

SW PORTLAND CHURCH PROPERTY



FOR SALE

ADDRESS

9750 SW Terwilliger Blvd, Portland, OR 97219

PROPERTY SIZE

1.94 AC (84,465 SF)

BUILDING SIZE

9,348 SF

ASKING PRICE

\$2,000,000

ZONING

R7

PARKING

Approx 40 spaces

HIGHLIGHTS

- Church built in 1961 with latest renovation in 2002.
- Church building includes a sanctuary, multiple classrooms and offices, a meeting hall, a daylight basement, a balcony, and an outdoor play area.
- Directly across from Riverdale High School, and only minutes from Lewis and Clark College, Tryon Creek Park, and I-5.

TRAFFIC COUNTS

SW Terwilliger Blvd - 15,125 ADT ('20)



COMMERCIAL
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CHURCH PROPERTY 9750 SW TERWILLIGER BLVD

PORTLAND, OR



SITE

Fred Meyer

SAFEWAY

ZUPANS

NEW SEASONS

NEW SEASONS

SAFEWAY

WHOLE FOODS



CHURCH PROPERTY
9750 SW TERWILLIGER BLVD
PORTLAND, OR

SITE

**RIVERDALE
HIGH SCHOOL**
236 STUDENTS

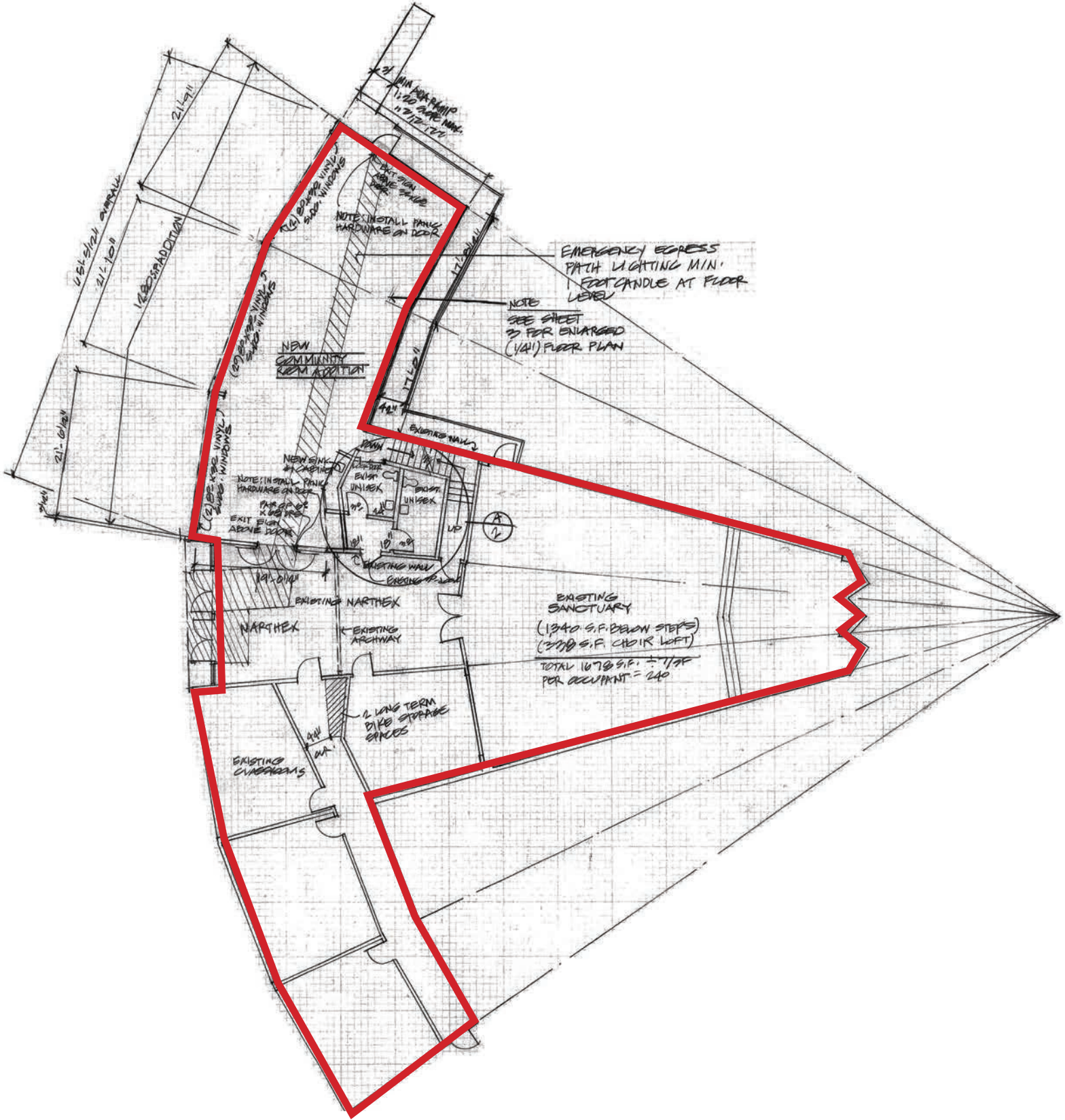
MT CARMEL
LUTHERAN
CHURCH

**HUSTON SPORTS
COMPLEX**

**LEWIS & CLARK
COLLEGE**
3,157 STUDENTS



