

CLOSE IN SE PROPERTY



FOR SALE > 20,000 SF

ADDRESS

3308 & 3320 SE 50th Avenue, Portland, OR

SIZE

Lot Size:

- Two (2) lots of 10,000 SF each

Building Size:

- 3308 SE 50th - 3,394 SF - Currently vacant
- 3320 SE 50th - 8,600 SF - Current auto body tenant in space with lease in place for 4 more years.

SALE PRICE

Asking \$4,500,000

HIGHLIGHTS

- Rare opportunity in SE Portland to purchase site with income from existing tenant(s) while procuring plans for redevelopment.
- Ever-changing area in a well-established neighborhood.
- Surrounding neighborhoods include Mt. Tabor, Hawthorne and Richmond.

ZONING

CM2 - Commercial Mixed Use: Retail, Office, Residential
Maximum height of 45'

TRAFFIC COUNTS

SE Powell Blvd - 42,674 ADT ('20)

SE Foster Rd - 21,499 ADT ('20)

SE 50th Ave - 10,207 ADT ('20)

Walk Score
89

Bike Score
97

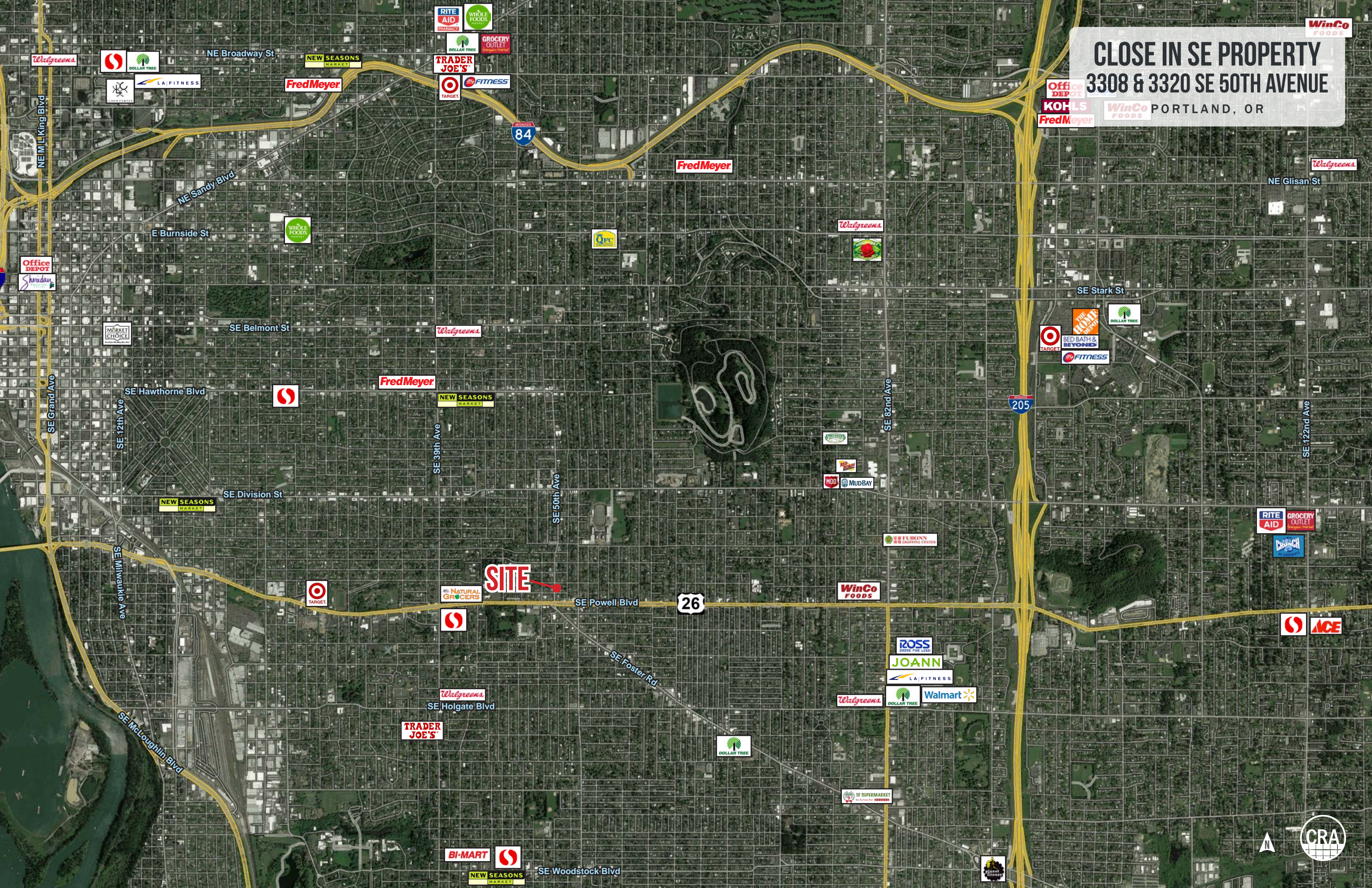


COMMERCIAL
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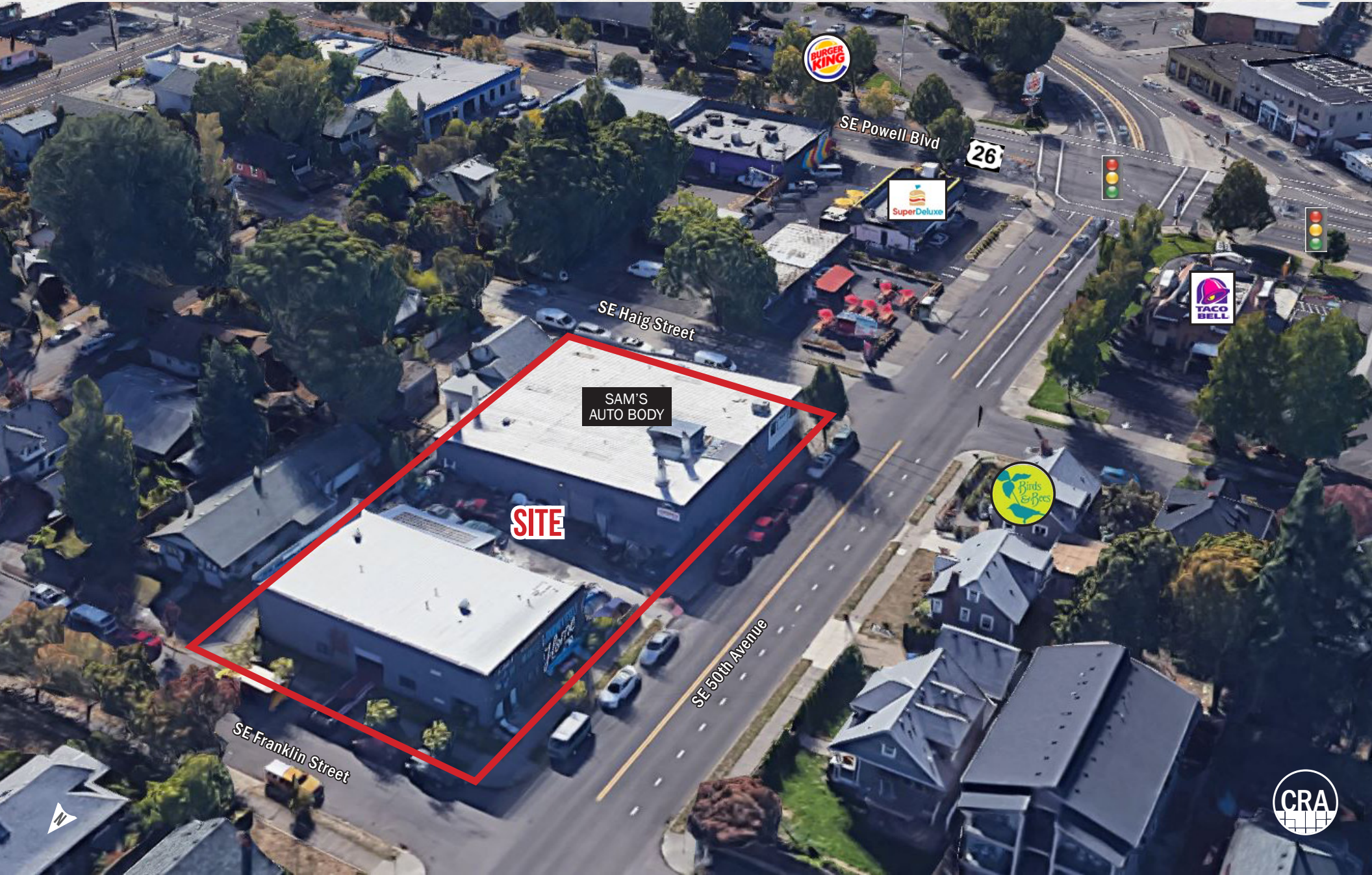
CLOSE IN SE PROPERTY
3308 & 3320 SE 50TH AVENUE
WinCo FOODS PORTLAND, OR



