

FOR SALE

HUGE PRICE REDUCTION!



3747 SE Hawthorne Blvd., Portland OR

5,160 SF Commercial Retail

asking **\$925,000**



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YOUR URBAN REAL ESTATE RESOURCE

THE BUILDING

NOW AVAILABLE

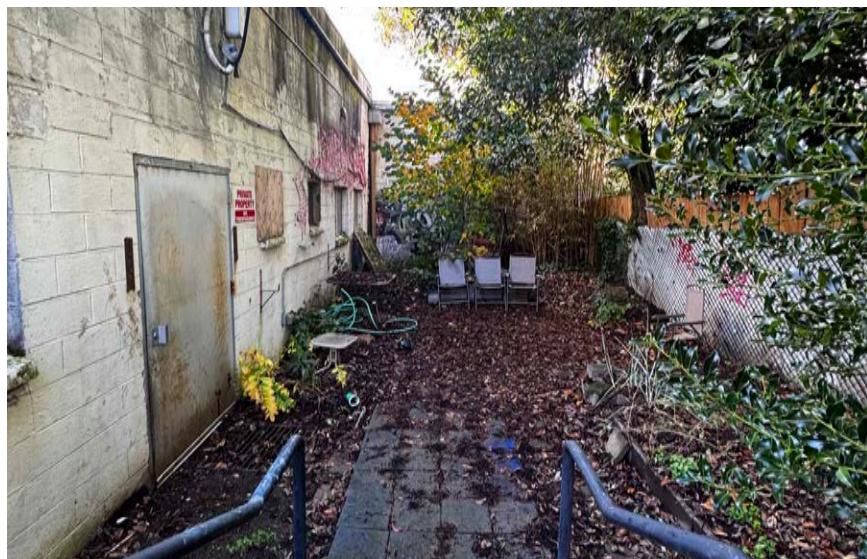
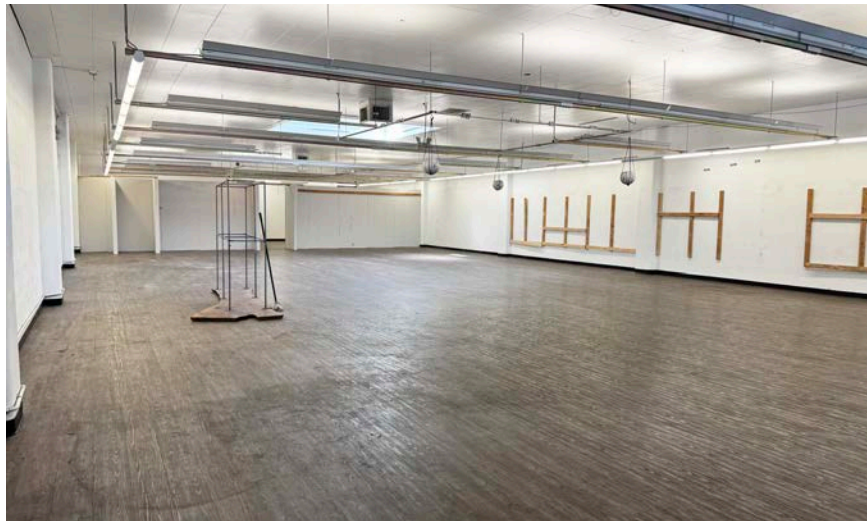
Prime retail location on Hawthorne Blvd, one of Portland's most famous shopping destinations. High foot traffic area from tourists and locals alike. A walkable stretch with block after block of shops, boutiques, cafes, fine dining, and cozy bookstores await in this beloved Southeast Portland neighborhood! This retail space provides opportunity to be in the heart of it all!

