

MCKENZIE LOFTS COMMERCIAL CONDO

FOR SALE » PORTLAND, OREGON



» PEARL DISTRICT GROUND FLOOR CORNER SPACE «

ADDRESS

402 NW 12th Ave, unit #103 & 1129 NW Flanders St, unit #102 in Portland, OR

AVAILABLE SPACE

Two combined commercial condos for a total of 1,591 SF

SALE PRICE

\$875,000

COMMENTS

- Unique opportunity to purchase a commercial condo, one of the Pearl District's most desirable mixed-use properties. The McKenzie Lofts building is a mixed-use residential condominium (63 units) with active ground floor retail/commercial property in the heart of the Pearl.
- Nearby tenants include EWF Modern, Starbucks, The Whole Bowl, Zaatar, Room & Board, Anne Bocci Boutique & Gallery, and others.
- Total 2016 taxes (for both units): \$8,215.10 & current HOA fees (for both units, combined): \$589.39/month
- Available now, please call to schedule a tour or for more details.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	41,843	175,054	416,118
Population Forecast 2022	45,275	189,251	448,647
Average HH Income	\$78,509	\$92,582	\$92,023
Employees	118,526	269,434	361,195

Source: Regis - SitesUSA (2017)

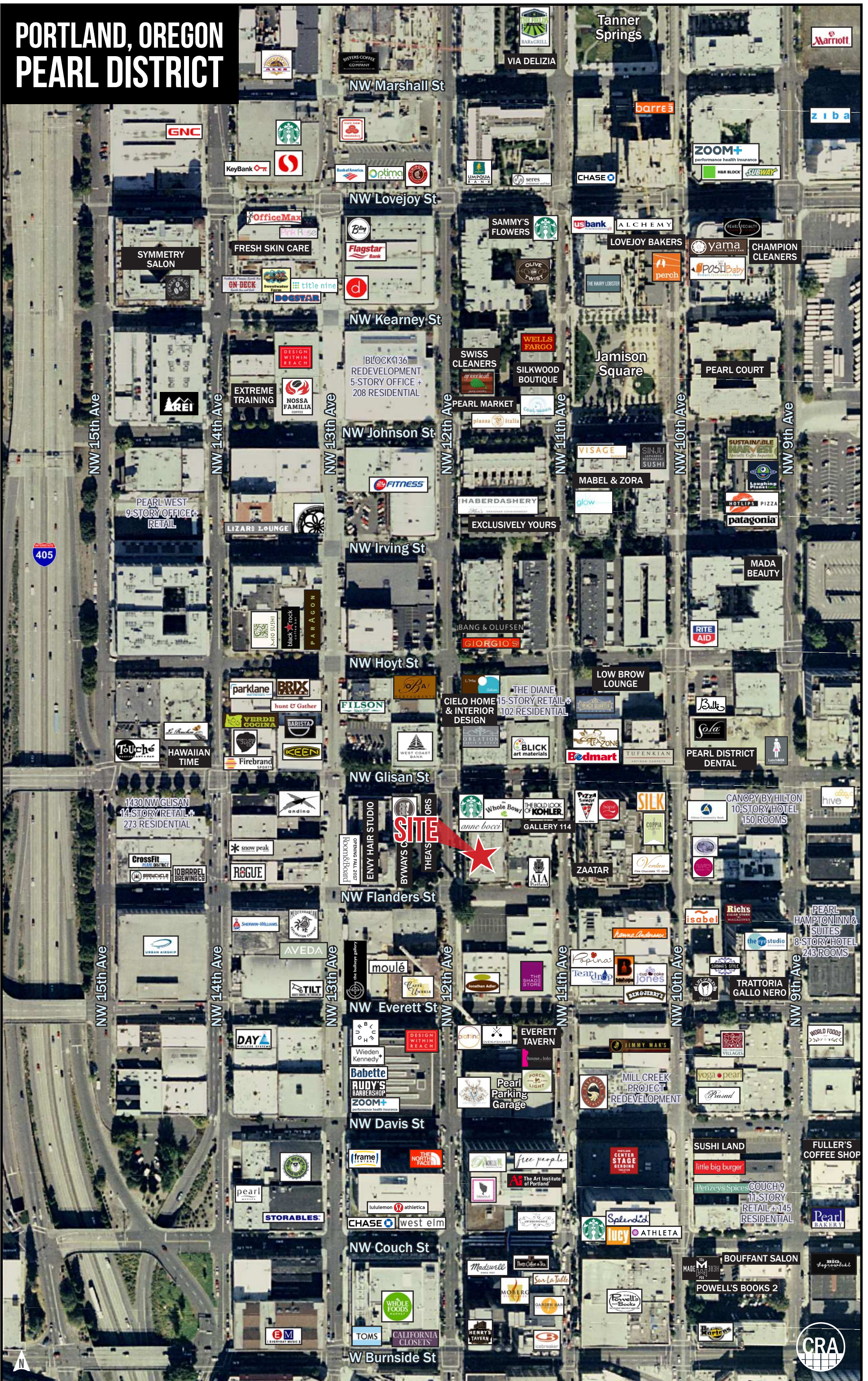


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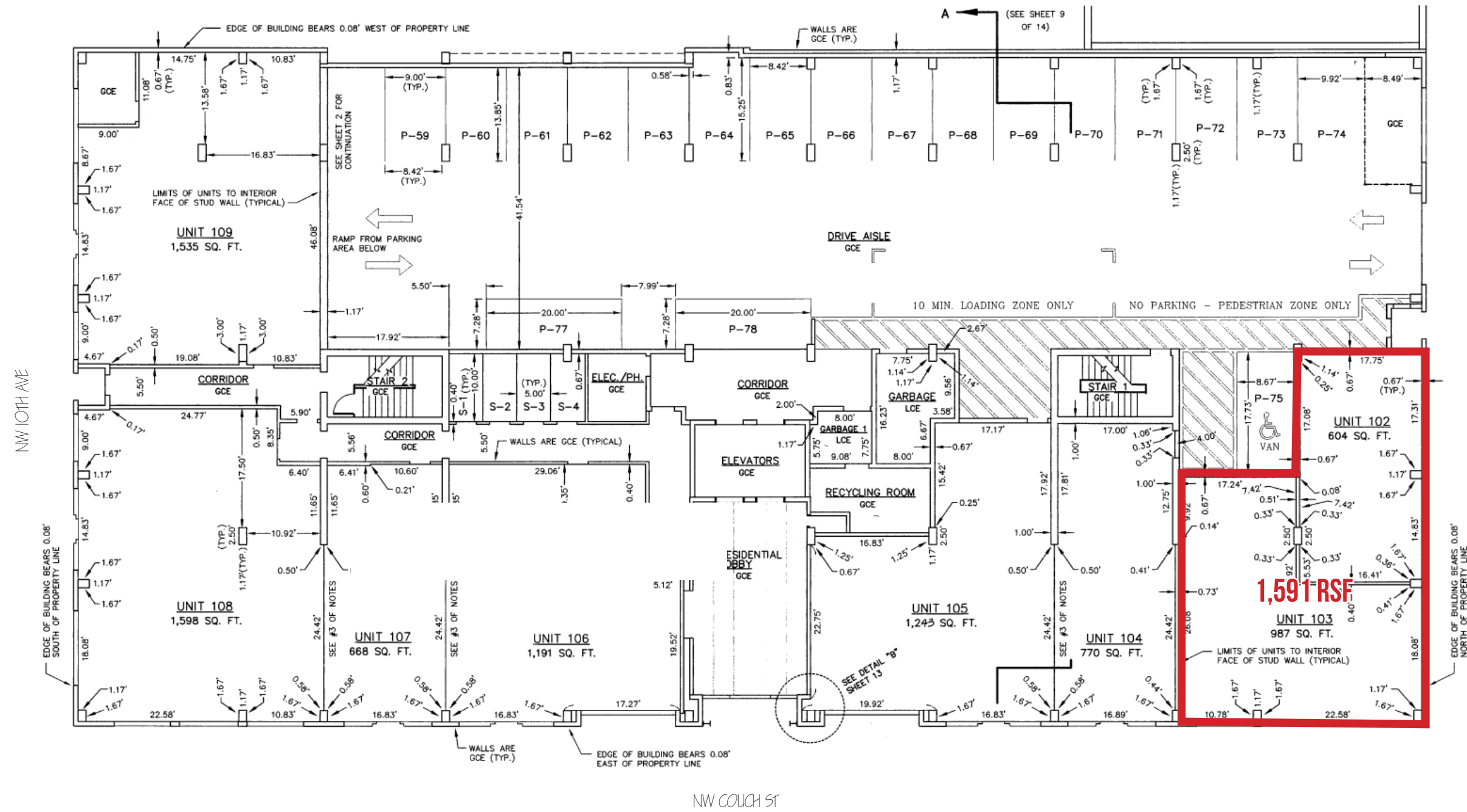
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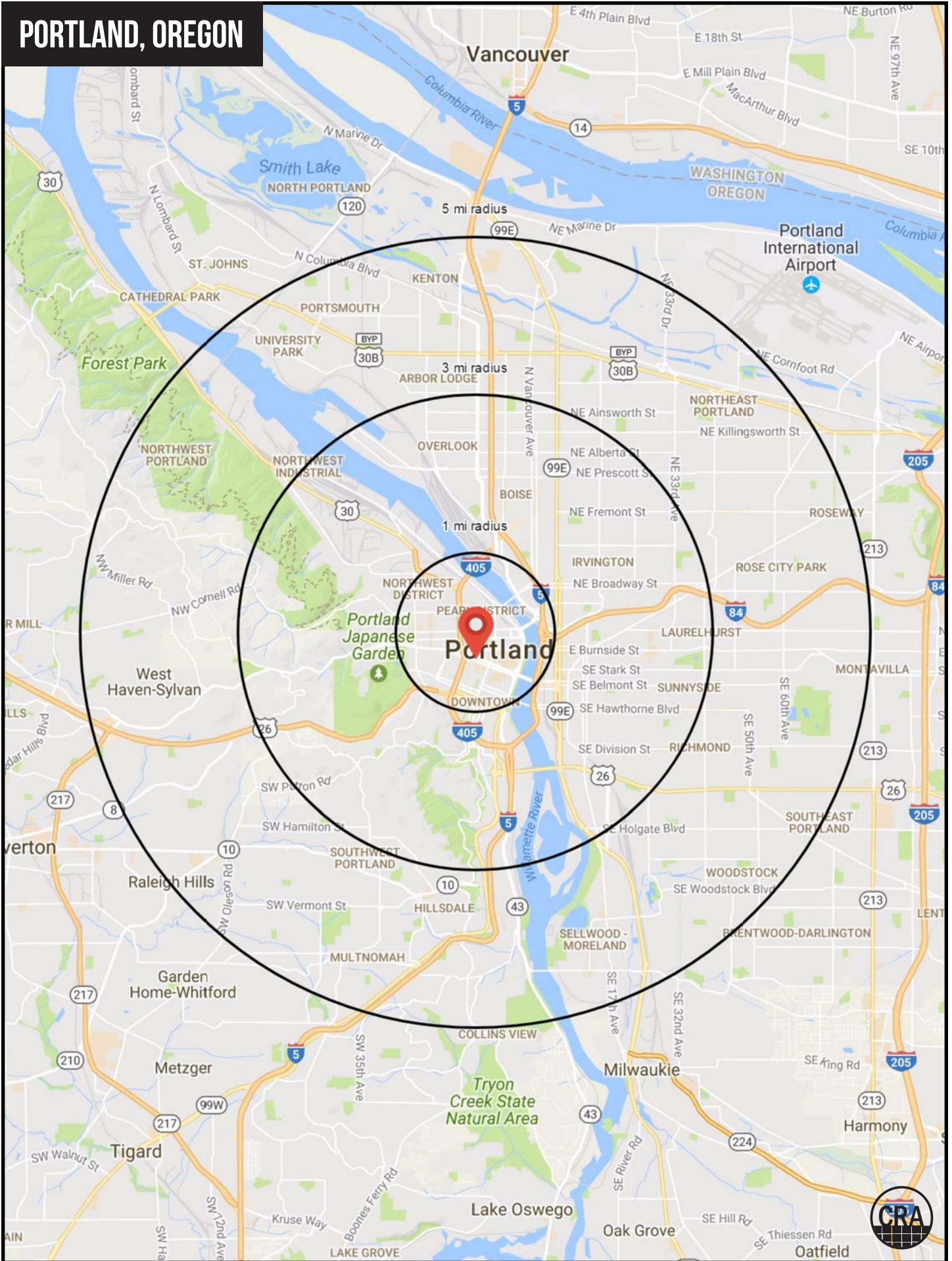
PORTLAND, OREGON PEARL DISTRICT