CLOSE IN SE PROPERTY 3308 & 3320 SE 50TH AVENUE

PORTLAND, OR

BIRD'S-EYE VIEW



SE Powell Blvd

26



SE Haig Street

SAM'S
AUTO BODY

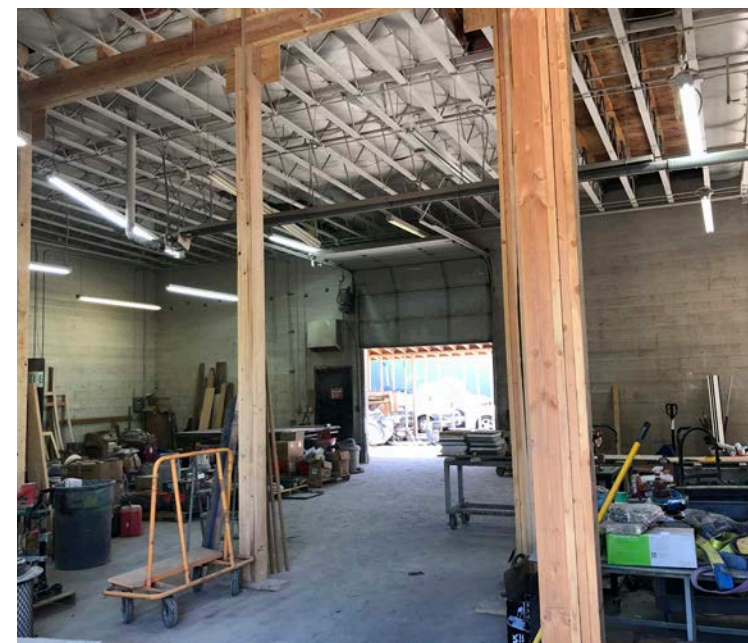
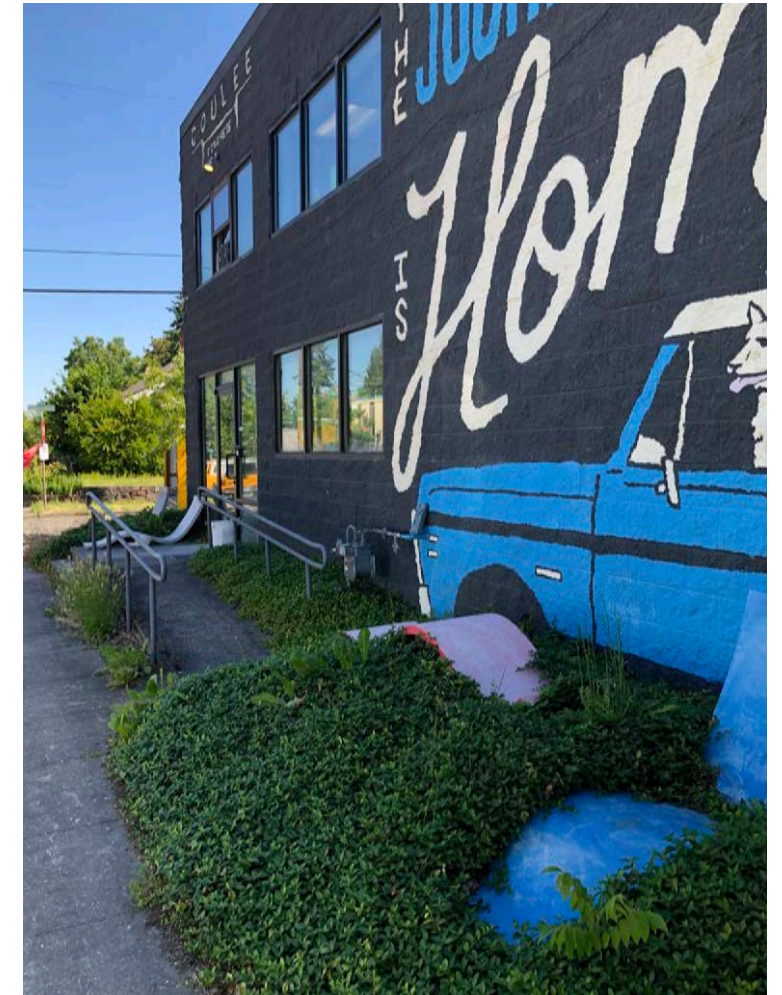
SITE