ADDITIONAL FEATURES

- Newly Installed Storefront
- Flexible Open Layout
- Gated Outdoor Space
- Newly Coated Roof
- Newer HVAC Unit + AC
- Large Breakroom & Kitchenette
- 2 Restrooms
- Private Office

TOTAL GROUND FLOOR RETAIL

5,160 SF



THE BUILDING

YEAR BUILT | 1954

BUILDING AREA | 5,160 SF

ZONING | CM2

TAXES | \$11,383 (2024-25)

PROJECTED NOI

\$62,000 - \$80,000

REAL MARKET VALUE

\$2,490,410

ASSESSED VALUE

\$438,620

LAND ONLY

\$450,450

LAND

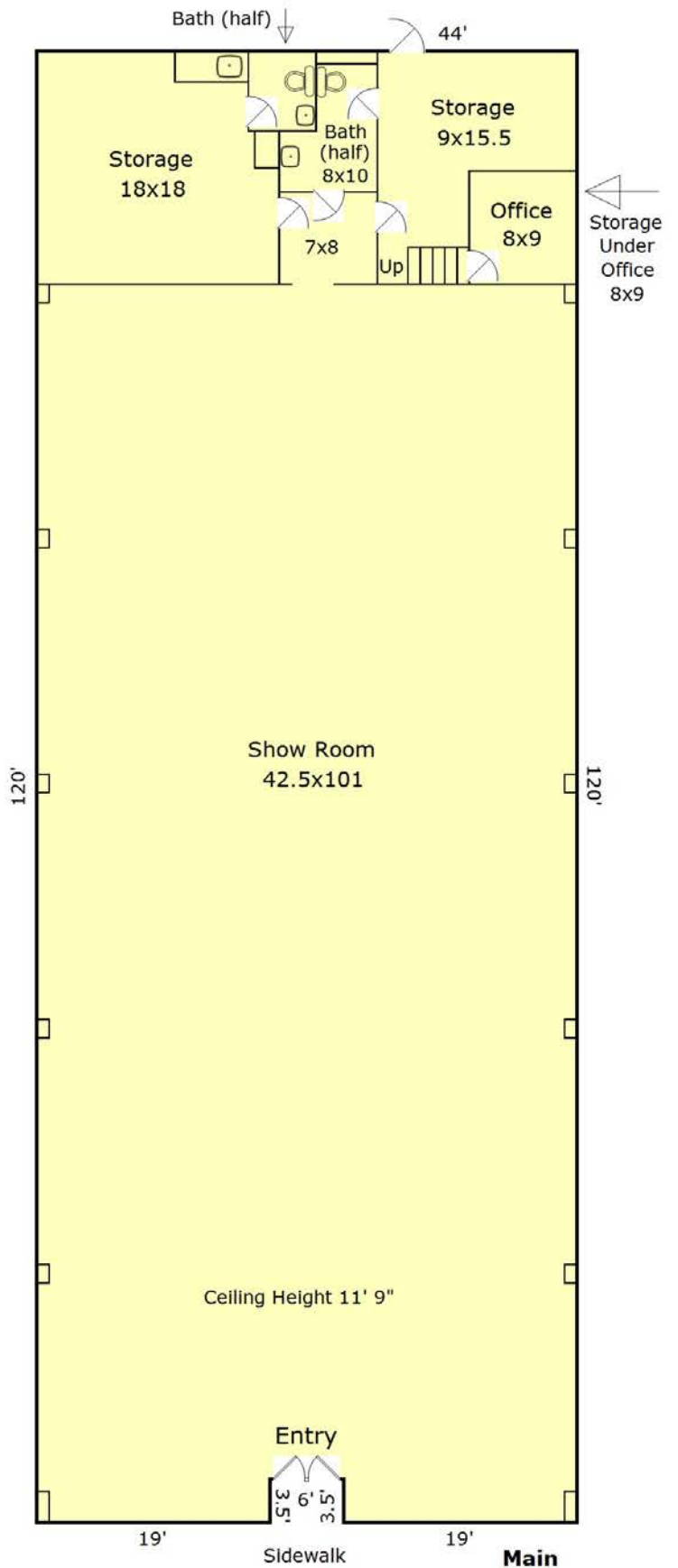
0.14 ACRES

RSF

5,160 ON 1 LEVEL

INTERIOR RENTABLE

5,182 SF



THE NUMBERS

Notes - Comments - Assumptions:

- Great location - heart of Hawthorne
- Owner/Landlord owned in trust for many years
- Private outside space behind building
- Low triple nets - <\$4 p/s/f annually
- Last rent \$12 p/s/f, NNN
- Roof newly coated 2023
- 2 new HVAC units
- New storefront glazing

