



FOR SALE

\$3,980,000.00

THE DEHEN BUILDING

404 NW 10th Ave | Portland, OR 97209



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Due to the number of tenants and respect for their operations, no full property tours will be done without a signed Intent to Purchase.

FULLY LEASED MIXED-USE BUILDING OVERVIEW

19 *Dehen* 20



YEAR BUILT | 1910

BUILDING AREA | 15,000 SF

ZONING | EXd

TAXES | \$17,002.77 (2018-19)

This building is an Unreinforced Masonry property that has had some voluntary seismic upgrading performed. The City of Portland lists this as a URM Building "Partial Upgrade".



100% OCCUPIED BUILDING

NOI | \$241,735

CAP Rate | 6%

Real Market Value | \$3,781,520.00

Assessed Value | \$672,310.00

Land | 5,000 SF

RSF | 12,448 on 3 levels

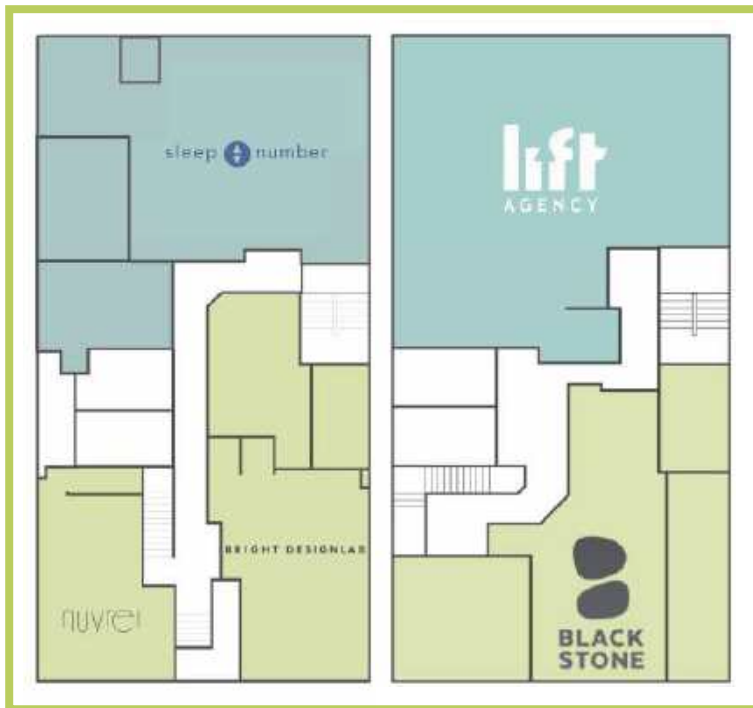
Gross Square Footage | 15,000 SF



BUILT IN 1910

BUILT TO LAST

BUILT FOR THE FUTURE



TENANTS

The Dehen building is a generational property that is available now. It is centrally located in the heart of the Pearl District on the corner of 10th and Flanders, and in a designated **Opportunity Zone**. Tenants include:

