

— 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

\$850,000

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 | 18,686 ADT ('24)

SW Capitol Hwy | 5,966 ADT ('25)

Walk Score

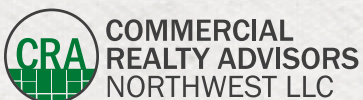
86

Bike Score

74

Transit Score

36



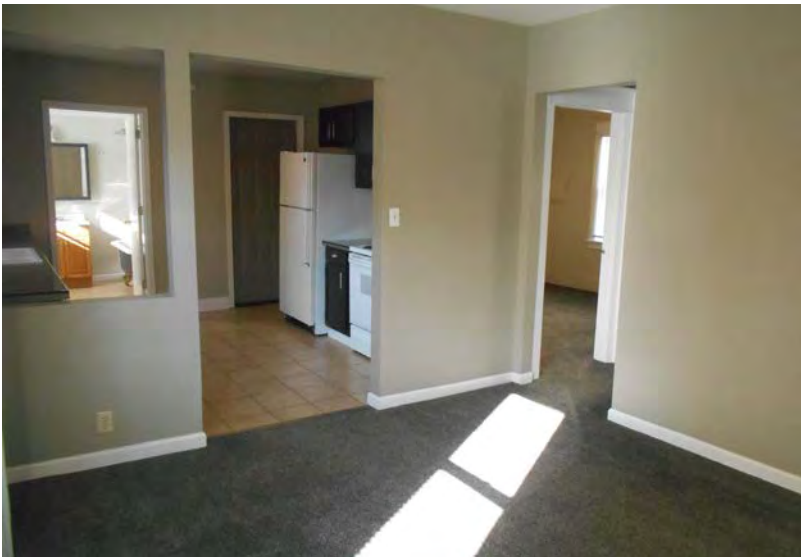
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