MAIN FLOOR PLAN



St. Mark Presbyterian Church

Gross Square Footage Areas As Measured From Building Plans

| Main Floor | |
|---|--------------|
| Sanctuary, seating area below altar steps | 1,338 |
| Sanctuary, above steps & behind screen | 631 |
| Narthex | 666 |
| Bathroom, coffee area and landing | 243 |
| Pastor office and workroom | 301 |
| Montague Wing - classrooms | 980 |
| -hall | 317 |
| <u>Jarrett Wing - unfinished community room</u> | <u>1,300</u> |
| Total Main Floor | 5,776 |
| Upper floor | |
| Hallway | 144 |
| Storage room | 222 |
| Furnace room | 108 |
| Class room | 349 |
| <u>Choir loft (upper level in sanctuary)</u> | <u>340</u> |
| Total upper floor | 1,163 |
| Basement | |
| Main room | 1,384 |
| Kitchen | 297 |
| Storage room 1 | 142 |
| Storage room 2 | 96 |
| Hallway | 200 |
| Women's restroom | 97 |
| Men's restroom | 108 |
| <u>Furnace room</u> | <u>85</u> |
| Total Basement | 2,409 |
| Total of All Interior Spaces | 9,348 |

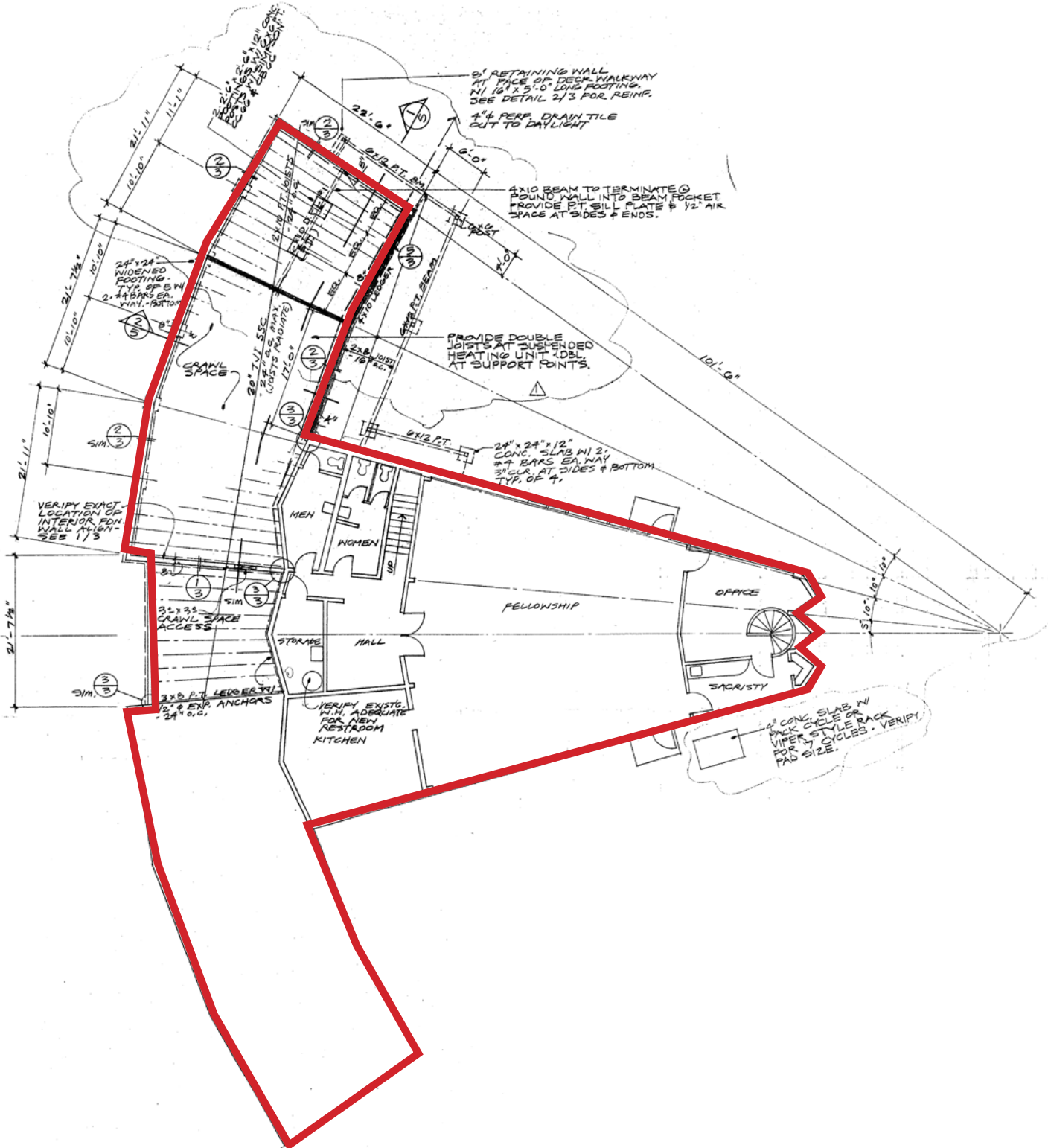
Carl Petterson 3/2/02, revised 4/5/02 & 5/1/02



