

# NORTH PORTLAND CHURCH



**FOR SALE**

## ADDRESS

2823 N Rosa Parks Way, Portland, OR 97217

## PROPERTY SIZE

15,500 SF (0.36 AC)

## BUILDING SIZE

8,350 SF

## ASKING PRICE

\$1,250,000

## ZONING

R5

## PARKING

Approx 20 spaces

## HIGHLIGHTS

- Church built in 1912 with an addition in 1957.
- Building includes a sanctuary, multiple classrooms and offices, meeting spaces, and a kitchen.
- Located in the Arbor Lodge neighborhood.

## TRAFFIC COUNTS

N Greeley Ave – 16,439 ADT ('22)

N Rosa Parks Way – 16,930 ADT ('22)



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

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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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.

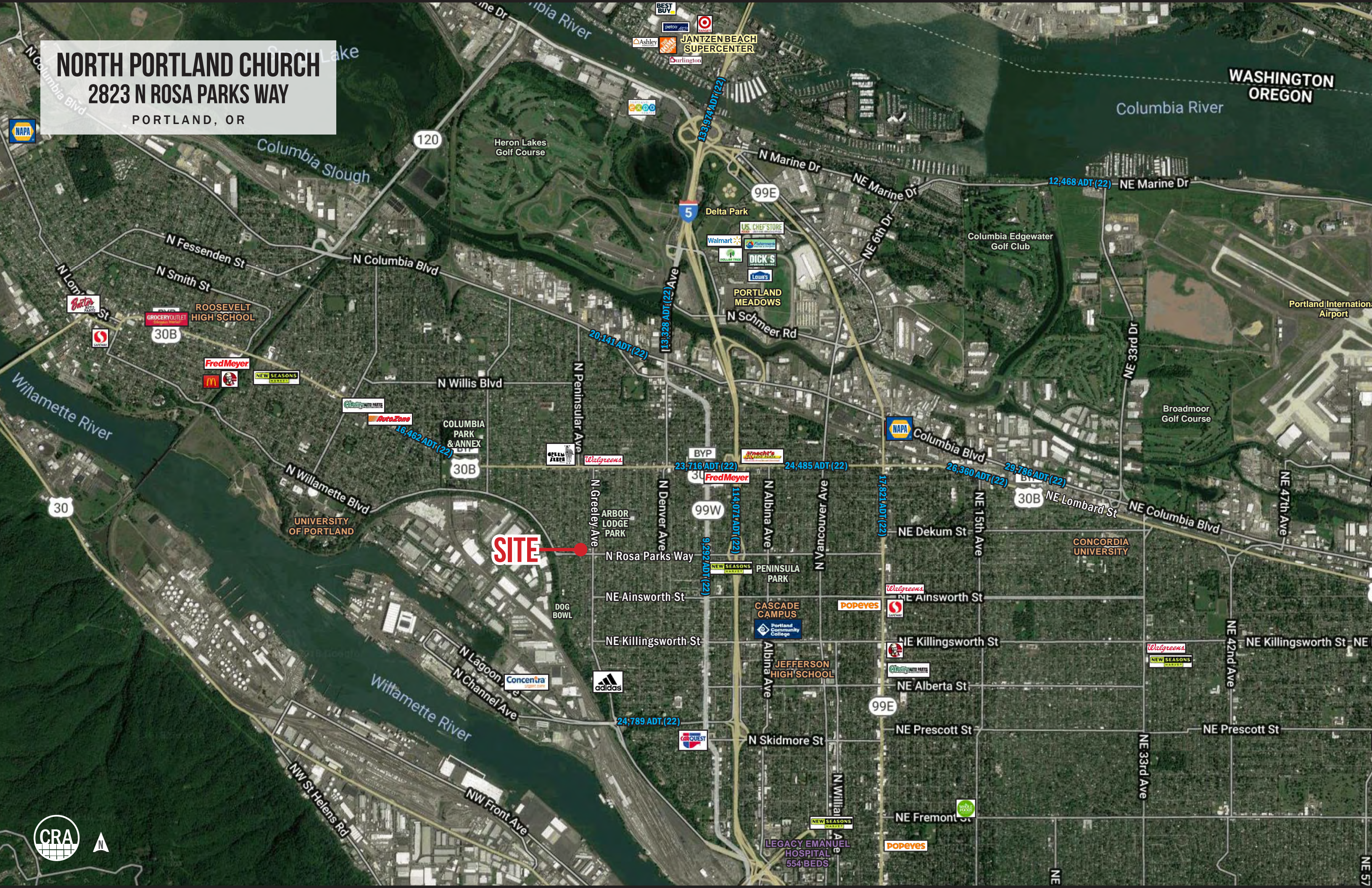


**IMAGES**





**NORTH PORTLAND CHURCH**  
**2823 N ROSA PARKS WAY**  
PORTLAND, OR





**NORTH PORTLAND CHURCH**  
**2823 N ROSA PARKS WAY**  
PORTLAND, OR

**SITE**

16,930 ADT (22)

23,246 ADT (22)

23,716 ADT (22)

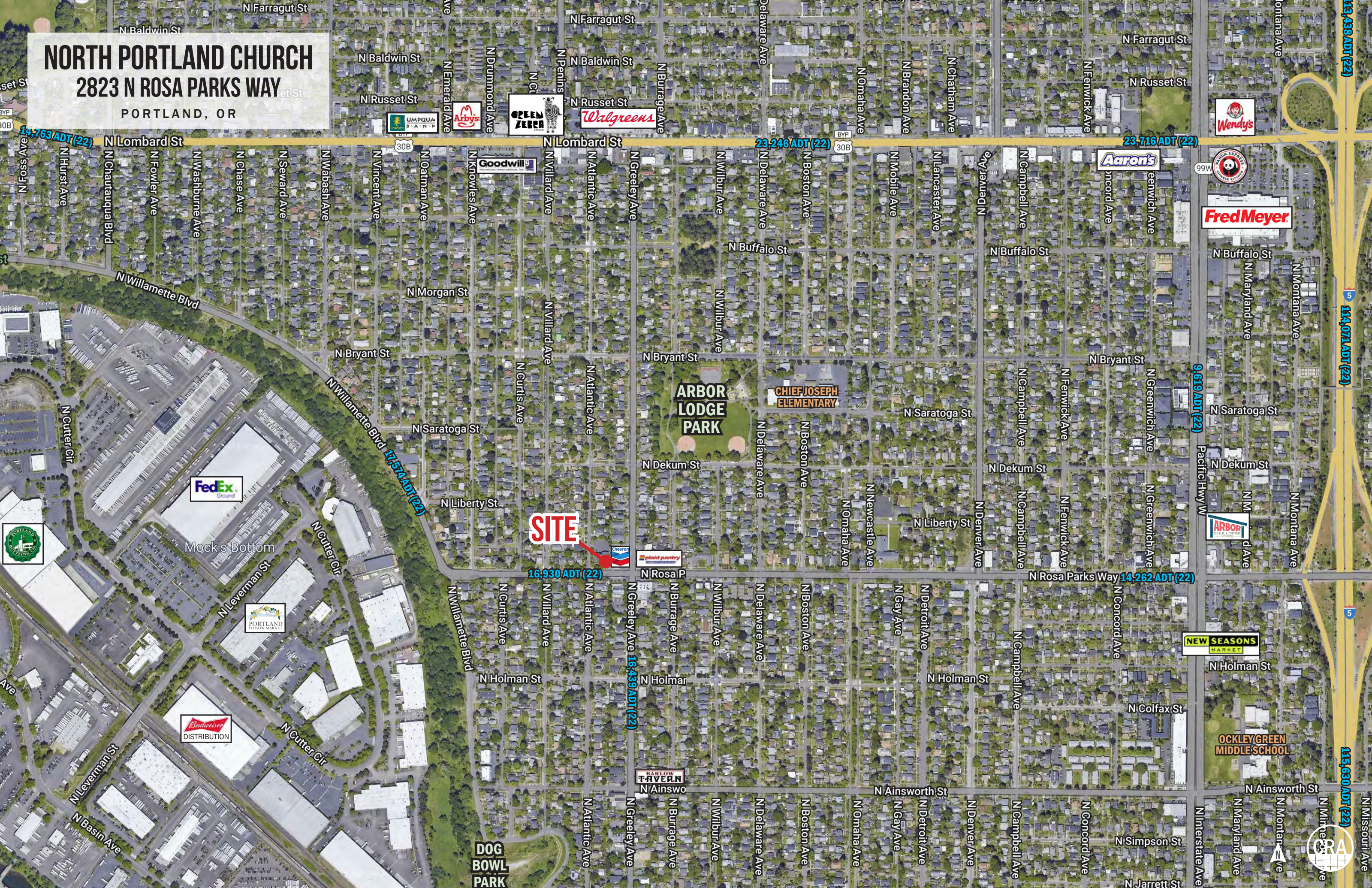
17,574 ADT (22)

