



FOR SALE/LEASE



PRICE REDUCED!

## 6501 S MACADAM AVENUE

**Creative/Flex Opportunity in Prime Johns Landing Location**

± 8,990 SF | Sale Price: \$1,295,000 (\$144/SF)

± 1,995 SF | Lease Rate: \$2,800 Modified Gross

**6501 S Macadam Ave, Portland, OR 97239**

- 8,990 SF Across Two Floors with Flexible Layouts
- Conceptual Plan to Restore Flex Capabilities with Warehouse and Mezzanine
- 16' Ceiling Height with Grade Level Loading Potential
- CM2 Zoning Supports Diverse Commercial Uses
- Ten Surface Parking Stalls; Street Parking Available
- High Visibility Adjacent to Retail, Food, and Service Amenities
- Great Value-Add Investor Opportunity

**DON OSSEY, SIOR**

Founding Principal | Licensed in OR

503-542-4344 | don@capacitycommercial.com

**STEPHEN OSSEY**

Senior Vice President | Licensed in OR

503-542-4027 | stephen@capacitycommercial.com

**JACK FENTY**

Associate Broker | Licensed in OR & WA

503-320-4897 | jfenty@capacitycommercial.com



PROPERTY SUMMARY

FOR SALE



PROPERTY DETAILS

Address	6501 S Macadam Ave Portland, OR 97239
Available Space	8,990 SF on Two Floors
Lot Size	8,712 SF (.20 Acre)
Construction	Masonry (CMU)
Clear Height	16' with Grade Level Loading Potential
Parking	Ten Surface Parking Stalls; Street Parking Available
Zoning	CM2, Allow for a Diverse Range of Retail, Office, and Light Industrial Uses
Sale Price	\$1,295,000 (\$144/SF)

Location Features

- Located in Portland's vibrant Johns Landing Neighborhood
- High visibility on SW Macadam Ave (± 21,000 vehicles per day)
- Easy access to Downtown Portland and major transportation routes
- Location is ideal for businesses seeking a dynamic headquarters or creative production space

Nearby Highlights

- 48 North Pizzeria
- Bamboo Grove
- Cafe Du Berry
- Chart House
- Elephants on Corbett
- Essence Coffee
- Jen's Pastries
- Jola Bar and Kitchen
- Jolly Roger
- McMenamins Fulton Pub
- NW Growlers
- River's Edge
- Rosswood
- St Honoré Bakery Macadam
- The Circuit Boulderling Gym
- The Old Spaghetti Factory
- Zupan's



