

OFFICE FOR SALE

HOLLYWOOD/LAURELHURST OFFICE BLDG OPPORTUNITY

1359 NE 35th, Portland, OR 97232



OFFERING SUMMARY

SALE PRICE:	\$989,000
LOT SIZE:	0.099 Acres
BUILDING SIZE:	3,155 SF
ZONING:	General Commercial
MARKET:	Portland
SUBMARKET:	Laurelhurst / Hollywood District
PRICE / SF:	\$313.47

PROPERTY OVERVIEW

Formerly the location of a chiropractic business, this renovated 1920's home presents beautiful light filled interiors with preserved architectural touches from the past. Freshly painted neutral tones lend a cozy feeling to the substantial 3,155 SF interior. The main floor includes a reception area, office, conference room, five exam rooms or additional offices, restroom, and storage closets. The large finished basement includes three rooms, washer/dryer hookups, and a restroom. The property falls with general office zoning, accommodating a wide variety of uses.

LOCATION OVERVIEW

Right off of busy I-84 and Sandy Blvd, where thousands of cars travel each day, this property provides an excellent opportunity for any business owner. The area hosts an eclectic mix high-end grocery stores, retail shops, restaurants, and breweries. Bus stops are right around the corner on Sandy, making commuting by public transport easy.

PROPERTY HIGHLIGHTS

- Right off of I-84 and Sandy Blvd.
- Thousands of cars drive by daily
- Surrounded by a multitude of shops and restaurants
- Large windows create a light filled interior

KW COMMERCIAL
7504 SW Bridgeport Road
Portland, OR 97224

KEITH JORDAN
Agent
O: 503.869.5000
keith.jordan@kw.com

kw PORTLAND
PREMIERE
KELLERWILLIAMS REALTY

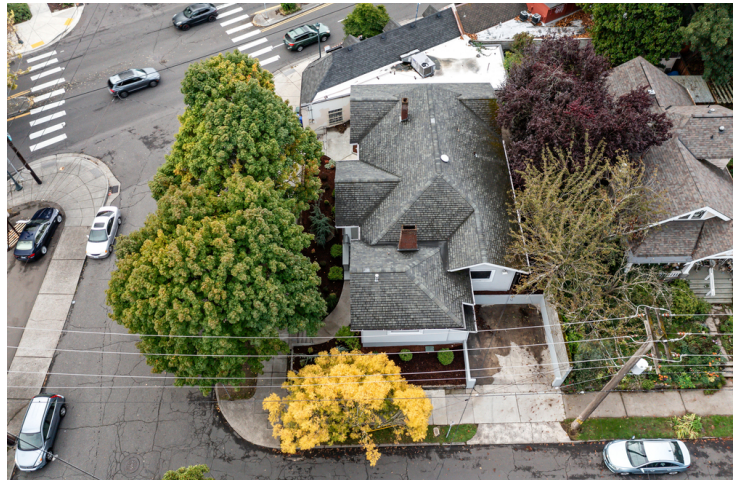
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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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AERIAL PHOTO

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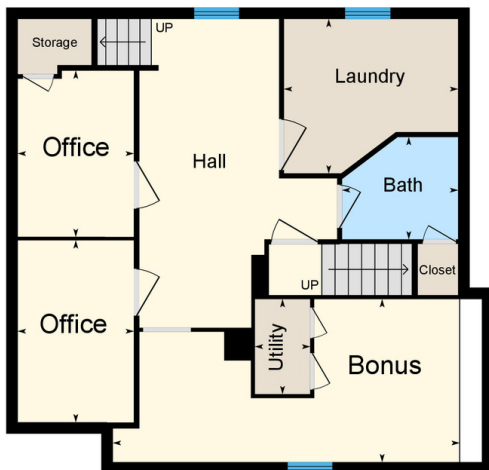
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OFFICE FOR SALE

