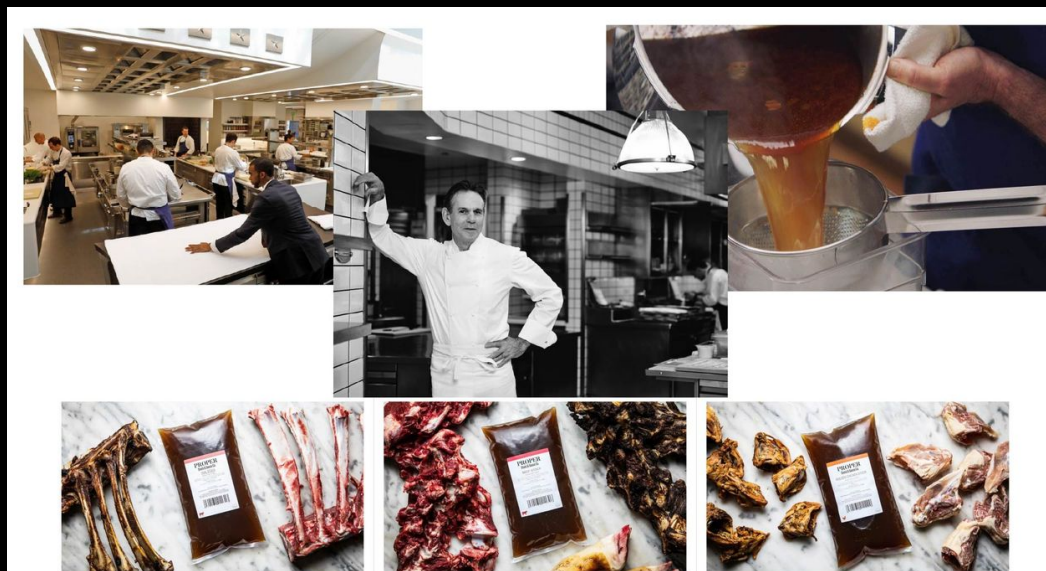
Classic Shawarma Food Cart 3

Classic Shawarma is a popular local food cart that contributes to the vibrant and diverse culinary scene along Portland's NE 82nd Avenue corridor. Known for its authentic Mediterranean flavors and loyal customer following, Classic Shawarma attracts both neighborhood residents and visitors seeking high-quality, fast-casual dining options. Its presence enhances the property's appeal as a destination for food enthusiasts and underscores the strength of NE 82nd Avenue as an emerging food and beverage hub in East Portland.



TKMM, LLC 3211 NE 82nd Ave.

Chef Thomas Keller and Chef Mitch Mitchell joined forces to prepare soup stocks using traditional culinary methods that chefs have relied on for generations. The partnership between the two chefs soon evolved into Proper Stock & Sauce Co. They established their Portland, Oregon facility in 2019, where they have been producing stocks for Keller's US-based restaurants — and are now making the same stocks available to restaurants nationwide.



LOCATION OVERVIEW

Portland MSA

The Portland–Vancouver–Hillsboro Metropolitan Statistical Area (MSA) is the 25th largest metropolitan area in the United States, encompassing seven counties across Oregon and Southwest Washington with a population of approximately 2.6 million residents and an economic output exceeding \$225 billion annually. Located at the confluence of the Columbia and Willamette Rivers, with access to the Pacific Ocean, Portland MSA is a strategic center of industry and commerce for the Pacific Rim.

Economic Drivers

Leading economic drivers include a diverse mix of industries. Often referred to as the "Silicon Forest," the region is anchored by global technology leaders such as Intel, while internationally recognized companies including Nike, Adidas North America, and Columbia Sportswear drive the athletic and outdoor apparel sector. Healthcare and life sciences are led by Oregon Health & Science University (OHSU) and several major hospital systems, while advanced manufacturing, food and beverage production, and professional services continue to expand.





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