**Currently configured for a single
tenant
2 bathrooms**

VACANT

Estimated NOI: \$ 62,000 - \$80,000

EXPENSE NUMBERS

Property Taxes \$11,383
Insurance
Electricity
Natural Gas
Water/Sewer
Management
Repairs and Maintenance
Roof Annual Maintenance
HVAC Service Contract

**Total For Nets - Approximately \$3.60
p/s/f Annually**

SALE PRICE

\$1,158,000

\$224/PSF

NEIGHBORHOOD STATISTICS

Households by Income (2 miles)

Average Household Income: \$110,521
 \$150,000 to \$200,000: 5,646
 \$200,000 or more: 6,342

Population (2 miles)

2029 Projection 105,413
 2024 Population 107,583

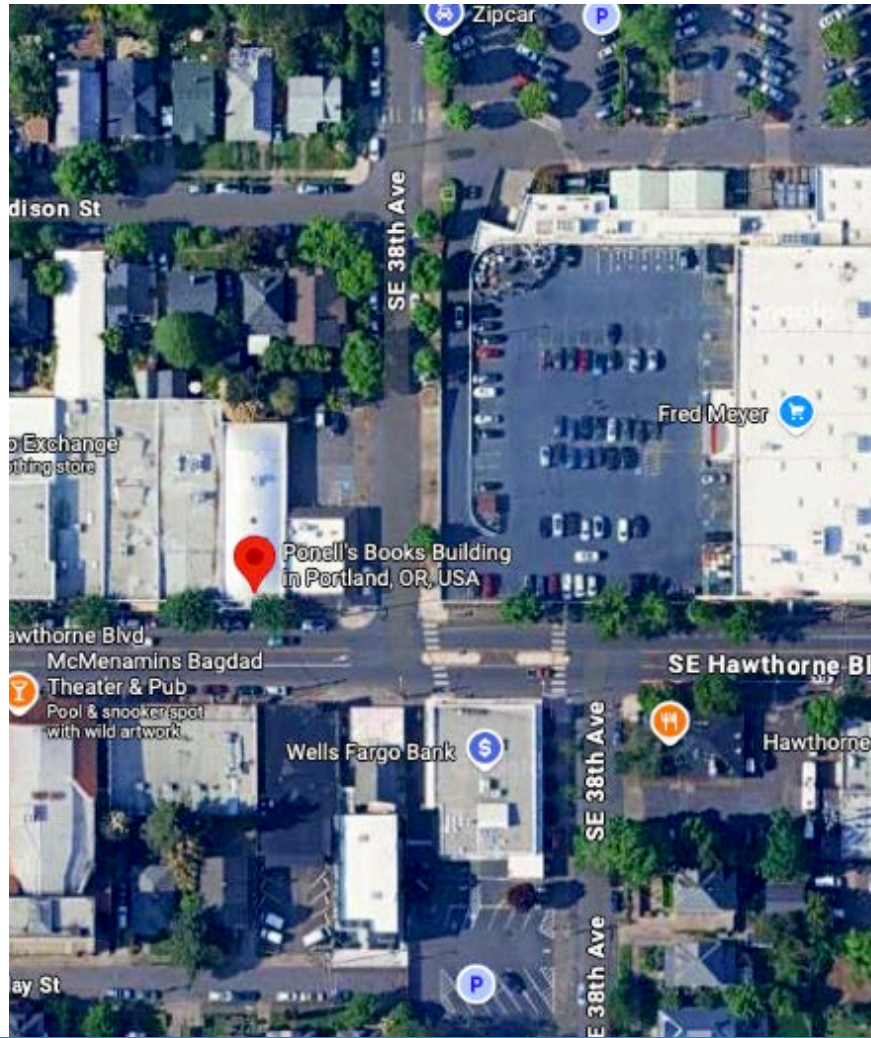
Households (2 miles)

Median Home Value : \$670,769
 Owner Occupied Households: 20,169
 Renter Occupied Households: 29,903

Traffic Volume

SE Hawthorne & 38th Ave E: 8,823
 SE Hawthorne & 39th Ave E: 16,955
 SE 39th Ave & SE Hawthorne: 28,737
 SE Hawthorne & SE 40th Ave E: 16,741

DEMOGRAPHICS 0-5 MILES (2022-2024)

