

— FOR SALE —

# RETAIL/RESIDENTIAL BUILDING IN THE HEART OF MULTNOMAH VILLAGE!



## LOCATION

7881 SW Capitol Hwy, Portland, OR 97219

## AVAILABLE SPACE

Approximately 4,616 SF:

- ~1,426 SF ground floor retail
- Apartment Unit 1 (2 bed/1 bath): ~750 SF
- Apartment Unit 2 (2 bed/1 bath): ~1,175 SF
- Apartment Unit 3 (2 bed/1 bath): ~1,175 SF
- 50 SF common area
- Plus common outdoor side yard area

Apartment units are leased (currently M-to-M)

Retail space vacant

## SALE PRICE

\$1.2M

## HIGHLIGHTS

- Great owner/user or investment opportunity in the heart of vibrant Multnomah Village!
- Immediate co-tenancy includes Consign Couture, Switch, JP General, Peggy Sundays, Yalla, ZoomCare, Fat Kitty, Annie Blooms Books, and more.
- Available now!

## TRAFFIC COUNTS

SW Multnomah Blvd | 14,032 ADT ('24)

SW Capitol Hwy | 1,926 ADT ('24)

Walk Score

86

Bike Score

74

Transit Score

36



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

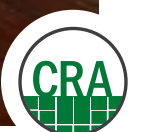
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## IMAGES