FLOOR PLAN

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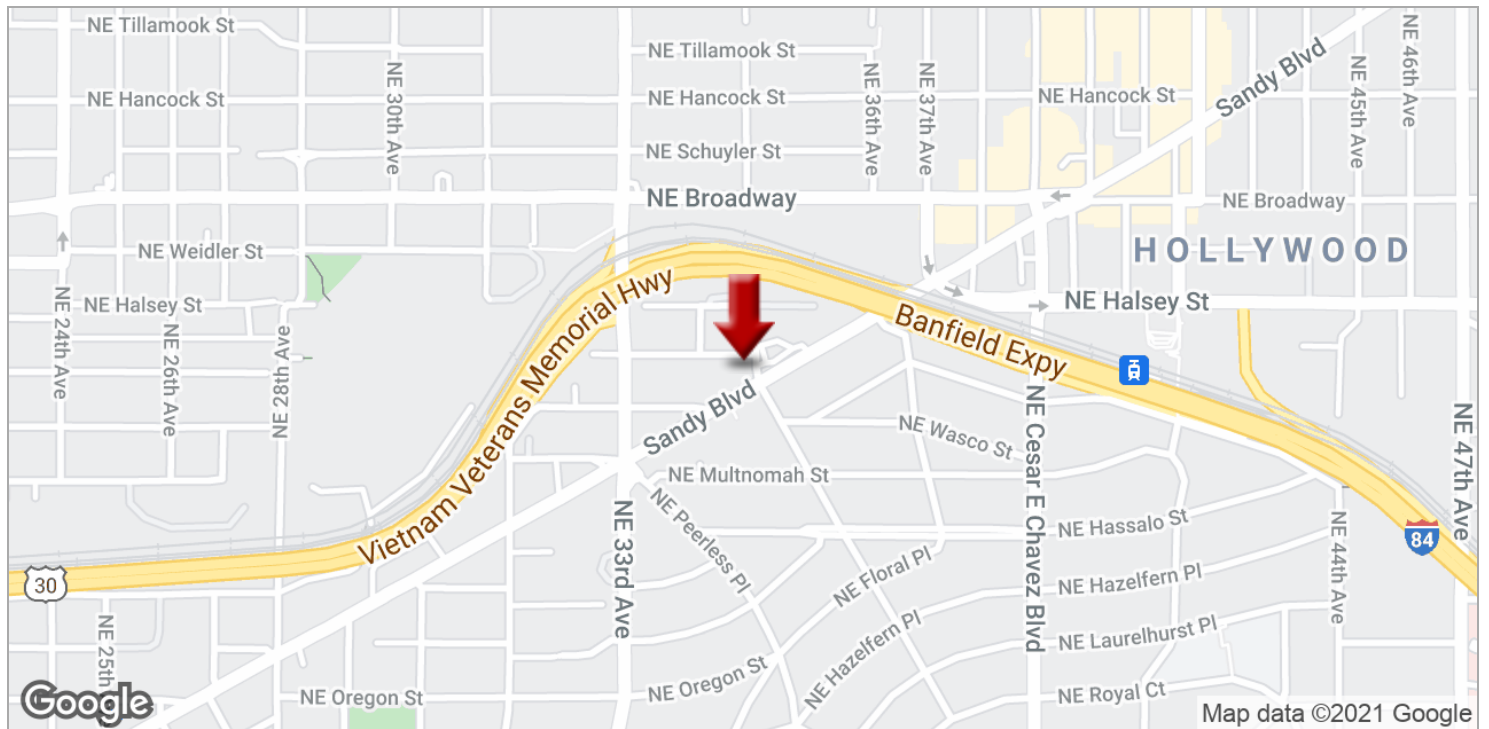
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AREA MAPS

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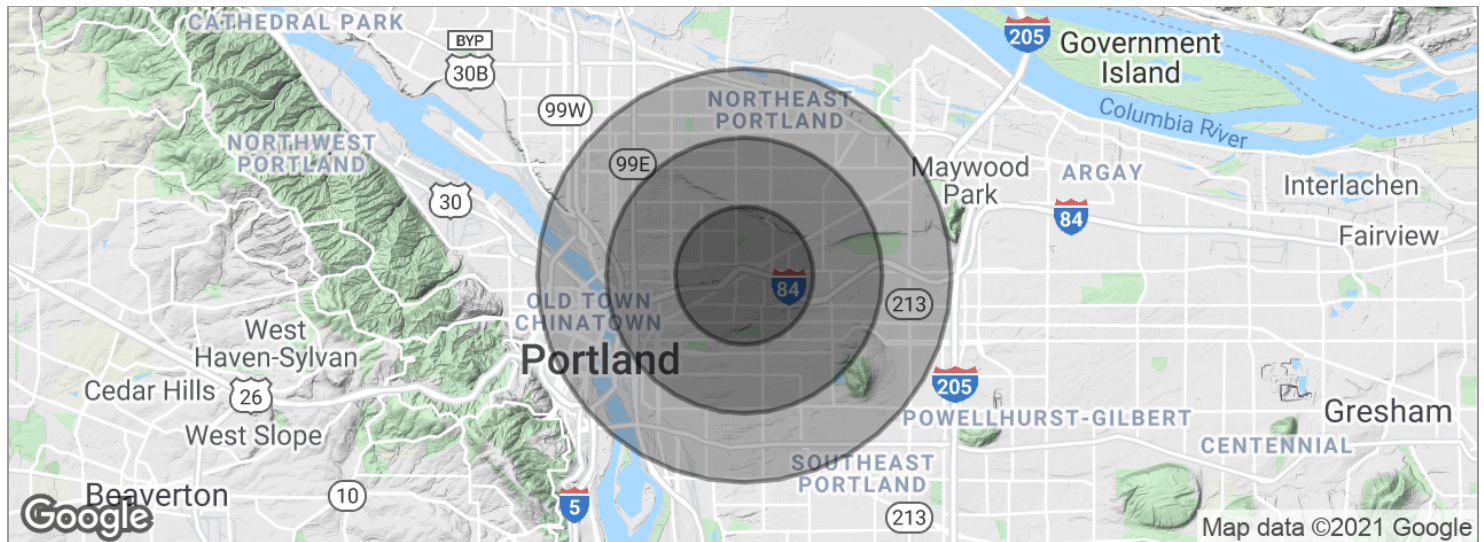
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DEMOGRAPHICS