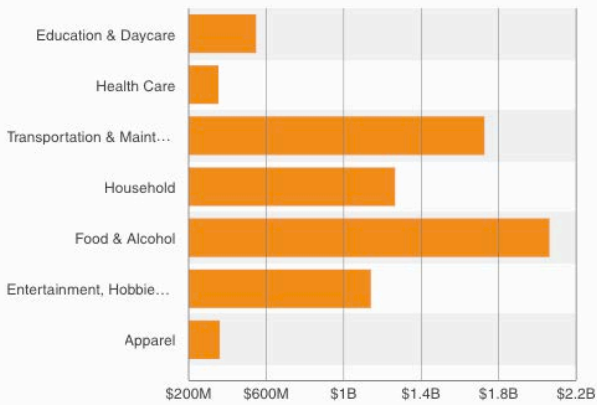


Walk Score 97 Walker's Paradise Daily errands do not require a car.

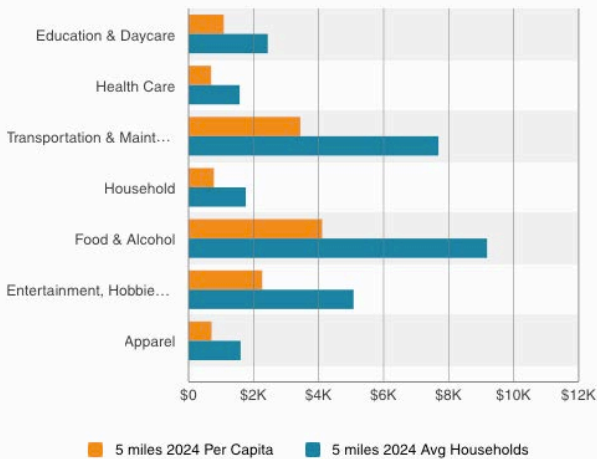
Transit Score 50 Good Transit Many nearby public transportation options

Bike Score 100 Biker's Paradise Daily errands can be accomplished on a bike.