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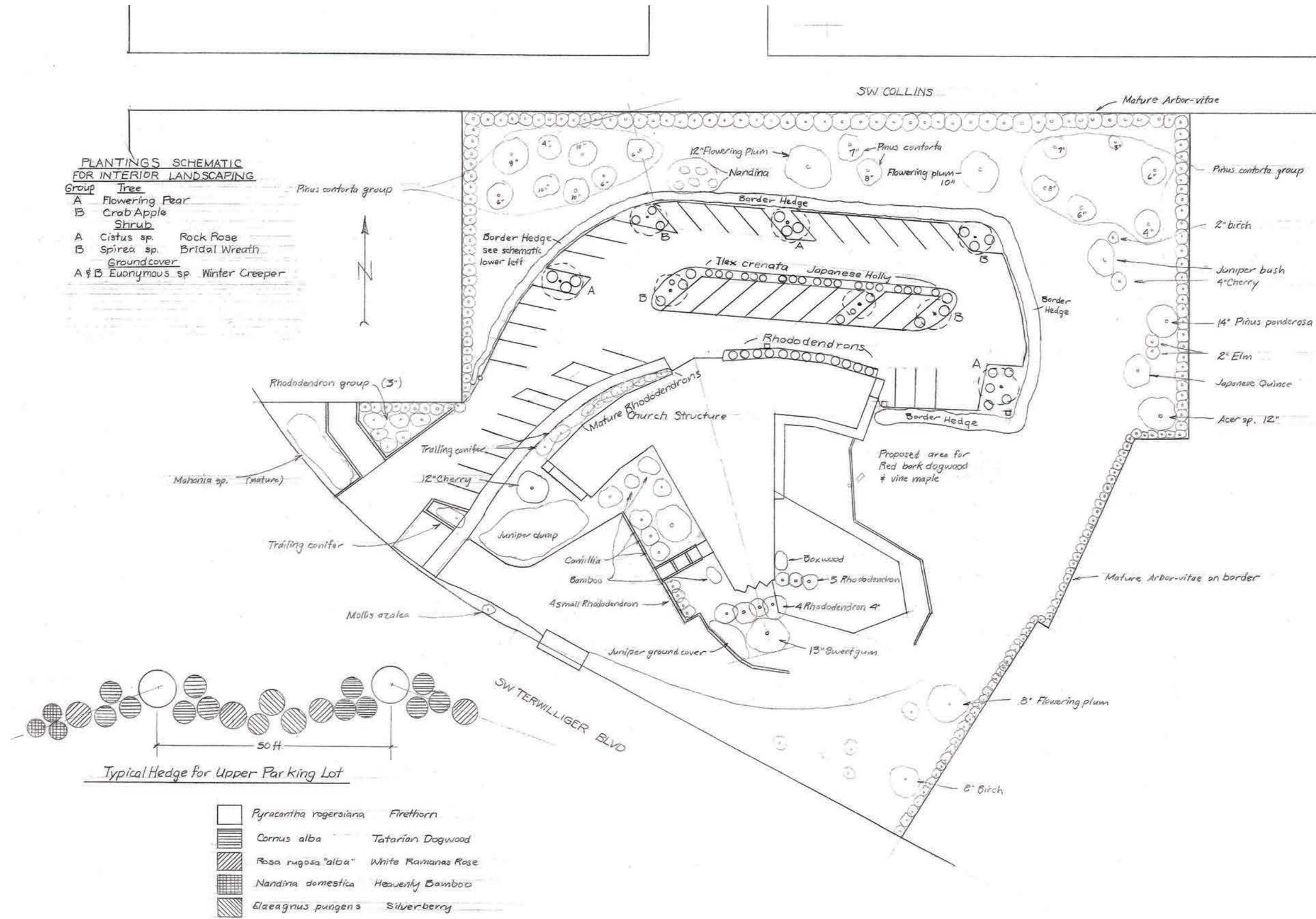
LOWER LEVEL FLOOR PLAN