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POPULATION	1 MILE	2 MILES	3 MILES
Total population	25,640	105,752	205,536
Median age	39.7	37.7	36.9
Median age (male)	39.6	37.5	36.2
Median age (Female)	39.6	38.0	37.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	11,646	49,186	93,984
# of persons per HH	2.2	2.2	2.2
Average HH income	\$94,044	\$77,956	\$68,891
Average house value	\$504,339	\$445,098	\$392,701

* Demographic data derived from 2010 US Census

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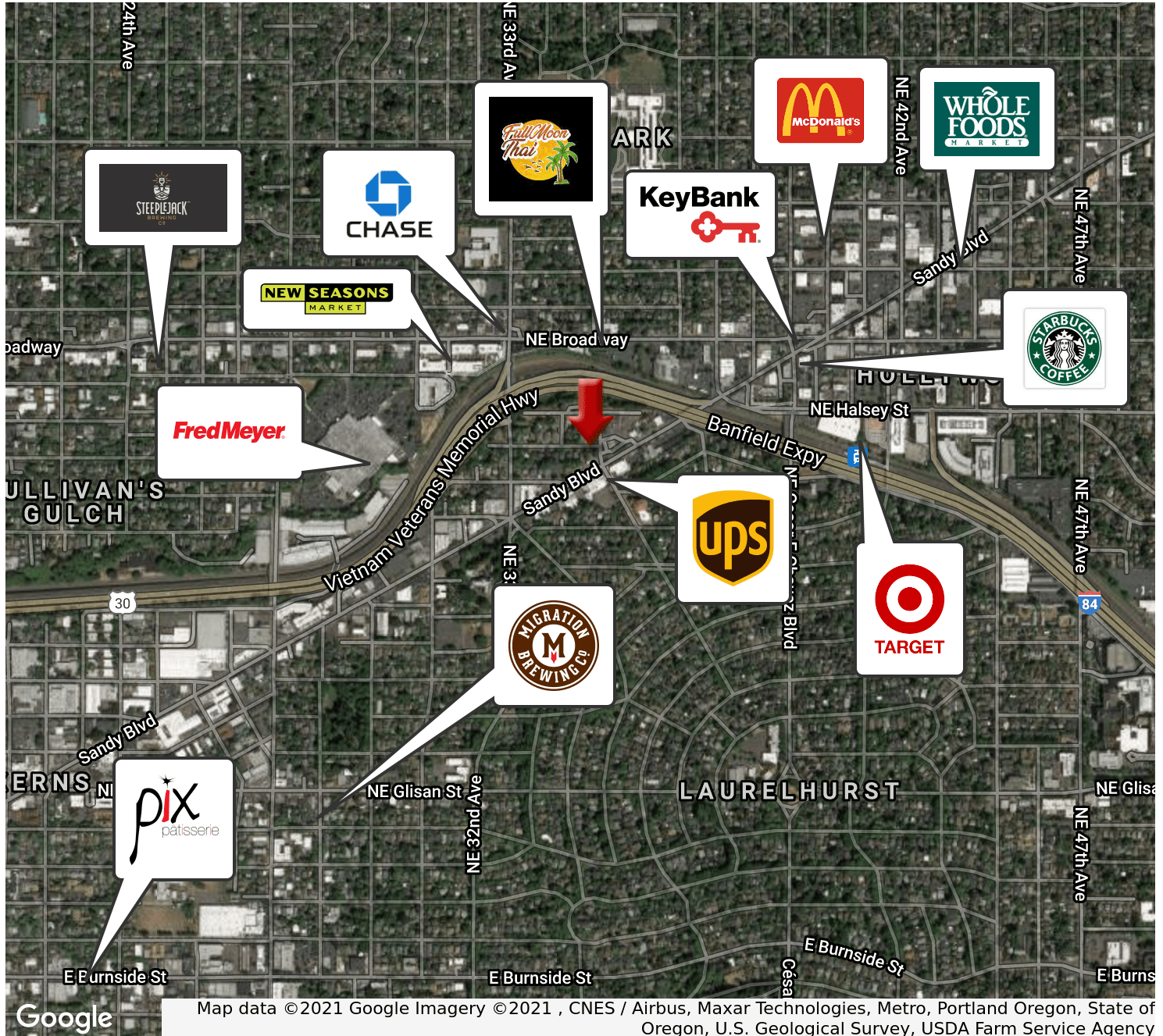
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RETAILER MAP

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