

CHURCH/EDUCATION BUILDING



FOR SALE ► PORTLAND, OR

ADDRESS

7528 N Charleston Ave.
Portland, OR 97203

PROPERTY SIZE

22,695 SF building on 0.53 AC of Land

ASKING PRICE

\$2,440,000

ZONING

RM2d - Multi-Dwelling Residential Zone

TRAFFIC COUNTS

N Lombard Street – 11,323 ADT ('25)

N Philadelphia Avenue – 20,392 ADT ('25)

HIGHLIGHTS

- Constructed in 1957.
- Charming, character-rich building with exceptional craftsmanship.
- Versatile spaces including a main sanctuary, offices, classrooms, kitchen, and ample storage.
- Outdoor area ideal for a garden or recreational play space.
- Includes garage/storage shed.
- Approximately 10 dedicated parking spaces.
- Ideal for religious, educational, or community use!

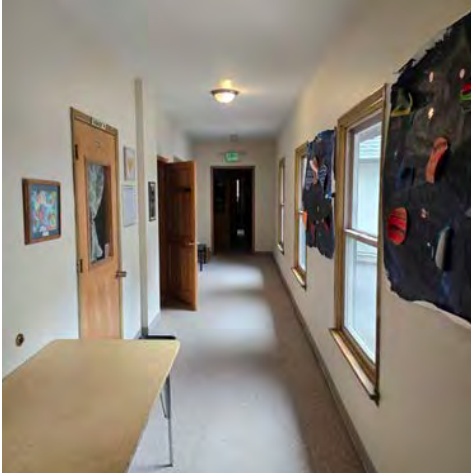


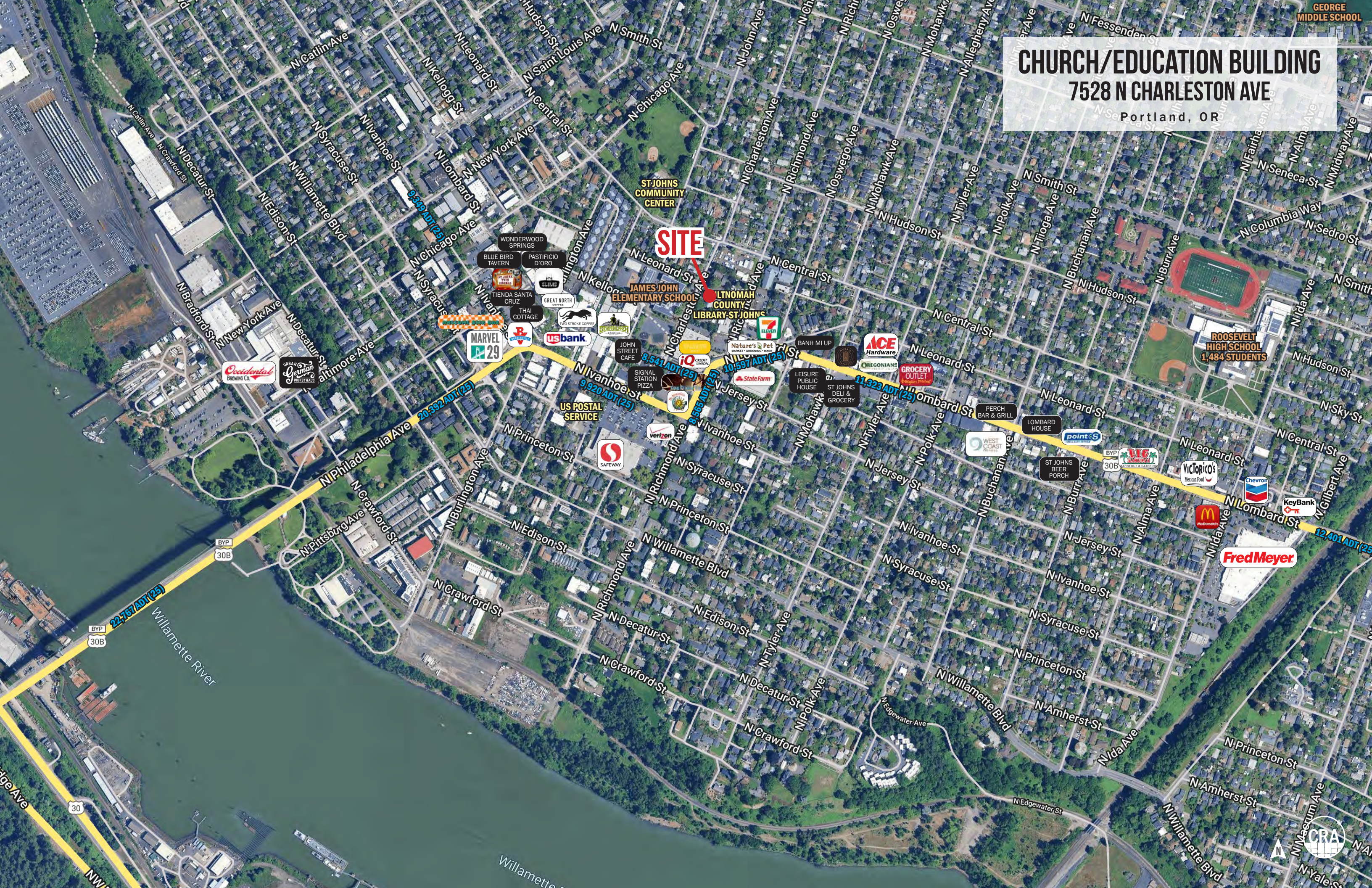
**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

