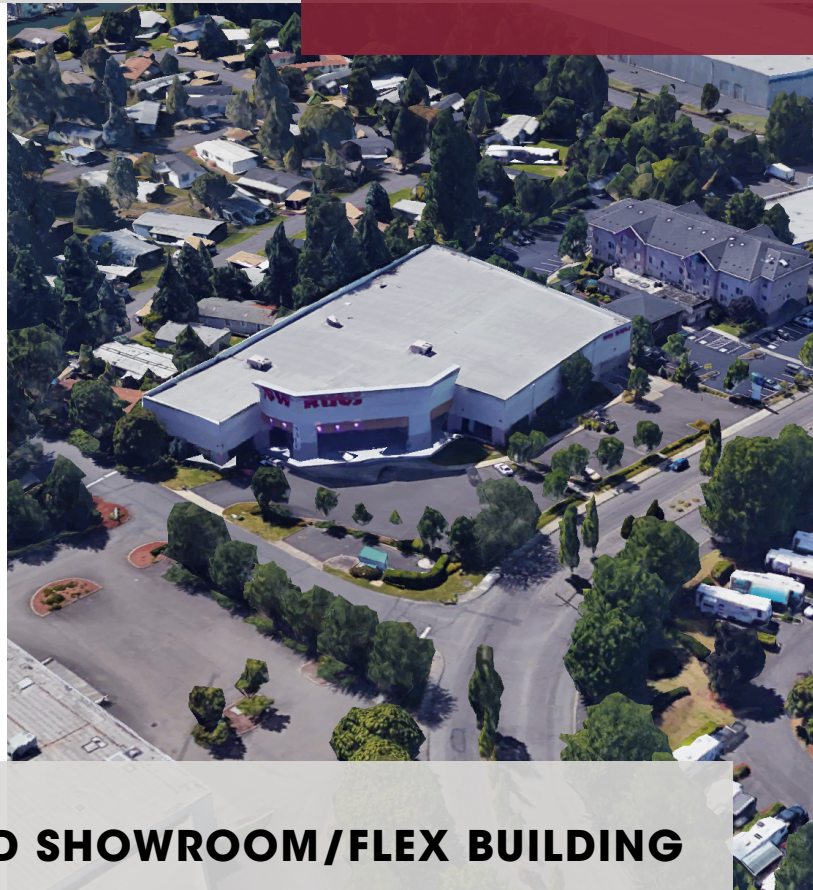


2100 N Hayden Island Dr, Portland, OR 97217

FOR SALE



FREESTANDING HAYDEN ISLAND SHOWROOM/FLEX BUILDING

OFFERING SUMMARY

| | |
|------------------------|----------------------|
| Sale Price: | \$7,200,000 |
| Lot Size: | 1.7 Acres |
| Year Built: | 2004 |
| Building Size: | 37,577 SF |
| Zoning: | CE, City of Portland |
| Price / SF: | \$191.61 |
| Property Taxes: | \$57,117 |

PROPERTY OVERVIEW

Rare 15 year-old concrete tilt building on Hayden Island. With high visibility, functional layout, high ceilings, flexible zoning, and direct interstate access, the building offers a unique opportunity for a wide array of uses.

LOCATION OVERVIEW

Located 0.6 miles from I-5, providing immediate access to Vancouver and Downtown Portland.

PROPERTY HIGHLIGHTS

- Dock Height Loading
- Access to Restaurant and Retail Amenities on Hayden Island
- Less than 10 Minutes from North Portland and Vancouver
- Adjacent to Jantzen Beach Center, anchored by Target, Home Depot, & Staples
- Abundant Window Light



