

Fully-Leased Investment Office Opportunity

10209 SE DIVISION STREET | PORTLAND, OR 97226

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FOR SALE

 **MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

10209 SE Division Street, Portland, OR 97226



PROPERTY DESCRIPTION

An opportunity to own a fully leased three-building office complex with signage on SE Division Street. This well-maintained office complex has two points of ingress and egress along with 52 abundant off-street parking stalls.

The anchor tenant is Volunteers of America in the middle building which occupies 7,340 SF, NW Instituto Latino which occupies the West building with 3,700 SF, and The 4th Dimension Recovery Center occupies the East building at 4,300 SF. Volunteers of America has occupied the middle building since 2011.

OFFERING SUMMARY

Sale Price:	\$3,186,184
Building Size:	15,340 SF
Zoning:	CM1 (Commercial Mixed Use 1)
Land Size:	1.62 Acres
NOI:	\$214,149.00
Cap Rate:	6.72%

TENANT	SF	BASE RENT	LEASE EXPIRATION
NW Instituto Latino	3,700	\$5,200.00	1/31/2025
Volunteers of America	7,340	\$10,642.24	6/30/2026
The 4th Dimension Recovery Center	4,300	\$7,164.31	9/30/2028



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PROPERTY HIGHLIGHTS

- Fully leased office complex
- 3.4/1,000 parking ratio
- Monument signage on SE Division Street
- Single-story office buildings with covered walkways between buildings



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	16,067	169,369	412,973
Median age	38.2	35.7	35.7
Median age (Male)	37.4	35.6	35.6
Median age (Female)	38.9	36.1	36.0
Total households	6,242	66,088	163,703
Total persons per HH	2.6	2.6	2.5
Average HH income	\$47,230	\$52,189	\$59,111
Average house value	\$239,749	\$232,100	\$303,475

LOCATION OVERVIEW

This property is located just off Interstate 205 with close access to the light rail stop just 9 blocks to the west and bus services. Nearby, there are numerous shopping and restaurant opportunities including Mall 205.

POINTS OF INTEREST

	DISTANCE	TIME
Interstate 205	0.7 mi	3 min
Mall 205	1.7 mi	6 min
Interstate 84	3.2 mi	9 min



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