14,763 ADT (22)

9,619 ADT (22)

114,071 ADT (22)

115,630 ADT (22)





**NORTH PORTLAND CHURCH**  
**2823 N ROSA PARKS WAY**  
PORTLAND, OR



**SITE**



N Atlantic Ave

N Greeley Ave

N Rosa Parks Way

16,930 ADT (22)

N Rosa Parks Way

N Rosa Parks Way

N Rosa Parks Way

N Atlantic Ave

16,439 ADT (22)

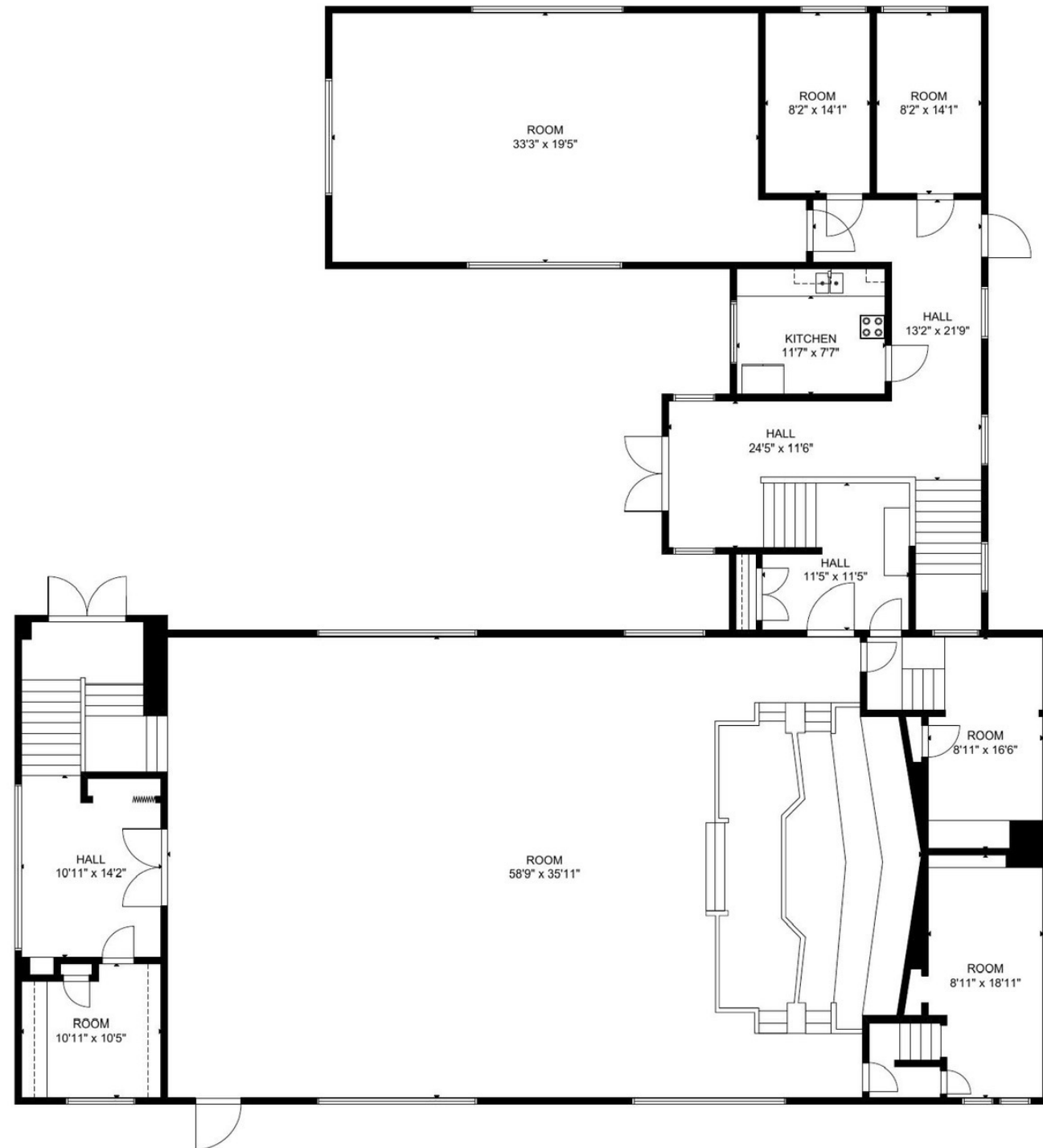




**FIRST FLOOR**

N ATLANTIC AVENUE

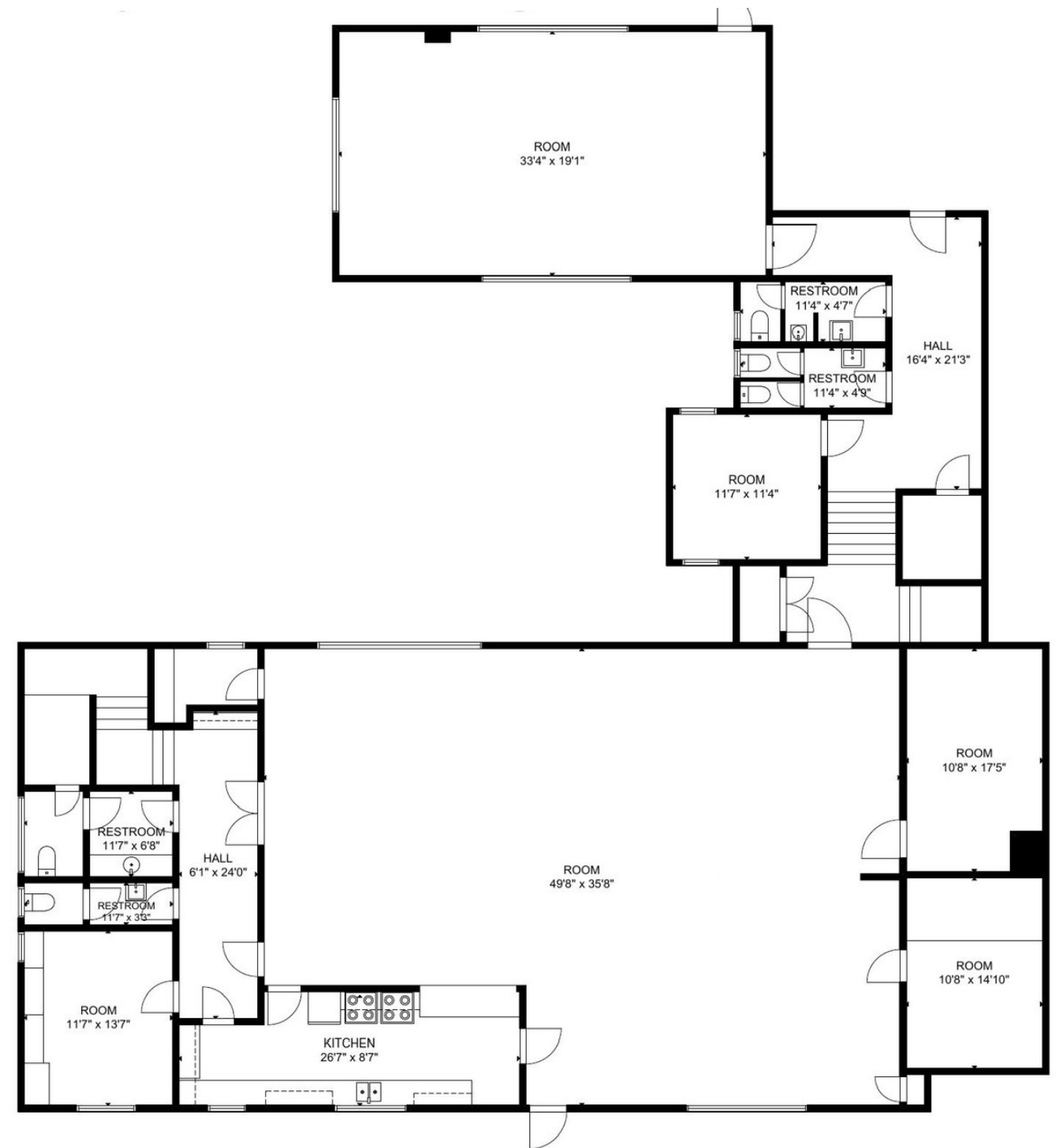
N ROSA PARKS WAY



**BASEMENT**

N ATLANTIC AVENUE

N ROSA PARKS WAY



# NORTH PORTLAND CHURCH

## 2823 N ROSA PARKS WAY

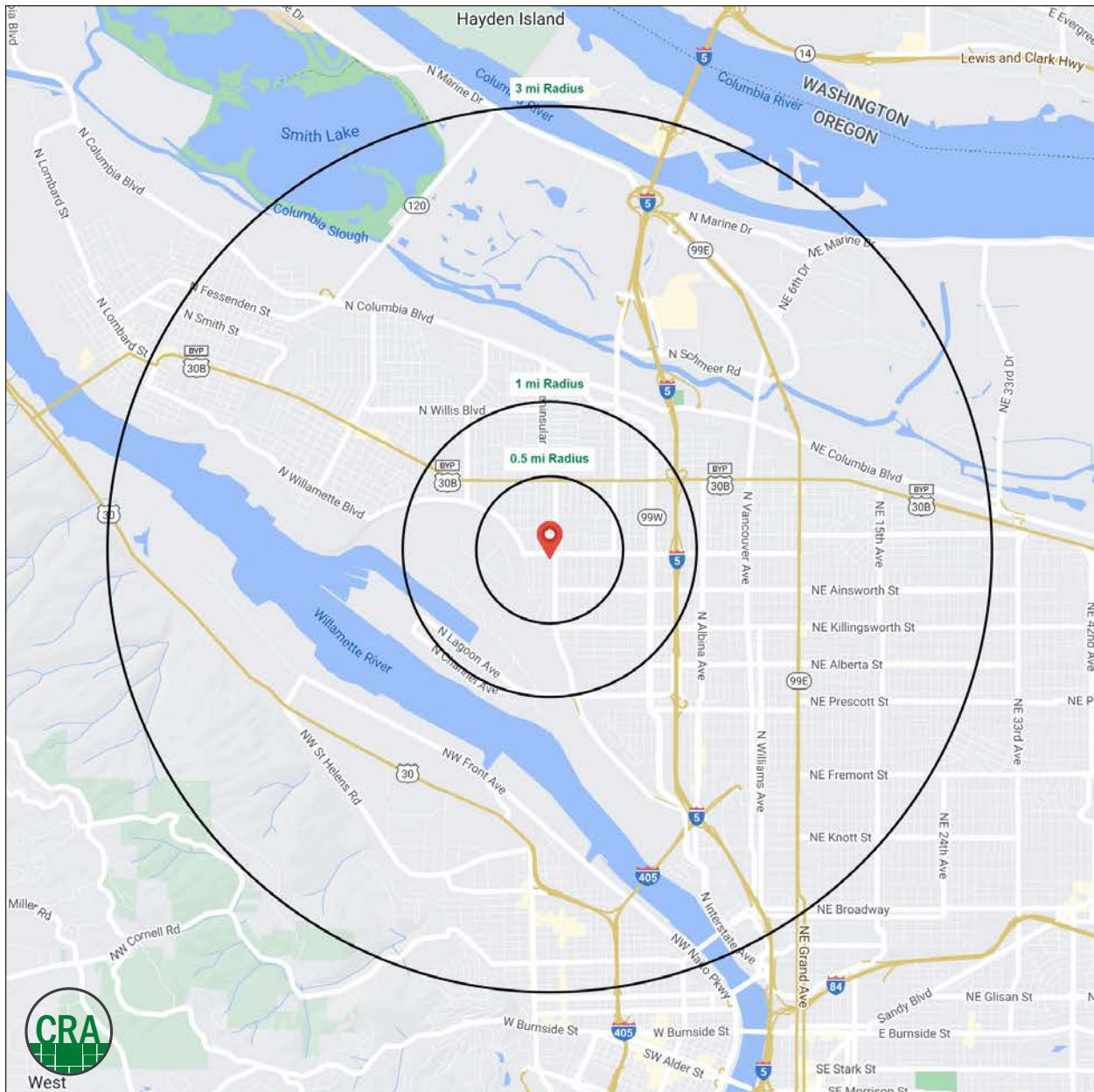
PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	½ MILE	1 MILE	3 MILE
Estimated Population 2022	4,627	18,669	129,120
Projected Population 2027	5,200	21,064	136,127
Average HH Income	\$151,768	\$106,829	\$113,244
Median Home Value	\$478,595	\$484,152	\$536,770
Daytime Demographics 16+	4,621	14,524	127,337
Some College or Higher	86.3%	84.2%	83.0%