PORTLAND, OR



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.





CHURCH PROPERTY

9750 SW TERWILLIGER BLVD

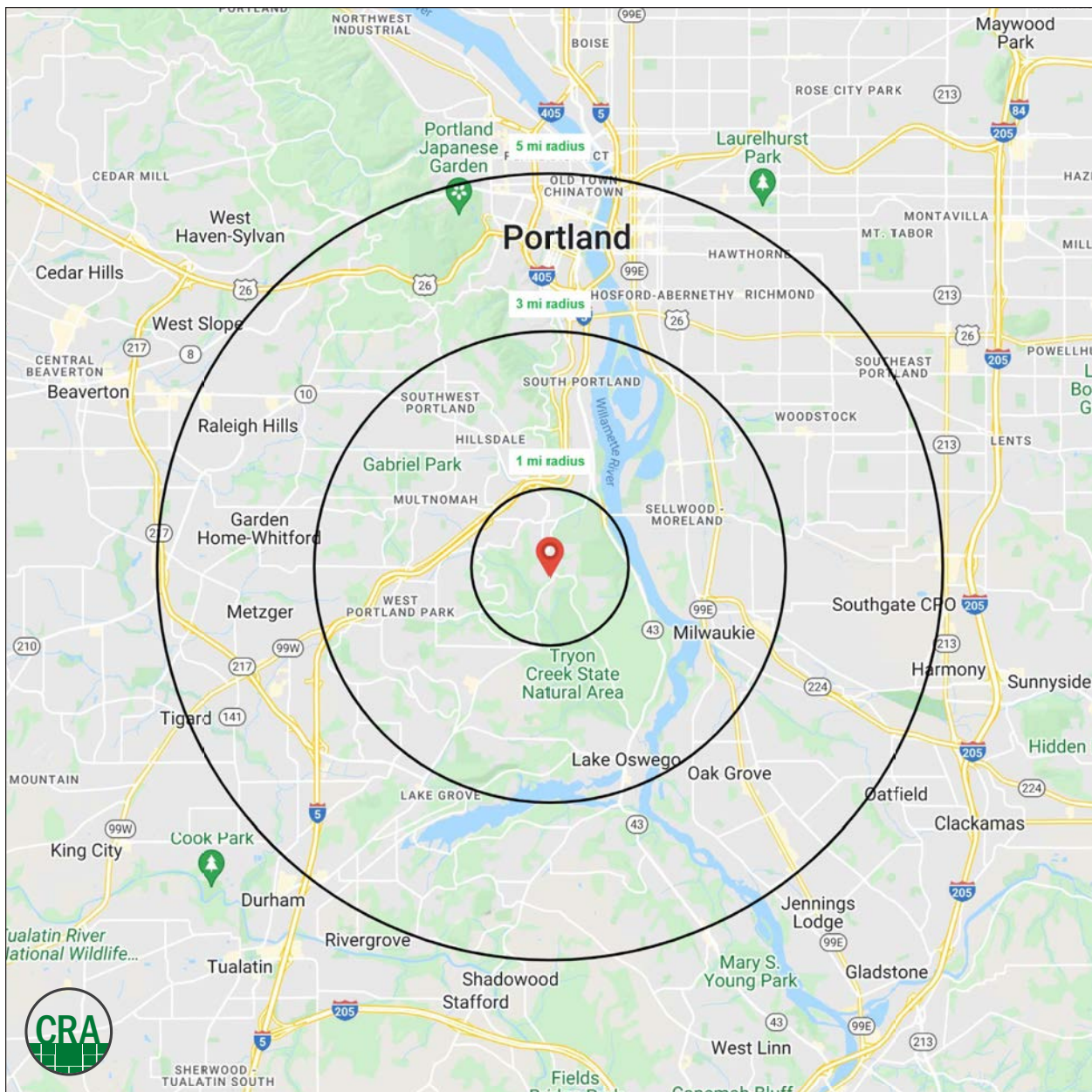
PORTLAND, OR

DEMOGRAPHIC SUMMARY

| Source: Regis - SitesUSA (2022) | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2021 | 7,847 | 109,658 | 358,719 |
| Projected Population 2026 | 7,779 | 112,282 | 369,845 |
| Average HH Income | \$184,876 | \$137,192 | \$117,417 |
| Median Home Value | \$561,547 | \$555,944 | \$525,390 |
| Daytime Demographics 16+ | 4,609 | 81,202 | 387,230 |
| Some College or Higher | 92.9% | 88.0% | 82.7% |

\$184,876
Average Household Income
1 MILE RADIUS

37.3
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4545/-122.6827

| 9750 SW Terwilliger Blvd | 1 mi | 3 mi | 5 mi |
|---|---------------|---------------|---------------|
| Portland, OR 97219 | radius | radius | radius |
| Population | | | |
| 2021 Estimated Population | 7,847 | 109,658 | 358,719 |
| 2026 Projected Population | 7,779 | 112,282 | 369,845 |
| 2020 Census Population | 7,866 | 108,696 | 356,643 |
| 2010 Census Population | 7,413 | 99,102 | 323,156 |
| Projected Annual Growth 2021 to 2026 | -0.2% | 0.5% | 0.6% |
| Historical Annual Growth 2010 to 2021 | 0.5% | 1.0% | 1.0% |
| 2021 Median Age | 37.3 | 41.5 | 40.1 |
| Households | | | |
| 2021 Estimated Households | 2,912 | 49,265 | 162,744 |
| 2026 Projected Households | 3,001 | 52,240 | 173,150 |
| 2020 Census Households | 2,918 | 48,797 | 161,537 |
| 2010 Census Households | 2,759 | 44,627 | 145,158 |
| Projected Annual Growth 2021 to 2026 | 0.6% | 1.2% | 1.3% |
