

Unique Retail/Professional Building

4770 SW 76TH AVENUE | PORTLAND, OR 97225



FOR SALE

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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.

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PROPERTY DESCRIPTION

Unique opportunity to own a professional/retail building in a highly desirable area. The prior use was a bank branch with the vaults still in place. The building has two stories, including a basement with a separate entrance to access the lower level.

PROPERTY HIGHLIGHTS

- 18 unreserved spaces located in the Fred Meyer parking lot
- Use restrictions: must be approved by Kroger/Fred Meyer
- 5,736 SF including the basement
- Opportunity for dedicated outdoor amenity space/patio adjacent to the building
- Pylon signage is adjacent to the building for future owner/tenant

OFFERING SUMMARY

Sale Price:	\$1,395,000
Lot Size:	0.24 Acres
Building Size:	5,736 SF
Zoning:	Community Business District: Washington County (unincorporated)
Year Built:	1962



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LOCATION OVERVIEW

Located in the Fred Meyer Marketplace in Raleigh Hills. The building is entitled to shared parking within the parking field adjoining the building. Located in one of SW Portland's best neighborhoods.

STREET	CROSS STREET	TRAFFIC VOL	LAST MEASURED
SW Scholls Ferry Rd	SW Stephen Ln NE	11,831	2022
SW Beaverton-Hillsdale Hwy	SW Scholls Ferry Rd E	24,063	2022



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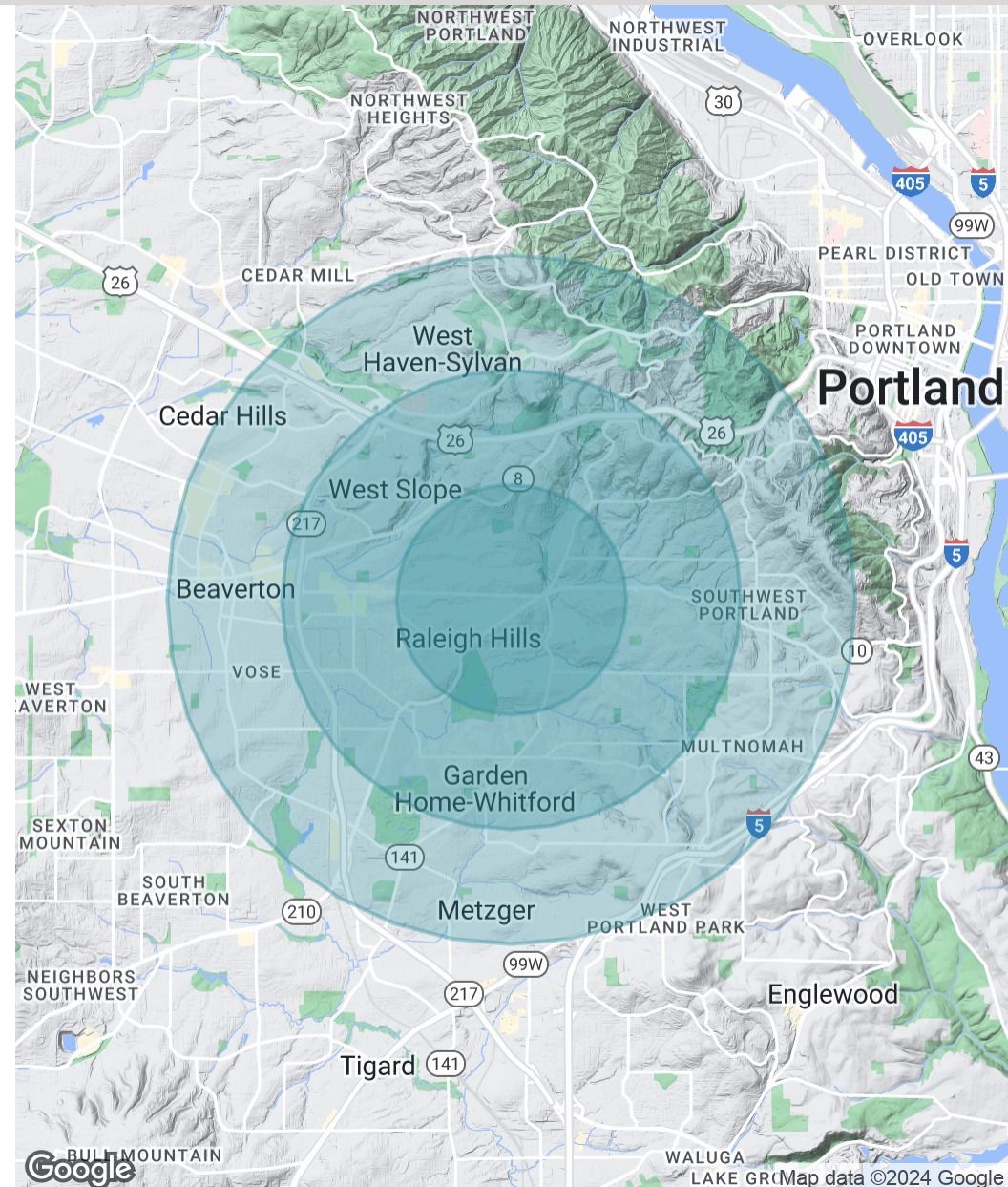
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	13,260	48,020	114,394
Average Age	45.7	43.3	41.4
Average Age (Male)	43.0	41.4	40.0
Average Age (Female)	48.0	45.2	43.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	6,240	22,155	52,268
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$116,913	\$121,812	\$114,195
Average House Value	\$587,692	\$563,310	\$501,751

* Demographic data derived from 2020 ACS - US Census



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