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503.274.0211
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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.







N Leonard St

CHURCH/EDUCATION BUILDING
7528 N CHARLESTON AVE
Portland, OR

SE Stephens Street

N Richmond Ave

SE 28th Avenue

SE 29th Avenue

SITE

N Charleston Ave

N Richmond Ave

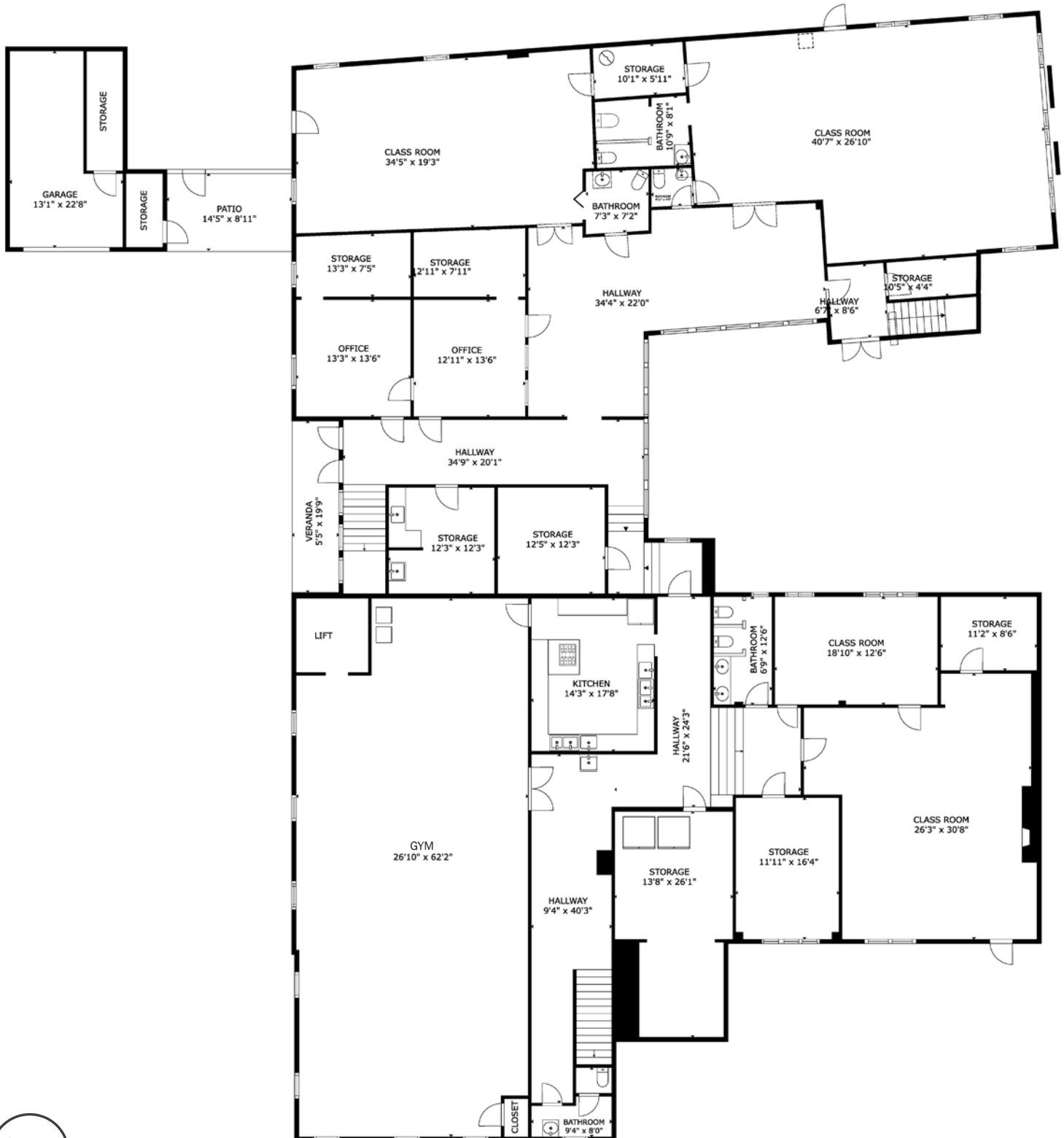


CHURCH/EDUCATION BUILDING

7528 N CHARLESTON AVE

FLOOR PLAN - 1ST FLOOR

Portland, OR

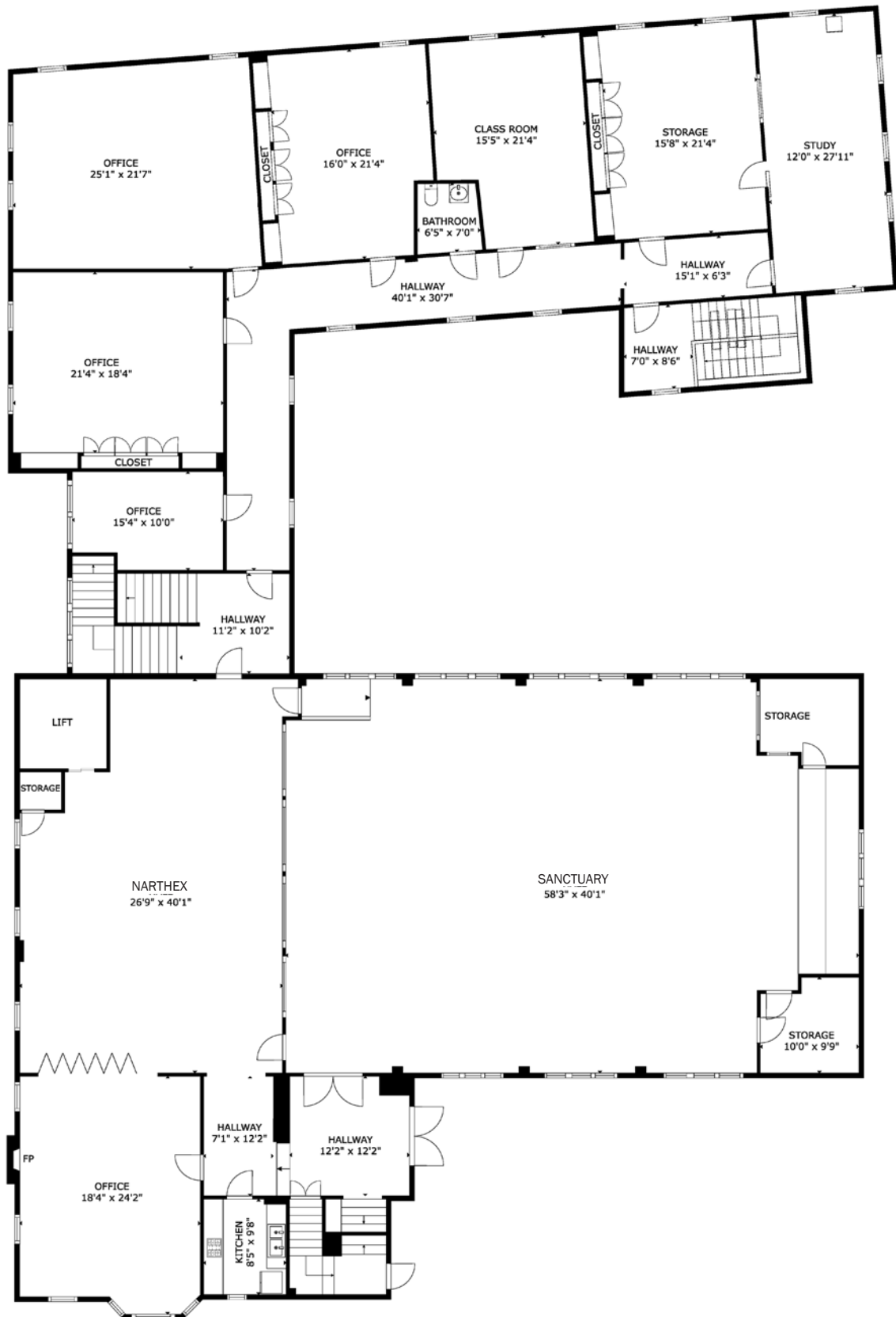


CHURCH/EDUCATION BUILDING

7528 N CHARLESTON AVE