SE 50th Avenue

SE Franklin Street





CLOSE IN SE PROPERTY

3308 & 3320 SE 50TH AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

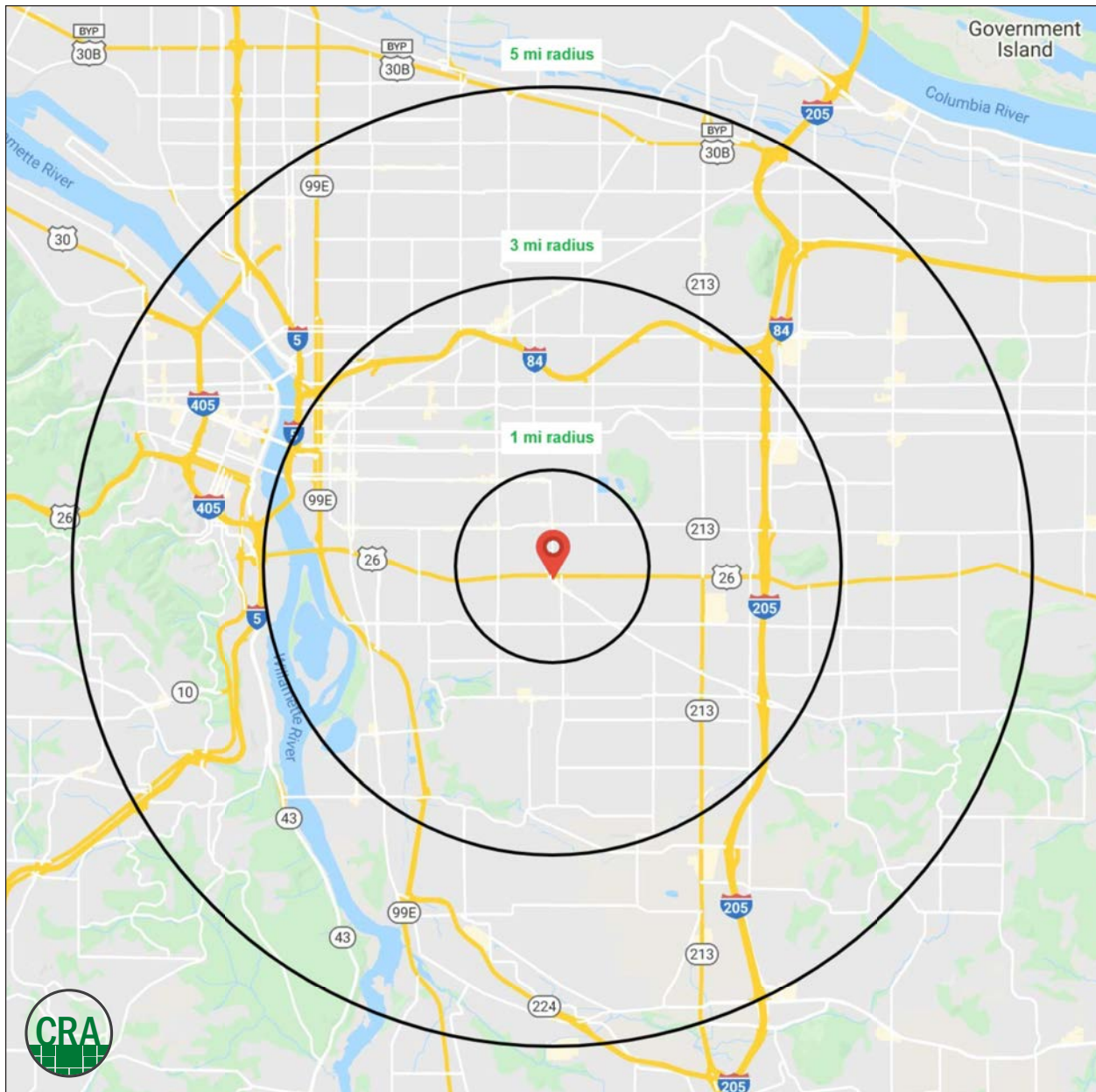
Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	30,918	214,042	525,470
Average HH Income	\$97,838	\$96,000	\$98,429
Median HH Income	\$80,877	\$79,579	\$78,786
Median Home Value	\$468,534	\$474,167	\$472,682
Daytime Demographics 16+	15,468	156,383	485,627
Some College or Higher	83.7%	79.6%	77.4%