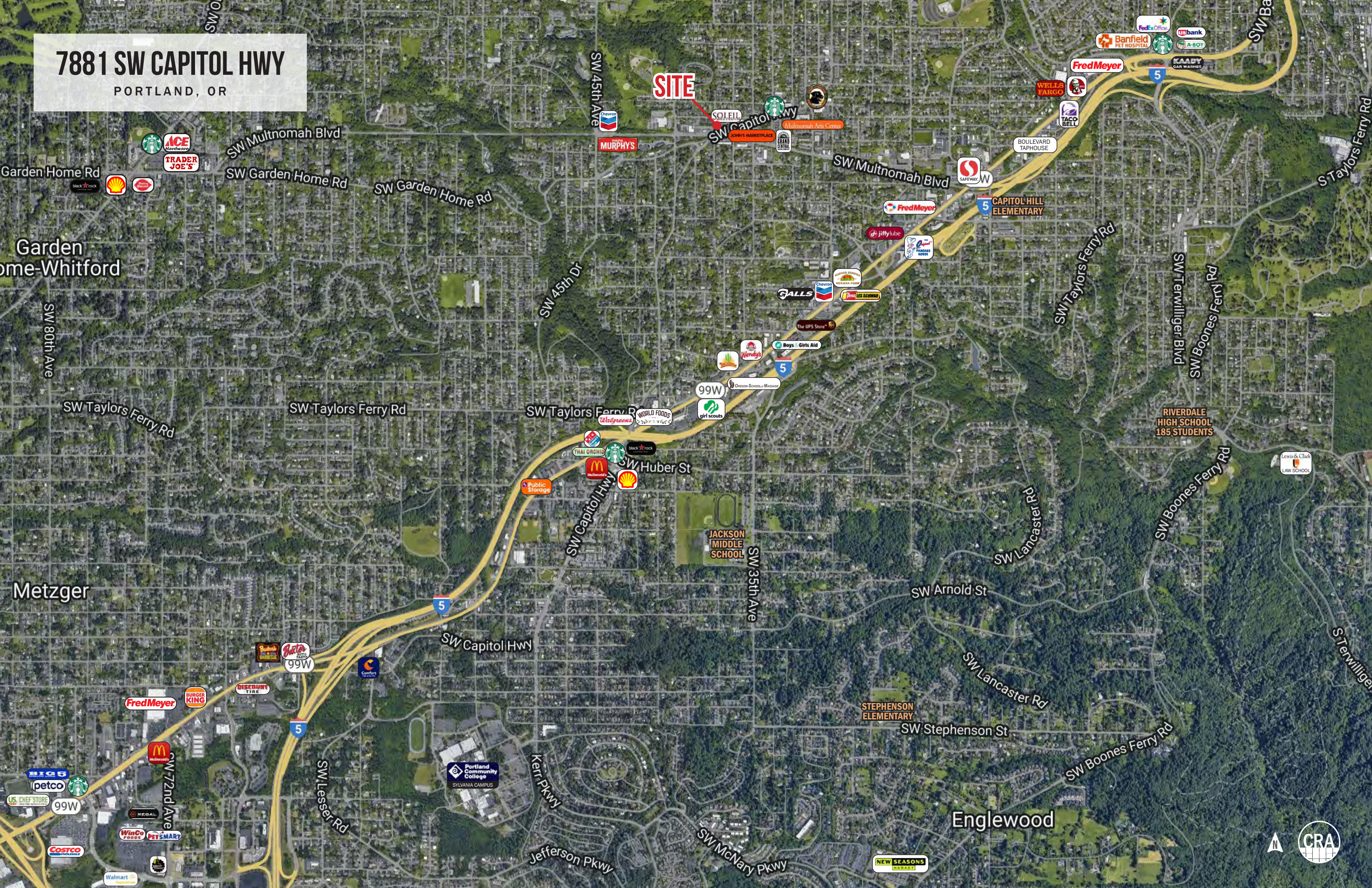
**7881 SW CAPITOL HWY**  
PORTLAND, OR





# 7881 SW CAPITOL HWY

PORTLAND, OR









# 7881 SW CAPITOL HWY

## PORTLAND, OR

### DEMOGRAPHIC SUMMARY

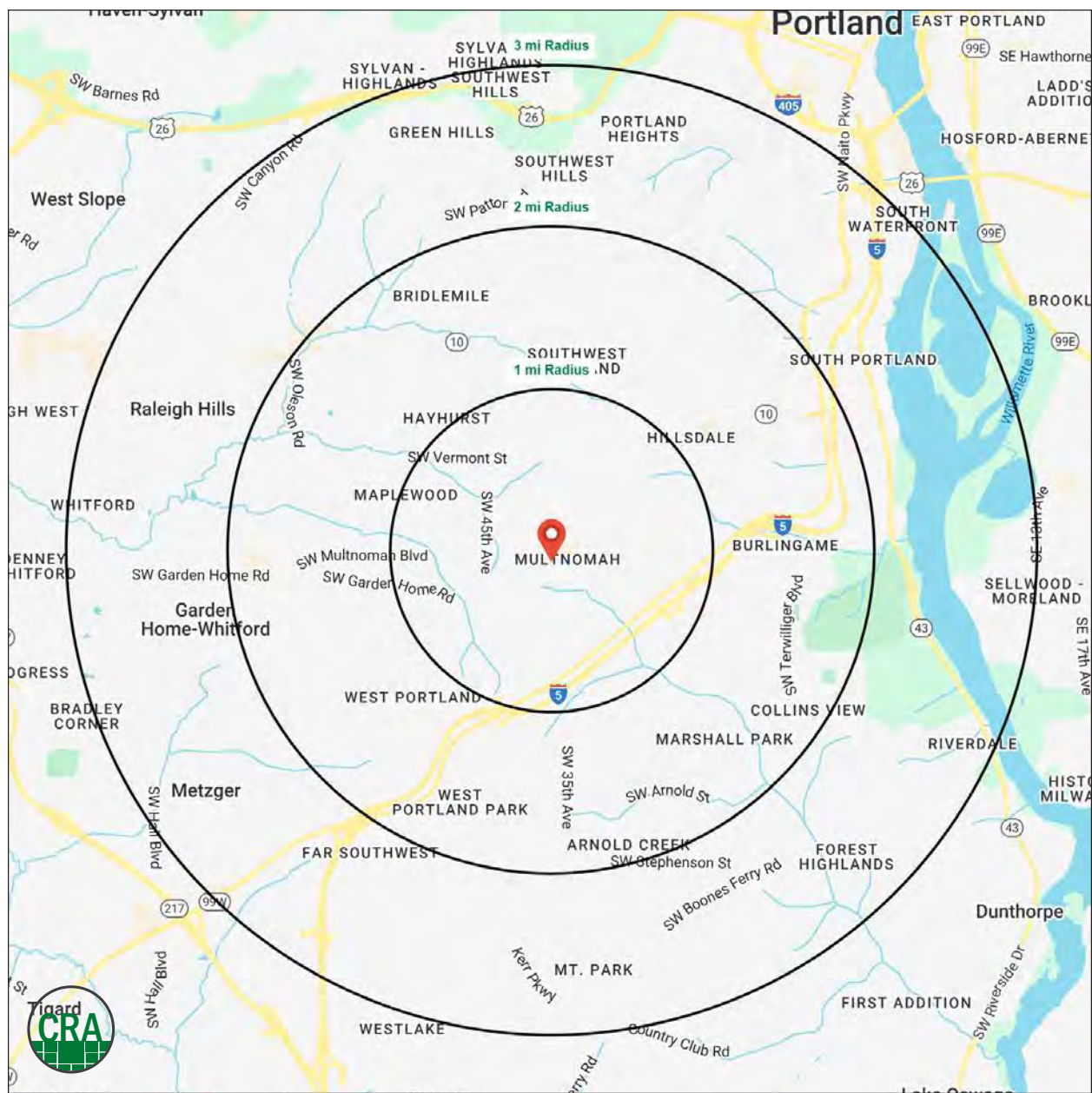
Source: Regis – SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	16,781	52,244	106,726
Estimated Households	7,668	22,887	48,782
Average HH Income	\$143,422	\$171,184	\$172,336
Median Home Value	\$600,316	\$651,485	\$688,906
Daytime Demographics 16+	10,359	28,967	74,809
Some College or Higher	89.3%	89.4%	89.1%