FLOOR PLAN - 2ND FLOOR

Portland, OR

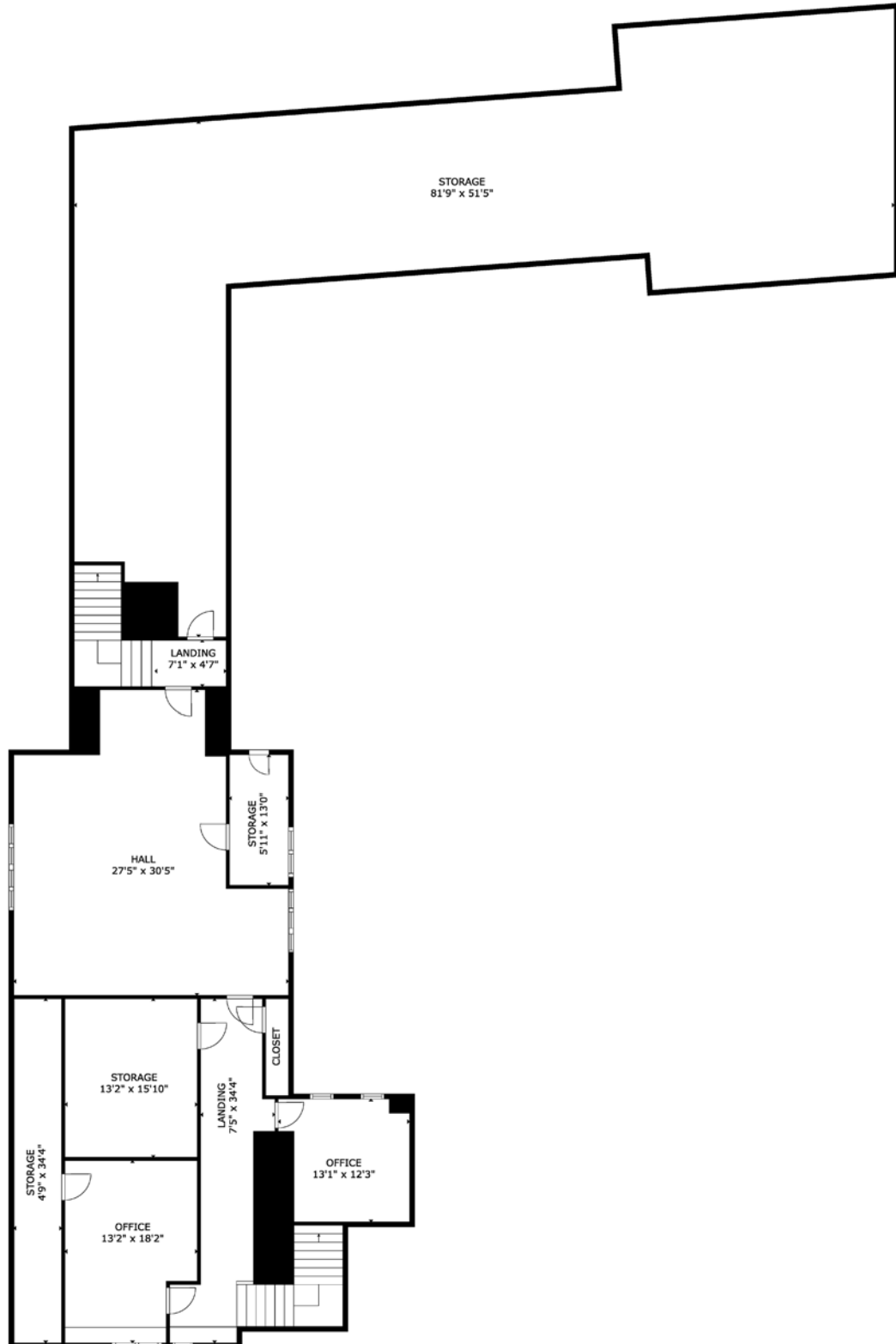


CHURCH/EDUCATION BUILDING

7528 N CHARLESTON AVE

FLOOR PLAN - 3RD FLOOR

Portland, OR



CHURCH/EDUCATION BUILDING

7528 N CHARLESTON AVE

DEMOGRAPHIC SUMMARY

Portland, OR

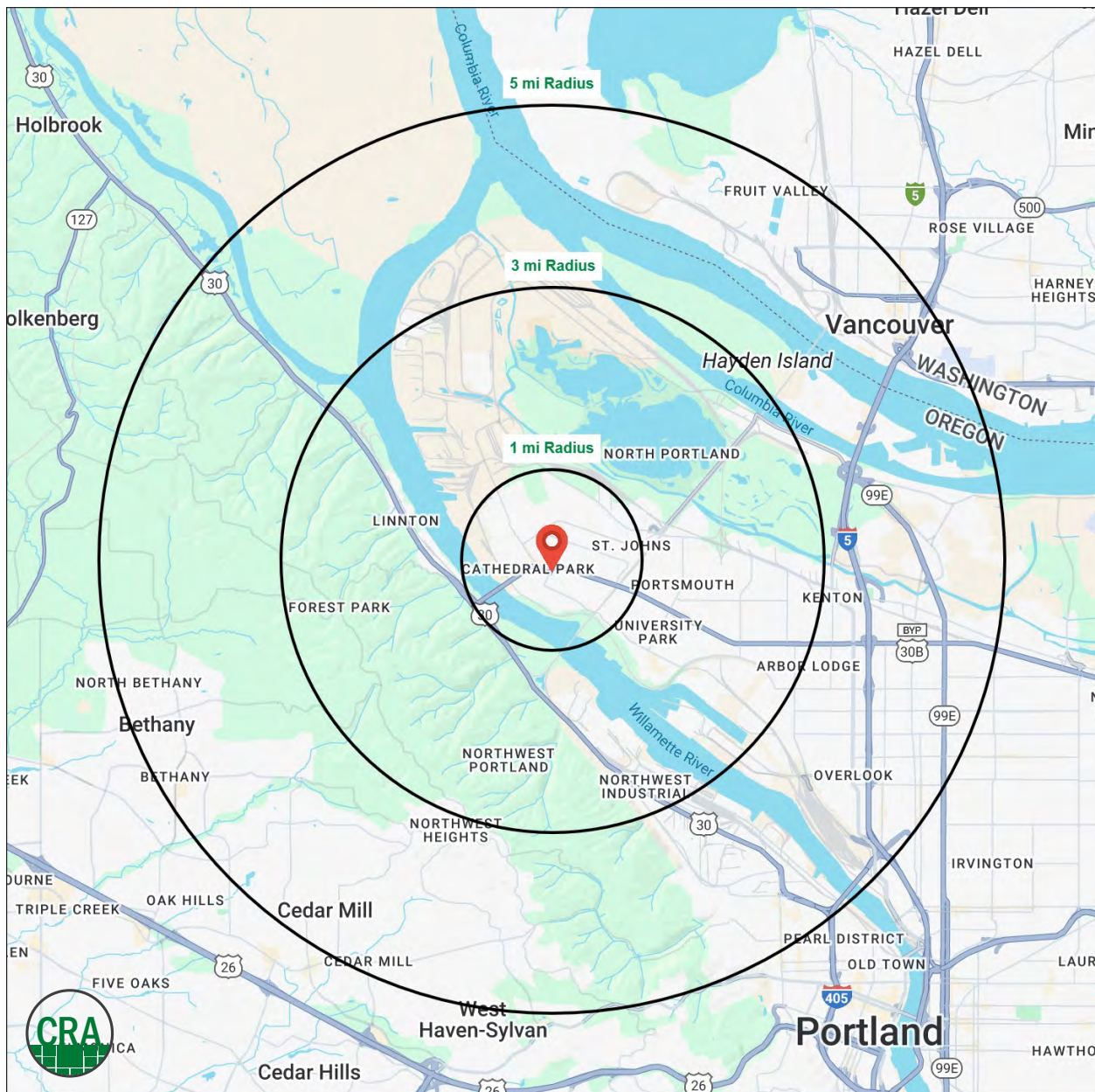
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	16,702	41,915	159,965
Estimated Households	7,599	16,800	69,105
Average HH Income	\$108,501	\$120,663	\$159,922
Median Home Value	\$474,214	\$521,548	\$657,588
Daytime Demographics 16+	9,013	35,737	133,634
Some College or Higher	74.3%	75.9%	82.8%