\$97,838

Average Household Income
1 MILE RADIUS

36.8

Median Age
1 MILE RADIUS



FULL PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4988/-122.6111

RF1

3308 SE 50th Ave

Portland, OR 97206

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	30,918	214,042	525,470
	2026 Projected Population	31,940	221,662	545,092
	2010 Census Population	27,642	189,513	460,777
	2000 Census Population	27,669	180,383	419,641
	Projected Annual Growth 2021 to 2026	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2021	0.6%	0.9%	1.2%
HOUSEHOLDS	2021 Estimated Households	13,947	97,199	239,968
	2026 Projected Households	14,849	104,017	258,241
	2010 Census Households	12,110	82,454	200,203
	2000 Census Households	11,741	77,319	180,887
	Projected Annual Growth 2021 to 2026	1.3%	1.4%	1.5%
	Historical Annual Growth 2000 to 2021	0.9%	1.2%	1.6%
AGE	2021 Est. Population Under 10 Years	9.8%	9.9%	9.8%
	2021 Est. Population 10 to 19 Years	7.9%	8.8%	9.3%
	2021 Est. Population 20 to 29 Years	14.2%	14.7%	15.0%
	2021 Est. Population 30 to 44 Years	32.3%	29.3%	27.5%
	2021 Est. Population 45 to 59 Years	18.0%	18.6%	18.6%
	2021 Est. Population 60 to 74 Years	12.8%	13.5%	14.3%
	2021 Est. Population 75 Years or Over	5.0%	5.3%	5.5%
	2021 Est. Median Age	36.8	37.2	37.5
MARITAL STATUS & GENDER	2021 Est. Male Population	49.5%	49.5%	49.6%
	2021 Est. Female Population	50.5%	50.5%	50.4%
	2021 Est. Never Married	44.3%	42.9%	42.8%
	2021 Est. Now Married	36.7%	37.6%	36.9%
	2021 Est. Separated or Divorced	15.9%	15.9%	16.4%
	2021 Est. Widowed	3.1%	3.6%	3.8%
INCOME	2021 Est. HH Income \$200,000 or More	8.3%	9.5%	10.1%
	2021 Est. HH Income \$150,000 to \$199,999	9.9%	8.1%	7.8%
	2021 Est. HH Income \$100,000 to \$149,999	18.4%	17.9%	17.3%
	2021 Est. HH Income \$75,000 to \$99,999	15.6%	15.1%	14.0%
	2021 Est. HH Income \$50,000 to \$74,999	20.1%	17.6%	16.9%
	2021 Est. HH Income \$35,000 to \$49,999	9.9%	10.2%	10.0%
	2021 Est. HH Income \$25,000 to \$34,999	6.2%	6.8%	7.2%
	2021 Est. HH Income \$15,000 to \$24,999	4.9%	5.2%	5.8%
	2021 Est. HH Income Under \$15,000	6.8%	9.7%	10.8%
	2021 Est. Average Household Income	\$97,838	\$96,000	\$98,429
	2021 Est. Median Household Income	\$80,877	\$79,579	\$78,786
	2021 Est. Per Capita Income	\$44,271	\$43,776	\$45,226
	2021 Est. Total Businesses	1,589	13,943	37,131
2021 Est. Total Employees	7,928	97,429	330,853	