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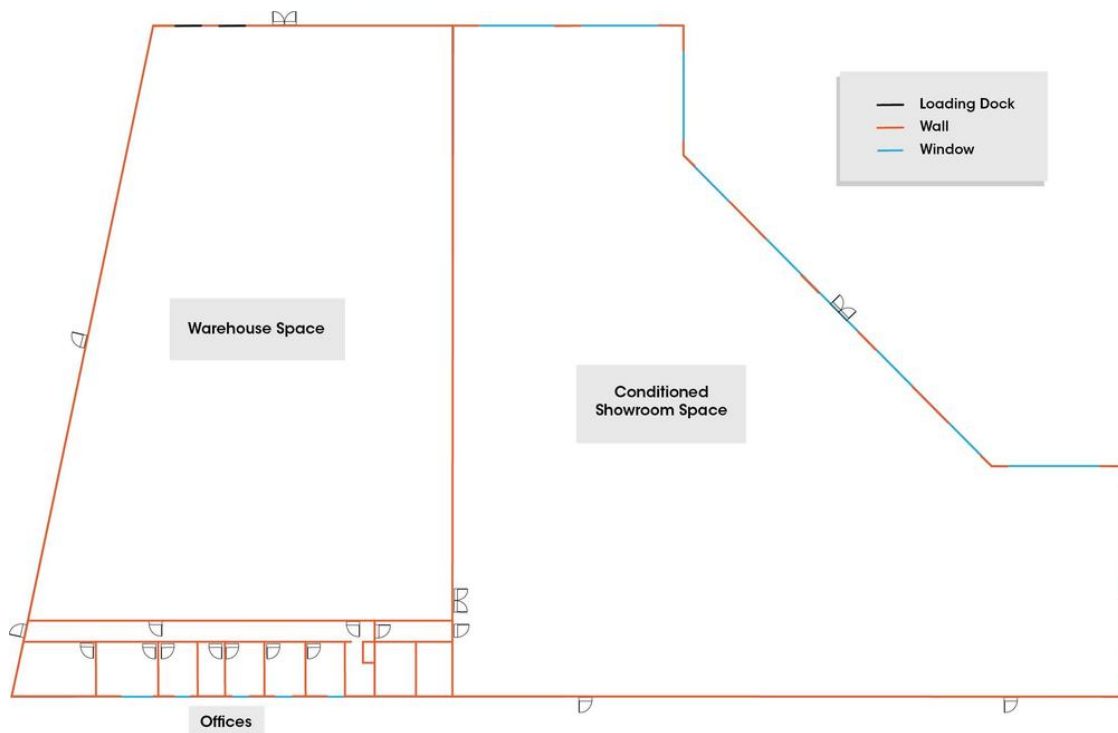
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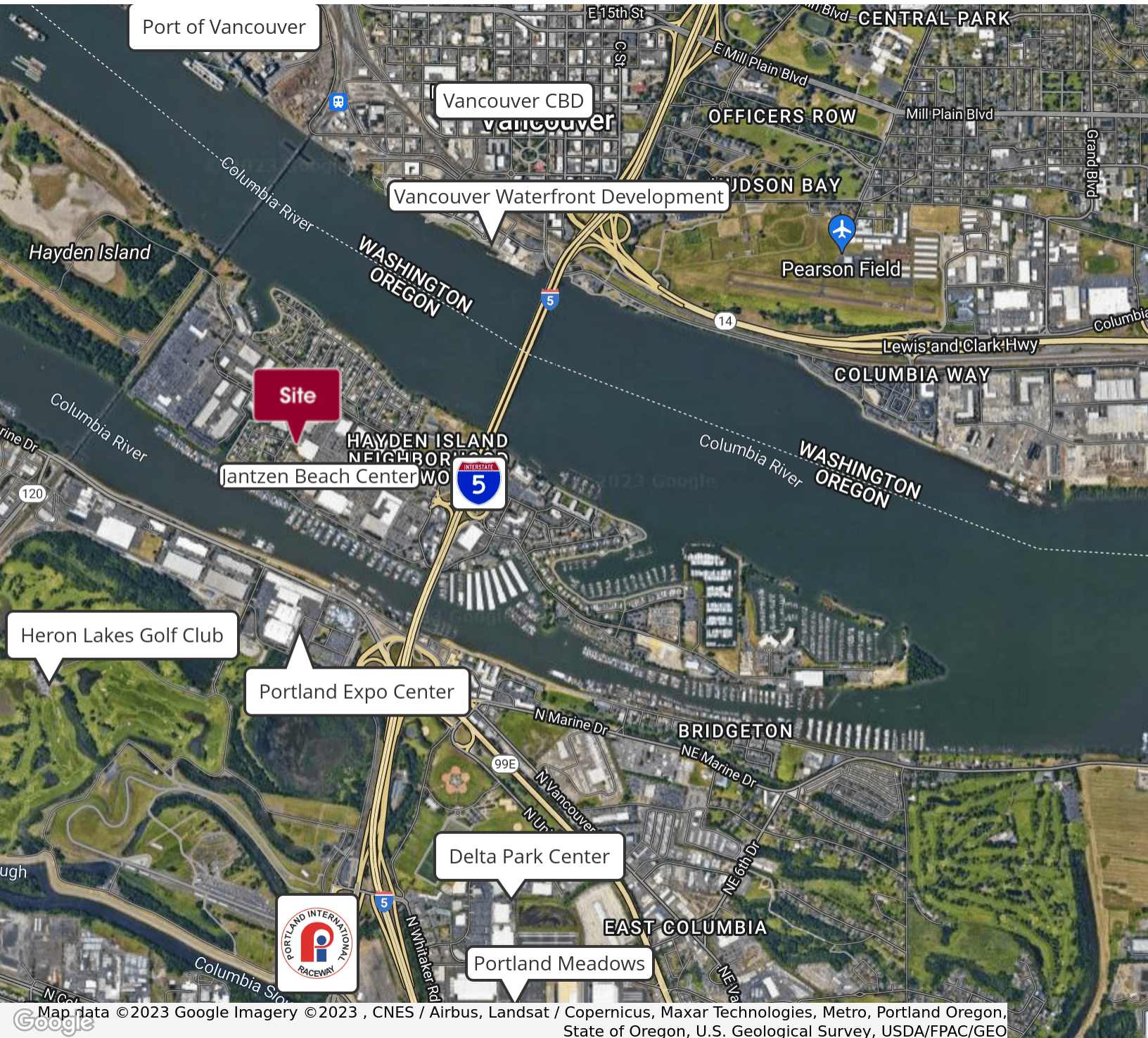
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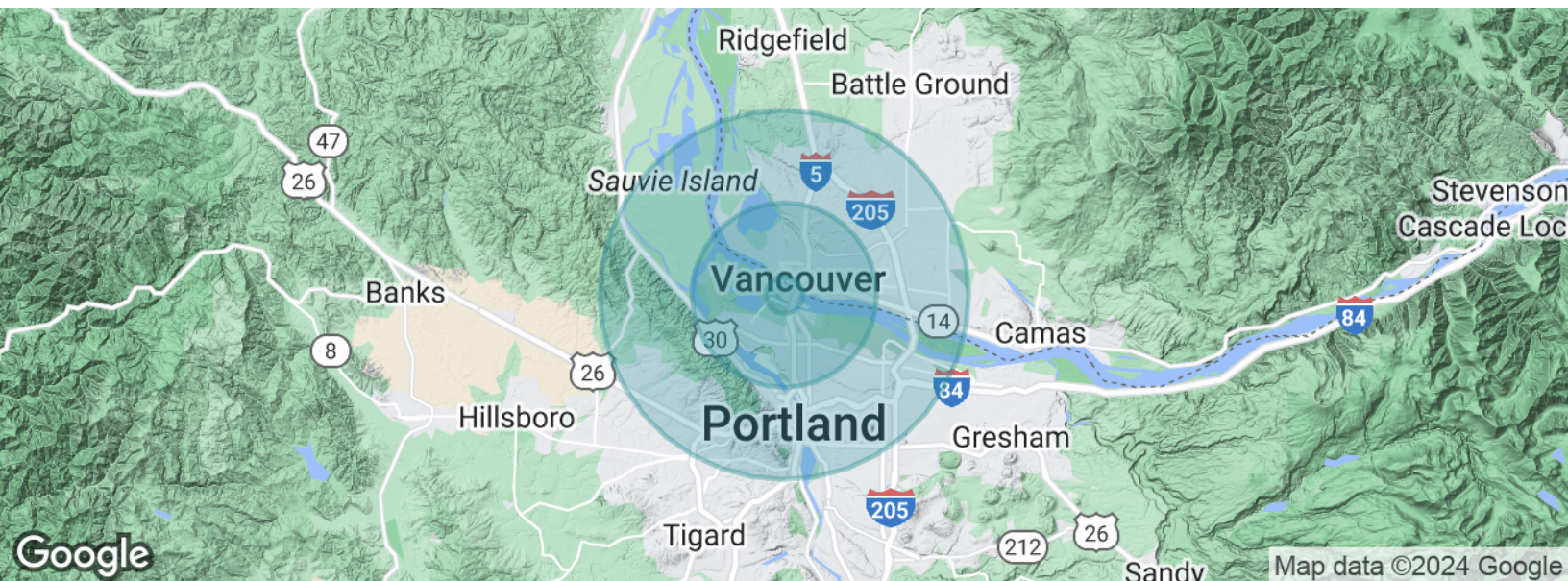
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 1,989 | 183,725 | 782,803 |
| Median age | 47.0 | 34.9 | 36.8 |
| Median age (Male) | 46.6 | 34.2 | 36.3 |
| Median age (Female) | 50.4 | 35.8 | 37.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 961 | 76,578 | 342,633 |
| # of persons per HH | 2.1 | 2.4 | 2.3 |
| Average HH income | \$55,941 | \$57,758 | \$71,957 |
| Average house value | \$248,160 | \$276,312 | \$370,115 |

* Demographic data derived from 2020 ACS - US Census



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