GROUND FLOOR SITE PLAN



PORTLAND, OREGON



DEMOGRAPHICS

NW 12TH AVE & NW FLANDERS ST PORTLAND, OREGON



POPULATION	1 MILE	3 MILES	5 MILES
2017 Estimated Population	41,843	175,054	416,118
2022 Projected Population	45,275	189,251	448,647
2017 Labor Population (Age 16+ years)	39,120	153,018	354,520
AGE	1 MILE	3 MILES	5 MILES
2017 Estimated Median Age	37.0	36.7	37.5
HOUSEHOLD	1 MILE	3 MILES	5 MILES
Total Households	26,742	90,040	191,768
Average HH Income	\$78,509	\$92,582	\$92,023
HH Income \$75,000 to \$99,000	2,891 (10.8%)	10,740 (11.9%)	24,409 (12.7%)
EDUCATION	1 MILE	3 MILES	5 MILES
Bachelor's Degree +	21,180 (62.3%)	85,784 (63.5%)	183,660 (58.6%)
DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Businesses	9,520	22,116	32,769
Total Employees	118,526	269,434	361,195
Daytime Age 16 years +	132,684	316,551	472,855

*Source: REgis - SitesUSA (2017)

The information contained herein has been obtained from sources Commercial Realty Advisors deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors does not guarantee the information. The prospective buyer should carefully verify all information contained herein.