**\$106,829**  
Average Household Income  
1 MILE RADIUS

**37.0**  
Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5702/-122.6962

<b>2823 N Rosa Parks Way</b>	<b>0.5 mi radius</b>	<b>1 mi radius</b>	<b>3 mi radius</b>
<b>Portland, OR 97217</b>			
<b>Population</b>			
2022 Estimated Population	4,627	18,669	129,120
2027 Projected Population	5,200	21,064	136,127
2020 Census Population	4,736	18,553	129,032
2010 Census Population	4,434	15,777	104,799
Projected Annual Growth 2022 to 2027	2.5%	2.6%	1.1%
Historical Annual Growth 2010 to 2022	0.4%	1.5%	1.9%
2022 Median Age	38.4	37.0	35.9
<b>Households</b>			
2022 Estimated Households	1,998	8,027	57,453
2027 Projected Households	2,275	9,186	61,353
2020 Census Households	2,028	7,896	57,013
2010 Census Households	1,890	6,705	45,412
Projected Annual Growth 2022 to 2027	2.8%	2.9%	1.4%
Historical Annual Growth 2010 to 2022	0.5%	1.6%	2.2%
<b>Race and Ethnicity</b>			
2022 Estimated White	80.1%	76.4%	69.0%
2022 Estimated Black or African American	3.8%	5.8%	9.8%
2022 Estimated Asian or Pacific Islander	4.9%	5.3%	7.1%
2022 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.9%
2022 Estimated Other Races	10.5%	11.6%	13.1%
2022 Estimated Hispanic	8.2%	9.8%	12.2%
<b>Income</b>			
2022 Estimated Average Household Income	\$151,768	\$106,829	\$113,244
2022 Estimated Median Household Income	\$116,211	\$98,747	\$89,716
2022 Estimated Per Capita Income	\$65,603	\$46,042	\$50,772
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.1%	2.2%
2022 Estimated Some High School (Grade Level 9 to 11)	0.8%	1.6%	2.5%
2022 Estimated High School Graduate	11.8%	12.1%	12.3%
2022 Estimated Some College	15.9%	16.8%	16.0%
2022 Estimated Associates Degree Only	5.9%	7.2%	5.8%
2022 Estimated Bachelors Degree Only	40.2%	38.5%	36.4%
2022 Estimated Graduate Degree	24.2%	21.7%	24.8%
<b>Business</b>			
2022 Estimated Total Businesses	283	991	9,310
2022 Estimated Total Employees	3,654	10,576	96,943
2022 Estimated Employee Population per Business	12.9	10.7	10.4
2022 Estimated Residential Population per Business	16.3	18.8	13.9



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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