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1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2021 Est. White	76.9%	75.5%	74.2%
	2021 Est. Black	4.1%	4.2%	5.8%
	2021 Est. Asian or Pacific Islander	9.6%	10.1%	9.4%
	2021 Est. American Indian or Alaska Native	0.9%	1.0%	1.0%
	2021 Est. Other Races	8.5%	9.1%	9.6%
HISPANIC	2021 Est. Hispanic Population	2,944	22,926	56,697
	2021 Est. Hispanic Population	9.5%	10.7%	10.8%
	2026 Proj. Hispanic Population	10.1%	11.3%	11.4%
	2010 Hispanic Population	5.9%	7.8%	8.9%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	23,845	162,197	393,476
	2021 Est. Elementary (Grade Level 0 to 8)	2.3%	2.8%	3.1%
	2021 Est. Some High School (Grade Level 9 to 11)	2.8%	3.3%	3.9%
	2021 Est. High School Graduate	11.1%	14.3%	15.6%
	2021 Est. Some College	21.1%	20.2%	19.9%
	2021 Est. Associate Degree Only	6.6%	6.6%	7.0%
	2021 Est. Bachelor Degree Only	32.9%	31.8%	29.7%
	2021 Est. Graduate Degree	23.1%	21.0%	20.8%
HOUSING	2021 Est. Total Housing Units	14,380	100,631	249,857
	2021 Est. Owner-Occupied	52.9%	47.1%	44.7%
	2021 Est. Renter-Occupied	44.1%	49.5%	51.3%
	2021 Est. Vacant Housing	3.0%	3.4%	4.0%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	4.9%	7.0%	7.0%
	2021 Homes Built 2000 to 2009	4.1%	6.3%	8.9%
	2021 Homes Built 1990 to 1999	5.8%	6.1%	8.7%
	2021 Homes Built 1980 to 1989	6.5%	5.9%	7.0%
	2021 Homes Built 1970 to 1979	11.0%	10.1%	10.8%
	2021 Homes Built 1960 to 1969	7.9%	9.1%	9.0%
	2021 Homes Built 1950 to 1959	12.9%	12.0%	11.3%
	2021 Homes Built Before 1949	43.8%	40.1%	33.4%
HOME VALUES	2021 Home Value \$1,000,000 or More	0.5%	2.6%	3.9%
	2021 Home Value \$500,000 to \$999,999	36.9%	36.6%	34.3%
	2021 Home Value \$400,000 to \$499,999	29.5%	22.5%	21.2%
	2021 Home Value \$300,000 to \$399,999	24.9%	24.8%	25.3%
	2021 Home Value \$200,000 to \$299,999	6.7%	9.7%	10.2%
	2021 Home Value \$150,000 to \$199,999	0.4%	1.3%	1.5%
	2021 Home Value \$100,000 to \$149,999	0.3%	0.5%	0.6%
	2021 Home Value \$50,000 to \$99,999	0.4%	0.6%	0.9%
	2021 Home Value \$25,000 to \$49,999	0.3%	0.6%	0.9%
	2021 Home Value Under \$25,000	0.1%	0.9%	1.3%
	2021 Median Home Value	\$468,534	\$474,167	\$472,682
	2021 Median Rent	\$1,260	\$1,240	\$1,229