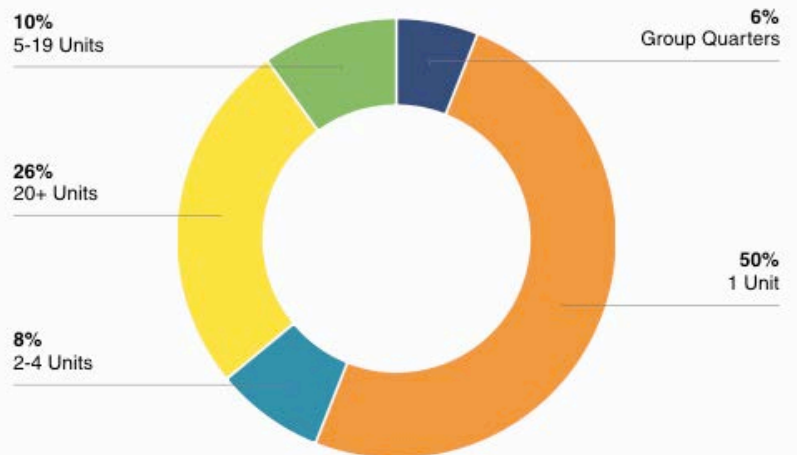
Consumer Spending



Per Capita & Avg Household Spending

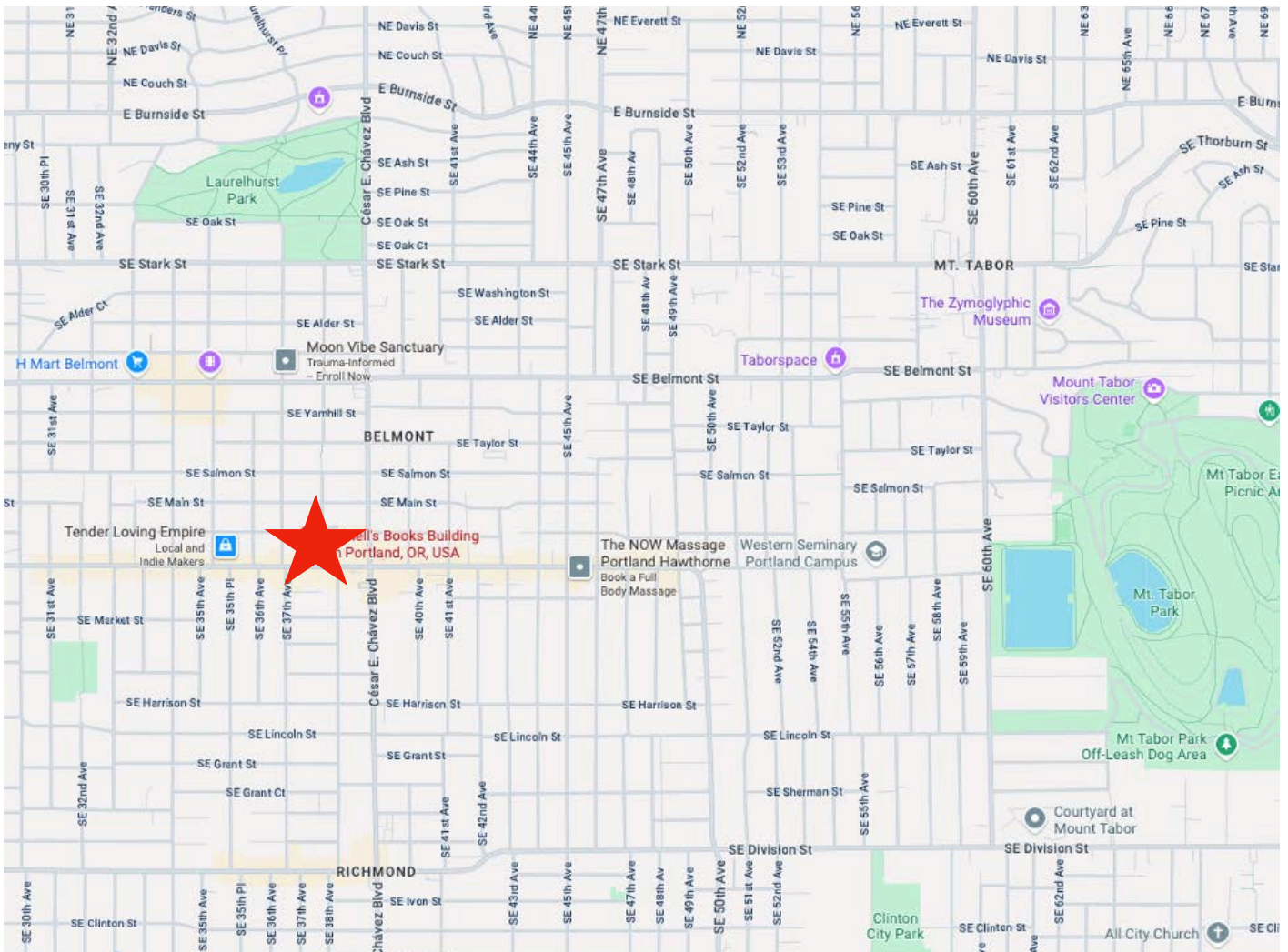


Housing Type



5 miles 2024 Housing Units

NEIGHBORHOOD



SHOP

Tender Loving Empire
 New Season's Market
 Powell's Books
 Fred Meyer
 Red Light Clothing Exchange
 House of Vintage
 Hawthorne Game Exchange
 Portland Pop Shop Toys
 Portland Nursery
 Mud Bay Pets
 Trader Joe's

EAT

Por Que No
 Khao Moo Dang
 Jam on Hawthorne
 Champagne Poetry
 Steeplejack Brewing Union
 Lauretta Jean's
 3 Doors Down Cafe
 The Hazel Room
 Tov Coffee II
 Fried Egg I'm in Love
 Farmhouse Thai

PLAY

Bagdad Theatre
 Hopscotch Portland
 Revolution Hall
 Mount Tabor Park
 Grand Central Bowl
 Oregon Museum of Science
 and Industry (OMSI)
 Laurelhurst Park
 Wunderland
 Movie Madness
 Hawthorne Theatre

RELAX

Damselfly Massage
 The NOW Massage
 Violet Suites PDX Hotel
 Forge Hot Yoga
 Hotel Grand Stark
 The People's Yoga
 Barre 3
 Portland Thai Massage
 Moon Vibe Sanctuary
 Ritual PDX Spa
 Lone Fir Fitness

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