PROPERTY SUMMARY



FOR LEASE



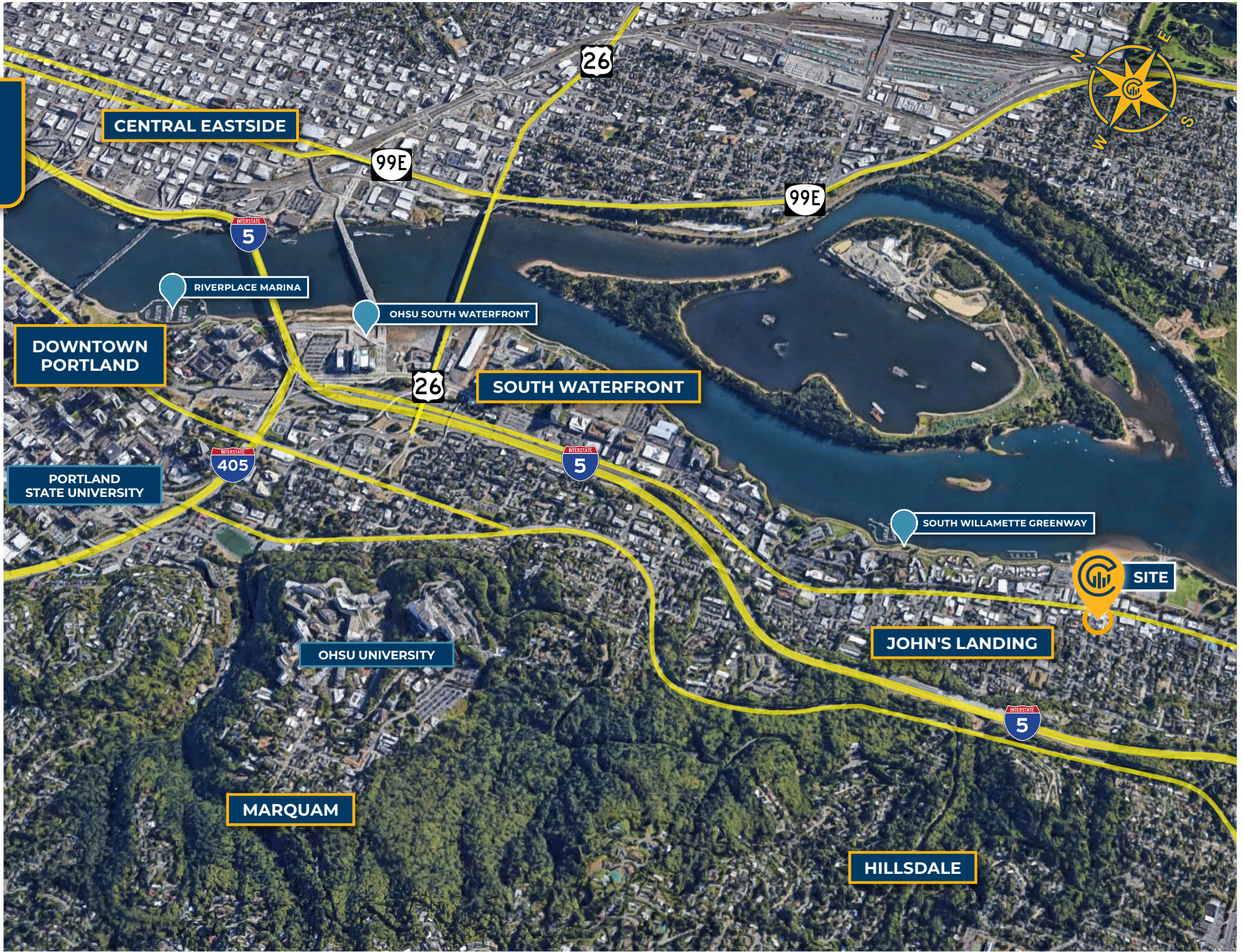
LEASE PROPERTY DETAILS

Address	6501 S Macadam Ave, Portland, OR 97239
Available Space	1,995 SF
Construction	Masonry (CMU)
Clear Height	16' with Grade Level Loading Potential
Parking	Ten Surface Parking Stalls; Street Parking Available
Zoning	CM2, Allow for a Diverse Range of Retail, Office, and Light Industrial Uses
Lease Rate	\$2,800 Modified Gross





# LOCAL AERIAL MAP

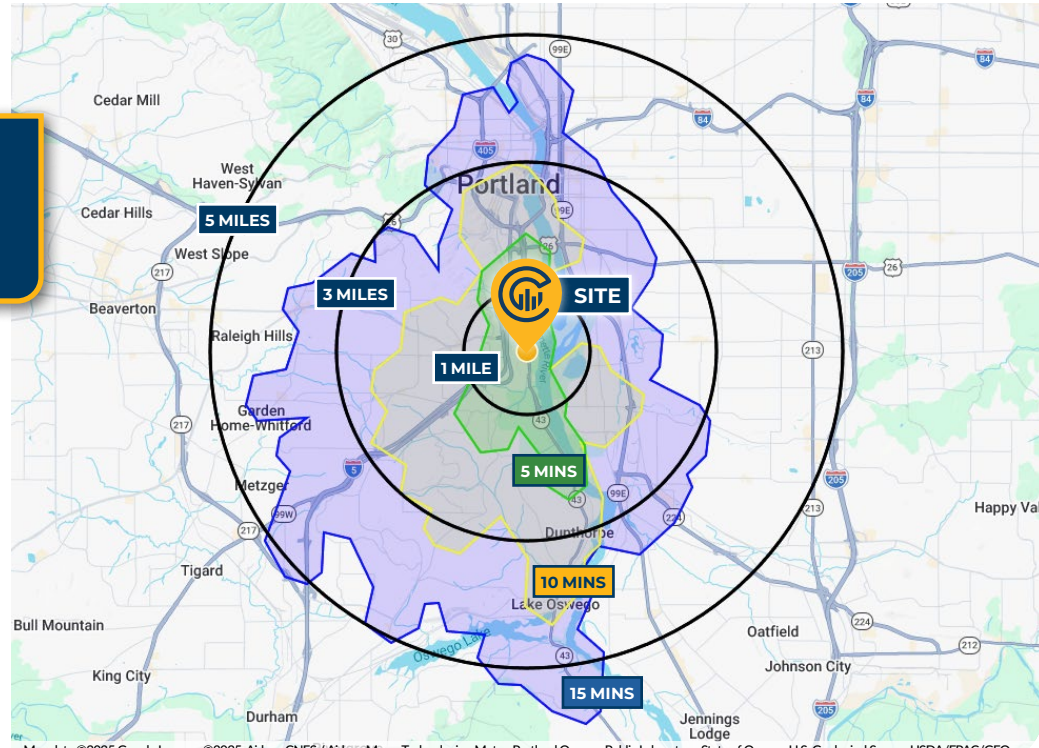


Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

\*Average Daily Traffic Volume | Traffic Counts and †Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025



# DRIVE TIMES & DEMOGRAPHICS



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo



AREA DEMOGRAPHICS			
<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Estimated Population	7,968	141,804	437,227
2030 Projected Population	7,628	139,231	431,159
2020 Census Population	8,176	136,564	424,424
2010 Census Population	6,910	122,320	377,073
Projected Annual Growth 2025 to 2030	-0.9%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2025	1.0%	1.1%	1.1%
<b>Households &amp; Income</b>			
2025 Estimated Households	4,040	66,985	207,198
2025 Est. Average HH Income	\$155,525	\$150,155	\$145,688
2025 Est. Median HH Income	\$115,641	\$112,620	\$106,582
2025 Est. Per Capita Income	\$78,882	\$71,243	\$69,330
<b>Businesses</b>			
2025 Est. Total Businesses	989	13,653	36,848
2025 Est. Total Employees	6,827	115,298	296,873
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 11/2025, TIGER Geography - RS1			

## DON OSSEY, SIOR

Founding Principal | Licensed in OR  
503-542-4344 | don@capacitycommercial.com

## STEPHEN OSSEY

Senior Vice President | Licensed in OR  
503-542-4027 | stephen@capacitycommercial.com

## JACK FENTY

Associate Broker | Licensed in OR & WA  
503-320-4897 | jfenty@capacitycommercial.com

**6501 S MACADAM AVENUE**