7881 SW CAPITOL HWY
PORTLAND, OR

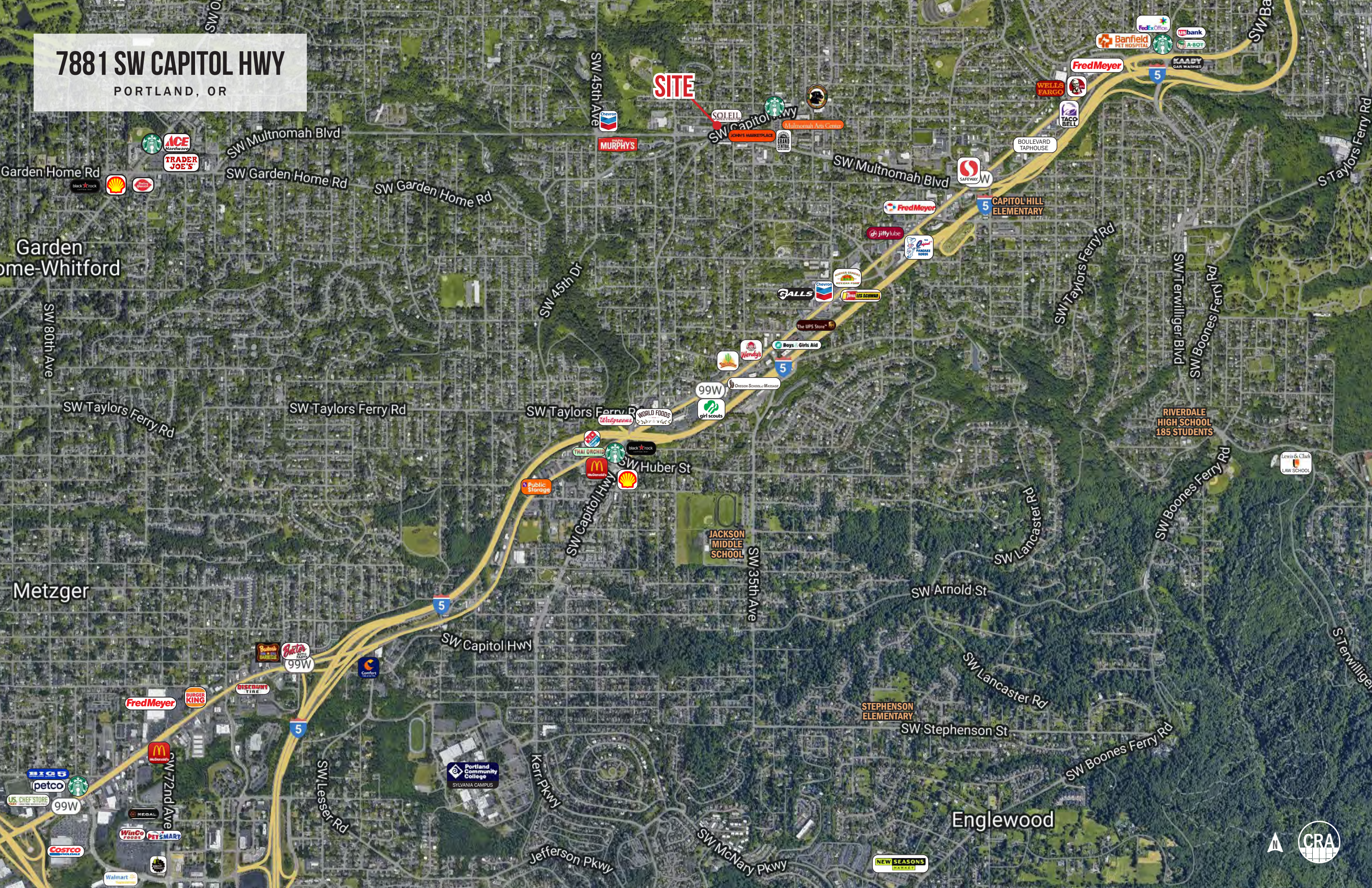
IMAGES



7881 SW CAPITOL HWY

PORTLAND, OR

SITE



7881 SW CAPITOL HWY

PORTLAND, OR

SITE

5,966 ADT (25)

18,686 ADT (24)