| Historical Annual Growth 2010 to 2021 | 0.5% | 0.9% | 1.1% |
| Race and Ethnicity | | | |
| 2021 Estimated White | 75.5% | 80.3% | 77.2% |
| 2021 Estimated Black or African American | 1.2% | 1.8% | 2.1% |
| 2021 Estimated Asian or Pacific Islander | 14.2% | 6.3% | 6.8% |
| 2021 Estimated American Indian or Native Alaskan | 0.3% | 0.6% | 0.7% |
| 2021 Estimated Other Races | 8.8% | 11.0% | 13.1% |
| 2021 Estimated Hispanic | 4.7% | 6.6% | 9.3% |
| Income | | | |
| 2021 Estimated Average Household Income | \$184,876 | \$137,192 | \$117,417 |
| 2021 Estimated Median Household Income | \$135,787 | \$102,208 | \$90,686 |
| 2021 Estimated Per Capita Income | \$69,160 | \$61,792 | \$53,544 |
| Education (Age 25+) | | | |
| 2021 Estimated Elementary (Grade Level 0 to 8) | 0.4% | 1.0% | 1.8% |
| 2021 Estimated Some High School (Grade Level 9 to 11) | 0.6% | 1.7% | 2.7% |
| 2021 Estimated High School Graduate | 6.0% | 9.3% | 12.9% |
| 2021 Estimated Some College | 13.7% | 16.7% | 19.0% |
| 2021 Estimated Associates Degree Only | 4.8% | 5.4% | 6.3% |
| 2021 Estimated Bachelors Degree Only | 39.1% | 35.8% | 32.8% |
| 2021 Estimated Graduate Degree | 35.3% | 30.0% | 24.7% |
| Business | | | |
| 2021 Estimated Total Businesses | 346 | 6,921 | 30,712 |
| 2021 Estimated Total Employees | 2,217 | 46,944 | 276,972 |
| 2021 Estimated Employee Population per Business | 6.4 | 6.8 | 9.0 |
| 2021 Estimated Residential Population per Business | 22.7 | 15.8 | 11.7 |

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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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.