**\$143,422**

Average Household Income  
1 MILE RADIUS

**39.5**

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4678/-122.7146

7881 SW Capitol Hwy Portland, OR 97219	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	16,781	52,244	106,726
2029 Projected Population	15,832	49,105	102,714
2020 Census Population	16,944	53,975	107,971
2010 Census Population	16,234	52,021	99,992
Projected Annual Growth 2024 to 2029	-1.1%	-1.2%	-0.8%
Historical Annual Growth 2010 to 2024	0.2%	-	0.5%
2024 Median Age	39.5	41.5	42.0
<b>Households</b>			
2024 Estimated Households	7,668	22,887	48,782
2029 Projected Households	7,243	21,579	47,144
2020 Census Households	7,877	23,648	48,331
2010 Census Households	7,509	22,820	44,940
Projected Annual Growth 2024 to 2029	-1.1%	-1.1%	-0.7%
Historical Annual Growth 2010 to 2024	0.2%	-	0.6%
<b>Race and Ethnicity</b>			
2024 Estimated White	79.1%	79.8%	78.8%
2024 Estimated Black or African American	3.6%	3.2%	2.9%
2024 Estimated Asian or Pacific Islander	5.6%	6.0%	7.2%
2024 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
2024 Estimated Other Races	11.1%	10.5%	10.6%
2024 Estimated Hispanic	9.5%	8.9%	9.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$143,422	\$171,184	\$172,336
2024 Estimated Median Household Income	\$109,420	\$129,824	\$126,283
2024 Estimated Per Capita Income	\$65,686	\$75,121	\$78,947
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.3%	1.0%
2024 Estimated Some High School (Grade Level 9 to 11)	1.3%	1.1%	1.2%
2024 Estimated High School Graduate	7.3%	8.1%	8.7%
2024 Estimated Some College	19.1%	16.4%	15.9%
2024 Estimated Associates Degree Only	6.0%	6.1%	6.0%
2024 Estimated Bachelors Degree Only	39.5%	39.2%	38.9%
2024 Estimated Graduate Degree	24.7%	27.8%	28.3%
<b>Business</b>			
2024 Estimated Total Businesses	1,151	3,122	6,951
2024 Estimated Total Employees	6,287	15,092	43,114
2024 Estimated Employee Population per Business	5.5	4.8	6.2
2024 Estimated Residential Population per Business	14.6	16.7	15.4

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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