

Rosa RowHouses

1825 N ROSA PARKS WAY, PORTLAND, OR 97217

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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.

FOR SALE

 **MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

1825 N Rosa Parks Way, Portland, OR 97217



PROPERTY DESCRIPTION

Brand-new 14-unit building in the Arbor Lodge Neighborhood. The property is fully leased. Of the 14 units, 13 are leased to full-time residential tenants, and one unit is currently used for short-term rentals.

OFFERING SUMMARY

Sale Price:	\$4,250,000
Number of Units:	14
Lot Size:	4,792 SF
Building Size:	8,337 SF
Proforma NOI:	\$205,615.00
Cap Rate:	4.84%

PROPERTY HIGHLIGHTS

- Brand new
- Fast lease-up
- State-of-the-art construction
- Walk friendly neighborhood
- Close proximity to both Portland and Vancouver



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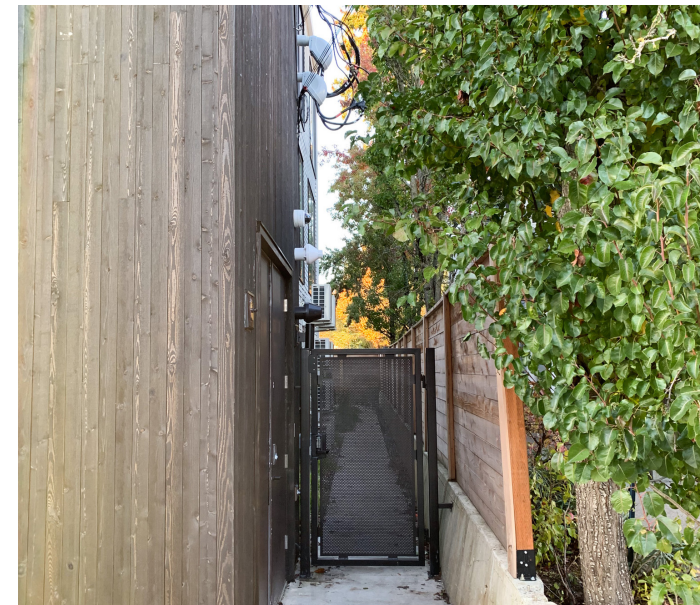
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DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total population	1,735	6,985	23,031
Median age	38.5	36.9	37.6
Median age (Male)	35.0	35.6	37.2
Median age (Female)	39.6	36.5	37.5
Total households	746	2,984	10,191
Total persons per HH	2.3	2.3	2.3
Average HH income	\$99,129	\$104,008	\$98,338
Average house value	\$472,522	\$458,285	\$457,551

LOCATION OVERVIEW

1825 N Rosa Parks Way is located in the Arbor Lodge neighborhood of Portland, Oregon, in the 97217 zip code area. Arbor Lodge is known for its mix of residential and commercial spaces, offering a blend of urban convenience and community charm. The Arbor Lodge area is in proximity to several local attractions and amenities. Just south of Rosa Parks Way, you'll find Arbor Lodge Park, which offers green spaces, a playground, and recreational facilities for residents. Additionally, the nearby Overlook Park provides more outdoor space and stunning views of the city. In the vicinity of 1825 N Rosa Parks Way, you may find a range of local businesses, including cafes, restaurants, small shops, and boutiques. These establishments often reflect the creative and artisanal spirit that Portland is known for.



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