

FOR SALE

4511 SE Cesar E Chavez Blvd.
Portland, OR. 97202

3,778 SF
13,727 SF Lot
\$1.8 million
Available Now



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PROPERTY DETAILS

Located on the corner of SE Holgate and SE 39th, directly across the street from a new retail development. Space has been separated for two tenants and zoned for office or retail uses. Neighboring tenants include Starbucks, Walgreens, and the original Trader Joes. Adjacent to Westmoreland neighborhood, home to Reed College.

Type: 3 Star Office

SF: 3,778

Land SF: 13,727

Stories: 1

Class: B

Taxes 2016: \$5,027.88

Construction: Wood Frame

Year Built: 1978

Year Renovated: 1992

Parking: 17 Surface Spaces

RI zoning - proposed change to CMI - Q1 2018

Tenants are on month-to-month term



73

WALK



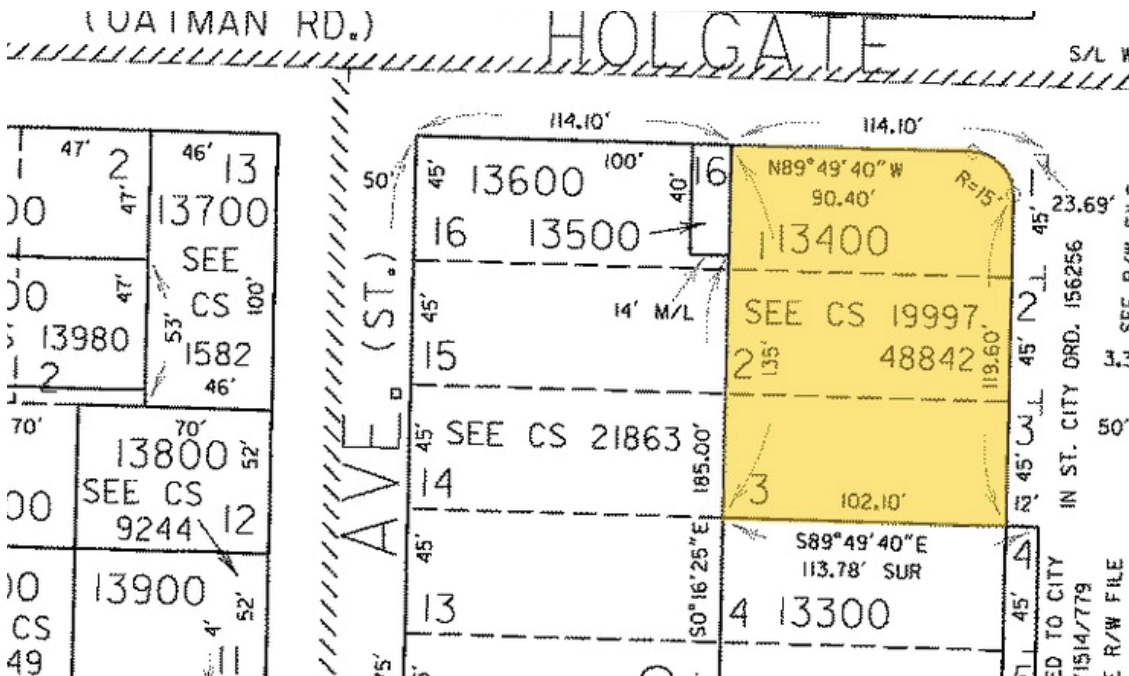
86

BIKE



51

RIDE



DEMOGRAPHICS 3Mi

- Population: 187,087
- Average Age: 38
- Median HH Income: \$61,434
- Daytime Employees: 108,022
- Population Growth: 17' - 22' 5.9%
- Traffic: SE Holgate Blvd 17,213

FLOOR PLAN