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1 mi radius 3 mi radius 5 mi radius

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LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	26,371	181,495	445,302
	2021 Est. Civilian Employed	71.3%	67.4%	65.1%
	2021 Est. Civilian Unemployed	5.7%	5.6%	5.3%
	2021 Est. in Armed Forces	0.1%	-	-
	2021 Est. not in Labor Force	22.8%	26.9%	29.4%
	2021 Labor Force Males	49.0%	49.2%	49.4%
	2021 Labor Force Females	51.0%	50.8%	50.6%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	18,798	122,398	290,092
	2021 Mgmt, Business, & Financial Operations	18.8%	17.5%	18.2%
	2021 Professional, Related	35.1%	34.4%	31.9%
	2021 Service	17.6%	17.6%	17.3%
	2021 Sales, Office	15.7%	17.1%	18.2%
	2021 Farming, Fishing, Forestry	0.6%	0.5%	0.5%
	2021 Construction, Extraction, Maintenance	4.2%	4.3%	4.5%
	2021 Production, Transport, Material Moving	8.0%	8.7%	9.4%
	2021 White Collar Workers	69.7%	69.0%	68.4%
	2021 Blue Collar Workers	30.3%	31.0%	31.6%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	53.5%	55.0%	56.4%
	2021 Drive to Work in Carpool	7.6%	7.6%	7.8%
	2021 Travel to Work by Public Transportation	16.2%	14.9%	13.8%
	2021 Drive to Work on Motorcycle	0.4%	0.2%	0.2%
	2021 Walk or Bicycle to Work	13.0%	11.9%	11.8%
	2021 Other Means	0.4%	0.8%	1.0%
	2021 Work at Home	8.8%	9.5%	8.9%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	15.2%	18.1%	20.4%
	2021 Travel to Work in 15 to 29 Minutes	42.4%	41.0%	40.4%
	2021 Travel to Work in 30 to 59 Minutes	42.5%	36.8%	33.9%
	2021 Travel to Work in 60 Minutes or More	7.1%	7.1%	6.6%
	2021 Average Travel Time to Work	26.6	25.3	24.2
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$968.77 M	\$6.64 B	\$16.64 B
	2021 Est. Apparel	\$34.44 M	\$236.32 M	\$592.82 M
	2021 Est. Contributions, Gifts	\$56.05 M	\$387.03 M	\$978.4 M
	2021 Est. Education, Reading	\$32.05 M	\$222.62 M	\$565.33 M
	2021 Est. Entertainment	\$55.11 M	\$376.82 M	\$944.46 M
	2021 Est. Food, Beverages, Tobacco	\$148.06 M	\$1.01 B	\$2.54 B
	2021 Est. Furnishings, Equipment	\$34.28 M	\$234.17 M	\$586.43 M
	2021 Est. Health Care, Insurance	\$87.6 M	\$597.82 M	\$1.49 B
	2021 Est. Household Operations, Shelter, Utilities	\$313.64 M	\$2.15 B	\$5.4 B
	2021 Est. Miscellaneous Expenses	\$18.39 M	\$125.95 M	\$316.11 M
	2021 Est. Personal Care	\$13.04 M	\$89.31 M	\$223.71 M
	2021 Est. Transportation	\$176.1 M	\$1.2 B	\$2.99 B

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For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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