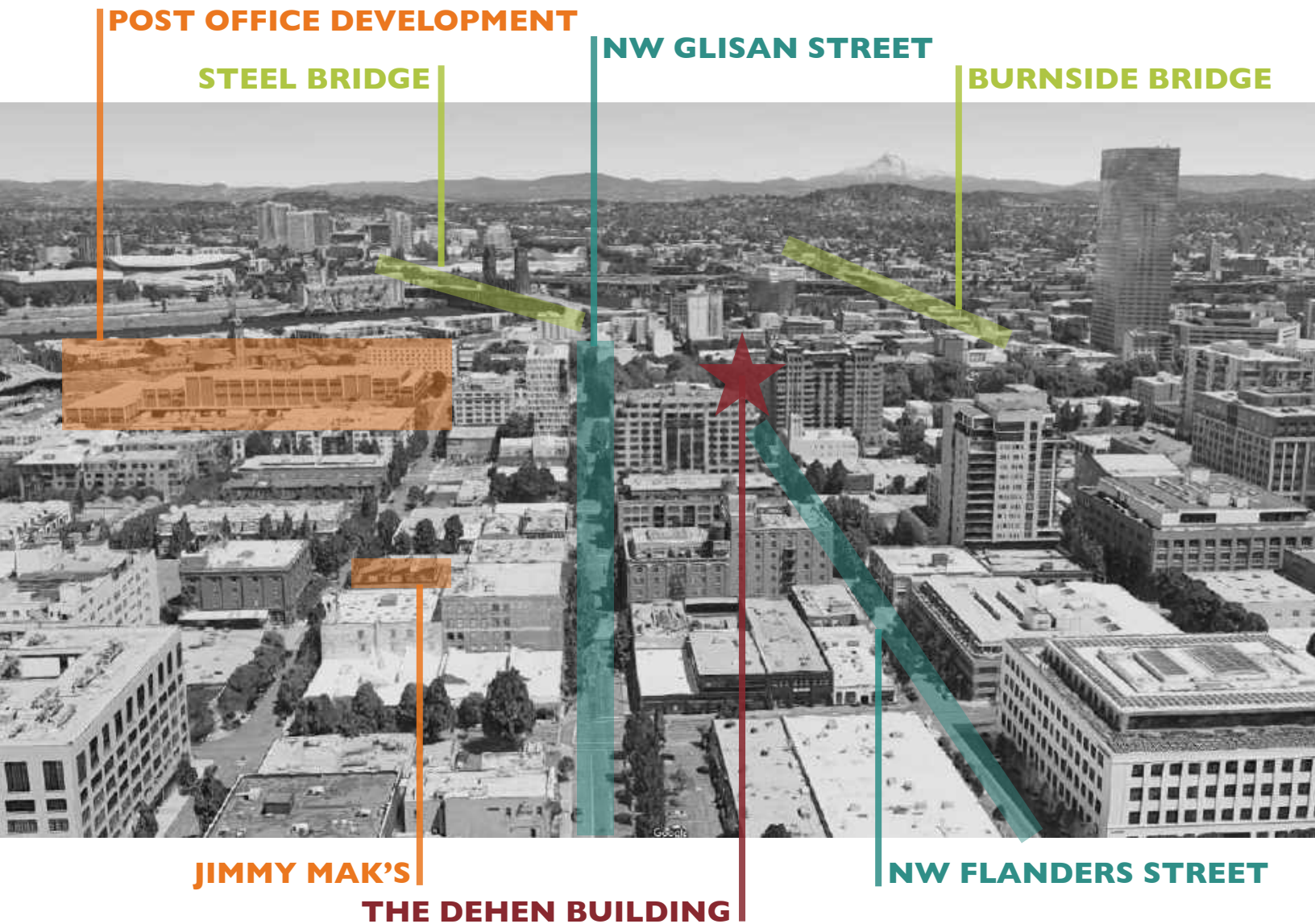
Nuvreí Café Blackstone Audio
Nuvreí Production Bright Design
Old Town Florist LIFT Creative
Sleep Number

HISTORY

Owned by the Dehen family since the mid 20th century, this is the first time that the building has been listed for sale in more than six decades. The building has a long history of use as a premier production center in the region for textiles such as varsity and collegiate jackets, classic, heavyweight apparel, and motorcycle riding sweaters. Dehen is a building with 20th century charm that has embraced 21st century updates and design.



PEARL DISTRICT HIGHLIGHTS



SHOP

Oblation Papers	Halo Shoes
KEEN Footwear	Free People
Anthropologie	House of Lolo
Madewell	Room & Board
Filson	Hanna Andersson
The North Face	Sur La Table
Dr. Martens	Lululemon
Fjällräven	West Elm

EAT

Lovejoy Bakers	Verde Cocina
Daily Cafe	Oven and Shaker
Little Big Burger	River Pig Saloon
TILT	Irving St. Kitchen
Prasad	Barista
Brix Tavern	Bluehour
Andina	Deschutes Brewery
Cha Cha Cha Taqueria	

PLAY

Portland Center Stage	Brew Cycle
Powell's Bookstore	Jimmy Mak's
BLICK Art Materials	Blowout
Planet Granite	Fields Park
Jamison Square	Cult
Living Room Theaters	Snow Peak
Cultured Pearl	YoYoYogi
Multiple Art Galleries	

2024 Projection	444,441
2019 Estimate	418,584

- 16 THE DIANNE**
535 NW 12th Ave | **102 units**
- 17 KEARNEY PLAZA**
931 NW 11th Ave | **131 units**
- 18 N.V. APARTMENTS**
1261 NW Overton St | **284 units**
- 19 10TH @ HOYT**
925 NW Hoyt St | **178 units**
- 20 OAKWOOD PEARL DISTRICT**
1155 NW Everett | **112 units**
- 21 COUCH9**
135 NW 9th Ave | **136 units**
- 22 THE RODNEY**
1470 NW Glisan St | **230 units**
- 23 MODERA PEARL**
1420 NW 14th Ave | **290 units**