



## FREESTANDING RETAIL

### OFFERING SUMMARY

**Available SF:**

**Lease Rate:** Negotiable

**Sale Price:** \$2,175,000.00

**Lot Size:** 0.88 Acres

**Year Built:** 2001

**Building Size:** 8,000 SF

**Zoning:** CM1, Commercial  
Mixed Use 1, City of  
Portland

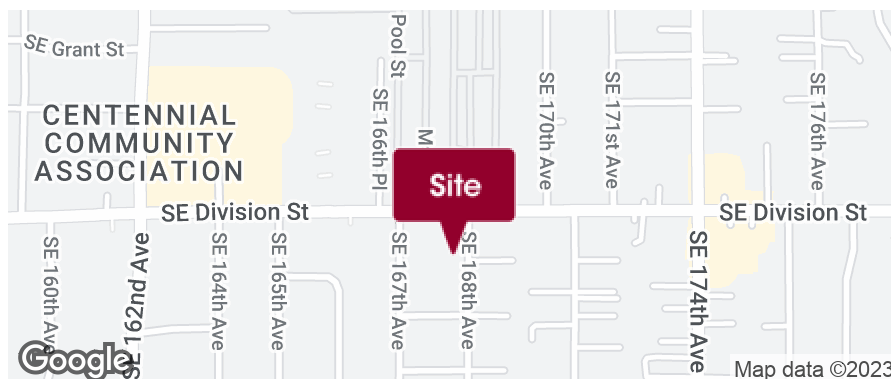
**Parking:** 34 Spaces

**Taxes:** \$17,909.86

**RMV:** \$1,710,420.00

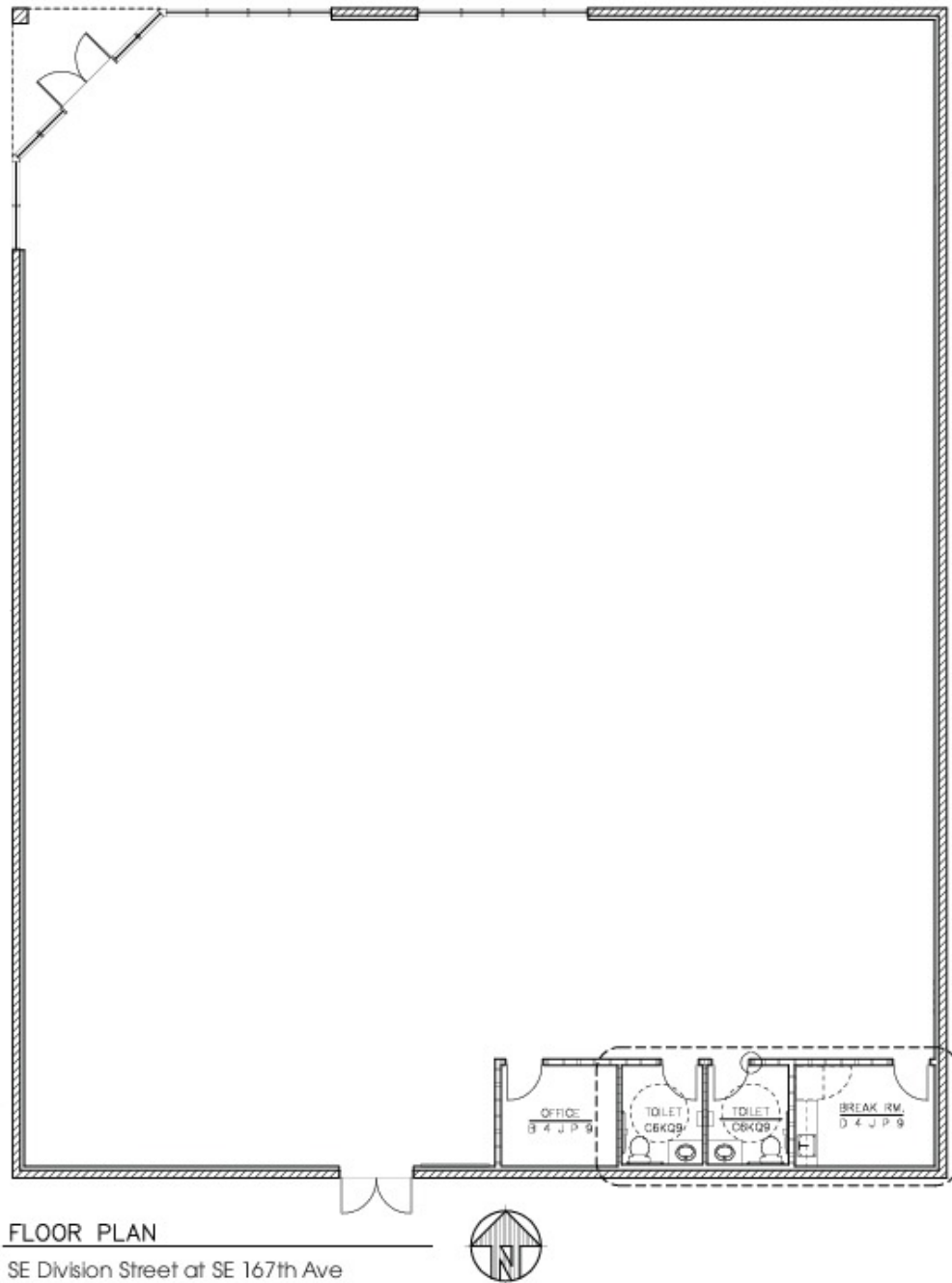
### PROPERTY OVERVIEW

Freestanding retail building for lease or sale. Fully conditioned with open ceiling and showroom throughout. The building offers a flexible layout for future retail, office, or flex occupants.