Multnomah Arts Center

MULTNOMAH FRENCH QUARTER



KeyBank

HIDE-A-WHILE LOUNGE

THAI HERBS

BISHOPS

VILLAGE COFFEE

unitus

Spielman Bagels

THE GIBSON

TRUQUITO

Proper Pint

OTTO & ANITA'S SCHNITZELHAUS

Meals Wheels PEOPLE

FORM & FUNCTION

Community

SAGE. flowers

UMPUQA BANK

RENNER'S GRILL

PEACHTREE GIFTS

ZOOM+care

INDIGO TRADERS

ZINC

STINKY TOYS

SARAH J. HANDMADE

LEVEL BEER

YALLA

JOHN'S MARKETPLACE

CHEER

JP GENERAL

MARCO'S CAFE

GRAND CENTRAL BAKING COMPANY

SW Multnomah Blvd

SW Capitol Hwy

SW Multnomah Blvd

SW Capitol Hwy

SW Capitol Hwy

SW Capitol Hwy

CRAI

7881 SW CAPITOL HWY

PORTLAND, OR

DEMOGRAPHIC SUMMARY

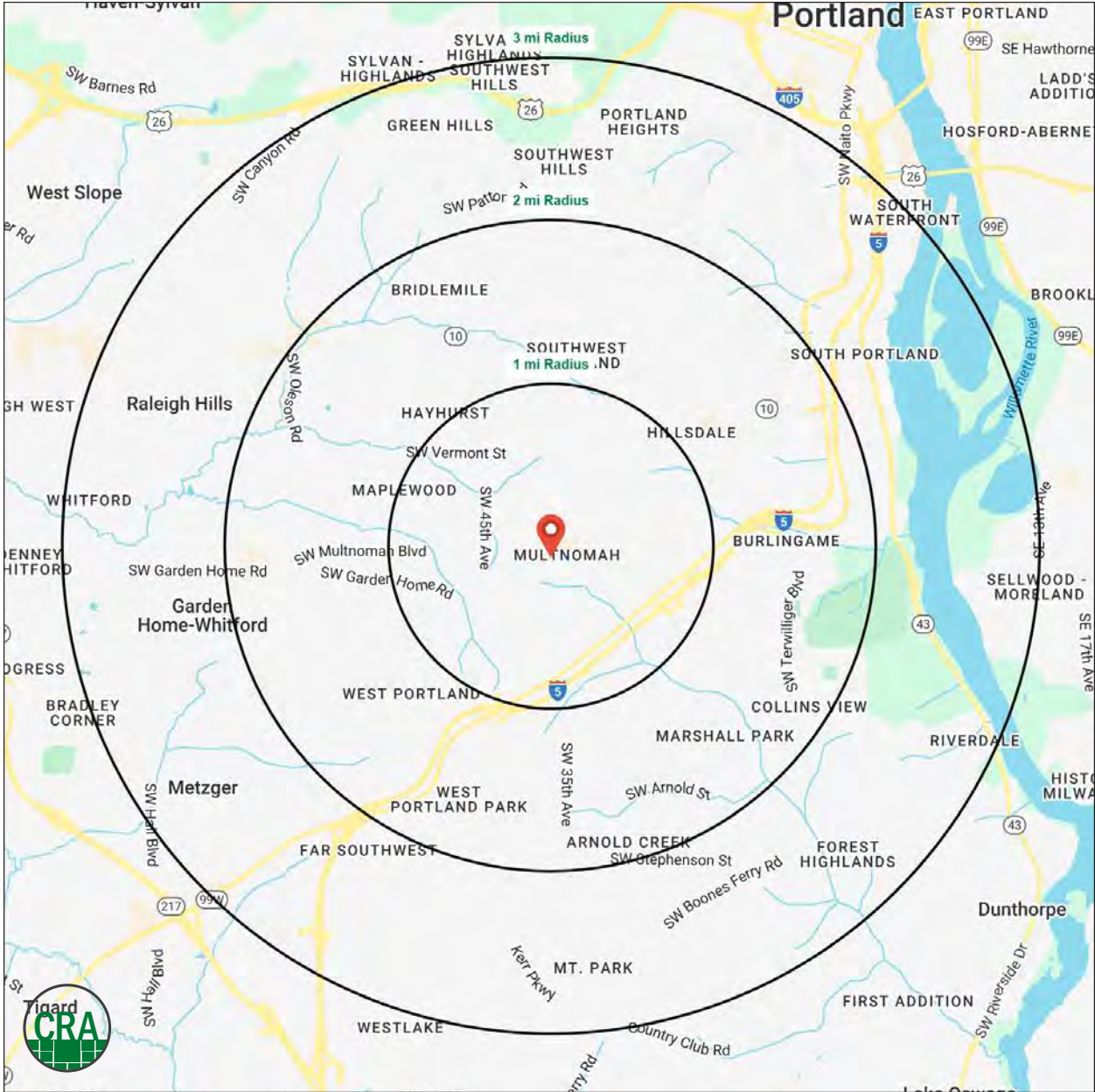
Source: Regis - SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	16,976	52,247	108,376
Estimated Households	7,725	22,747	49,263
Average HH Income	\$140,500	\$169,273	\$173,410
Median Home Value	\$625,346	\$673,902	\$716,084
Daytime Demographics 16+	10,601	29,266	77,046
Some College or Higher	89%	89.8%	89.3%

\$143,422

Average Household Income
1 MILE RADIUS

39.2

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: 45.4678/-122.7146

7881 SW Capitol Hwy Portland, OR 97219	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	16,976	52,247	108,376
2030 Projected Population	16,254	49,566	105,624
2020 Census Population	16,944	53,975	107,971
2010 Census Population	16,234	52,021	99,992
Projected Annual Growth 2025 to 2030	-0.9%	-1.0%	-0.5%
Historical Annual Growth 2010 to 2025	0.3%	-	0.6%
2025 Median Age	39.2	41.5	42.0
Households			
2025 Estimated Households	7,725	22,747	49,263
2030 Projected Households	7,434	21,753	48,707
2020 Census Households	7,877	23,648	48,331
2010 Census Households	7,509	22,820	44,940
Projected Annual Growth 2025 to 2030	-0.8%	-0.9%	-0.2%
Historical Annual Growth 2010 to 2025	0.2%	-	0.6%
Race and Ethnicity			
2025 Estimated White	76.9%	78.4%	77.4%
2025 Estimated Black or African American	3.7%	3.3%	3.0%
2025 Estimated Asian or Pacific Islander	7.4%	6.9%	7.9%
2025 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
2025 Estimated Other Races	11.4%	10.9%	11.0%
2025 Estimated Hispanic	9.9%	9.4%	9.9%
Income			
2025 Estimated Average Household Income	\$140,500	\$169,273	\$173,410
2025 Estimated Median Household Income	\$109,684	\$125,440	\$124,176
2025 Estimated Per Capita Income	\$64,072	\$73,828	\$79,004
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.4%	1.0%
2025 Estimated Some High School (Grade Level 9 to 11)	0.9%	0.9%	1.2%
2025 Estimated High School Graduate	8.1%	7.9%	8.5%
2025 Estimated Some College	20.0%	16.3%	15.9%
2025 Estimated Associates Degree Only	6.5%	6.0%	5.9%
2025 Estimated Bachelors Degree Only	39.1%	40.1%	38.9%
2025 Estimated Graduate Degree	23.4%	27.4%	28.6%
Business			
2025 Estimated Total Businesses	1,155	3,156	7,203
2025 Estimated Total Employees	6,307	15,293	44,430
2025 Estimated Employee Population per Business	5.5	4.8	6.2
2025 Estimated Residential Population per Business	14.7	16.6	15.0

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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