\$108,501

Average Household Income
1 MILE RADIUS

36.2

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5903/-122.7509

7528 N Charleston Ave Portland, OR 97203	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	16,702	41,915	159,965
2030 Projected Population	16,814	41,707	163,362
2020 Census Population	17,811	43,972	157,873
2010 Census Population	15,908	39,809	128,568
Projected Annual Growth 2025 to 2030	0.1%	-	0.4%
Historical Annual Growth 2010 to 2025	0.3%	0.4%	1.6%
2025 Median Age	36.2	34.8	37.8
Households			
2025 Estimated Households	7,599	16,800	69,105
2030 Projected Households	7,713	16,838	72,203
2020 Census Households	7,391	16,474	63,434
2010 Census Households	6,559	14,940	51,590
Projected Annual Growth 2025 to 2030	0.3%	-	0.9%
Historical Annual Growth 2010 to 2025	1.1%	0.8%	2.3%
Race and Ethnicity			
2025 Estimated White	68.5%	67.1%	66.0%
2025 Estimated Black or African American	6.7%	8.3%	6.5%
2025 Estimated Asian or Pacific Islander	5.3%	6.5%	13.9%
2025 Estimated American Indian or Native Alaskan	1.4%	1.2%	0.8%
2025 Estimated Other Races	18.1%	16.9%	12.8%
2025 Estimated Hispanic	17.7%	16.3%	11.6%
Income			
2025 Estimated Average Household Income	\$108,501	\$120,663	\$159,922
2025 Estimated Median Household Income	\$82,048	\$96,509	\$125,255
2025 Estimated Per Capita Income	\$49,431	\$48,777	\$69,340
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.9%	3.4%	2.0%
2025 Estimated Some High School (Grade Level 9 to 11)	2.9%	4.2%	2.9%
2025 Estimated High School Graduate	20.0%	16.4%	12.2%
2025 Estimated Some College	18.3%	19.6%	15.8%
2025 Estimated Associates Degree Only	7.5%	6.7%	5.7%
2025 Estimated Bachelors Degree Only	31.6%	30.9%	36.5%
2025 Estimated Graduate Degree	16.9%	18.7%	24.9%
Business			
2025 Estimated Total Businesses	757	2,140	10,581
2025 Estimated Total Employees	5,035	24,059	92,620
2025 Estimated Employee Population per Business	6.7	11.2	8.8
2025 Estimated Residential Population per Business	22.1	19.6	15.1

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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