**Kevin VandenBrink**  
503.972.7289  
kevinv@macadamforbes.com  
Licensed in OR

**Todd Collins**  
503.972.7283  
todd@macadamforbes.com  
Licensed in OR & WA



**Kevin VandenBrink**  
503.972.7289  
kevinv@macadamforbes.com  
Licensed in OR

**Todd Collins**  
503.972.7283  
todd@macadamforbes.com  
Licensed in OR & WA



16716 SE Division Street , Portland, OR 97236

FOR LEASE | SALE



**Kevin VandenBrink**  
503.972.7289  
kevinv@macadamforbes.com  
Licensed in OR

**Todd Collins**  
503.972.7283  
todd@macadamforbes.com  
Licensed in OR & WA

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500



FOR LEASE | SALE

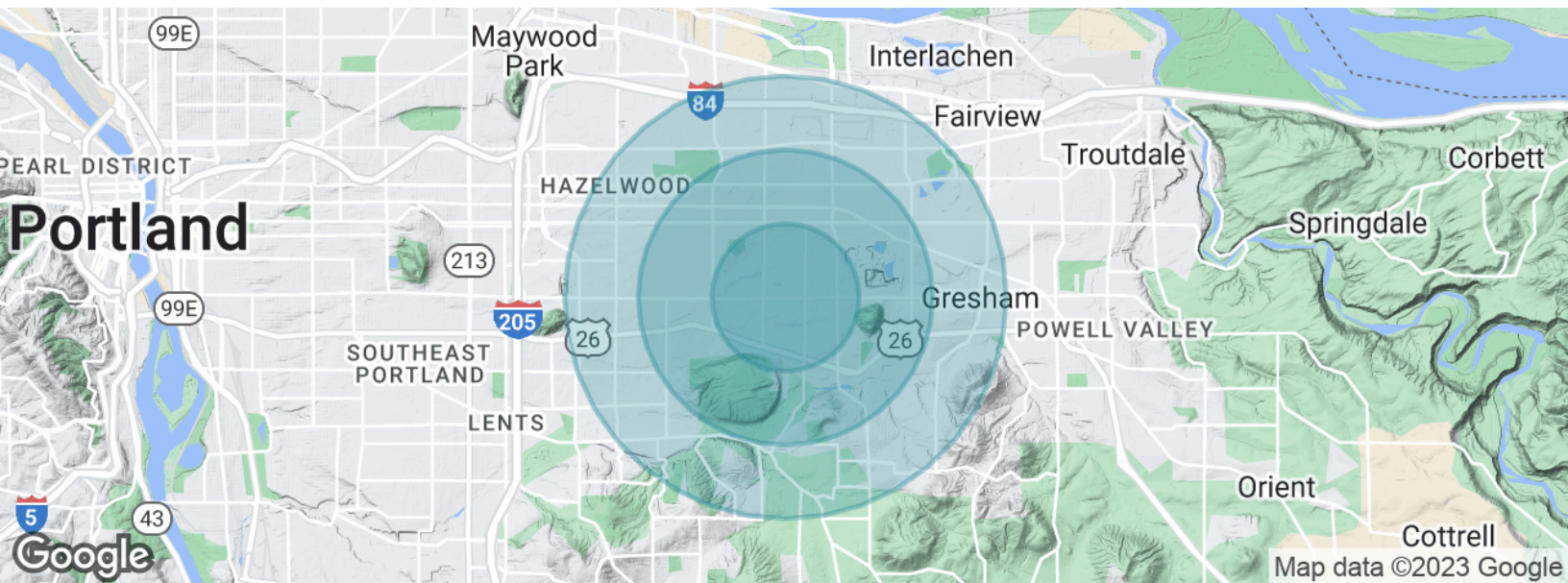
16716 SE Division Street , Portland, OR 97236



**Kevin VandenBrink**  
503.972.7289  
kevinv@macadamforbes.com  
Licensed in OR

**Todd Collins**  
503.972.7283  
todd@macadamforbes.com  
Licensed in OR & WA





POPULATION	1 MILE	2 MILES	3 MILES
Total population	22,004	82,638	158,910
Median age	37	36	37
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
# of persons per HH	2.8	2.8	2.7
Average HH income	\$57,355	\$60,201	\$65,376
Average house value	\$222,085	\$243,994	\$258,517

\* Demographic data derived from 2020 ACS - US Census



**Kevin VandenBrink**  
 503.972.7289  
 kevinv@macadamforbes.com  
 Licensed in OR

**Todd Collins**  
 503.972.7283  
 todd@macadamforbes.com  
 Licensed in OR & WA