

6214 & 6302 SE 82ND AVE

FOR SALE OR LEASE



Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



MATT LYMAN

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

JULY 2024

EXECUTIVE SUMMARY



PROPERTY SUMMARY

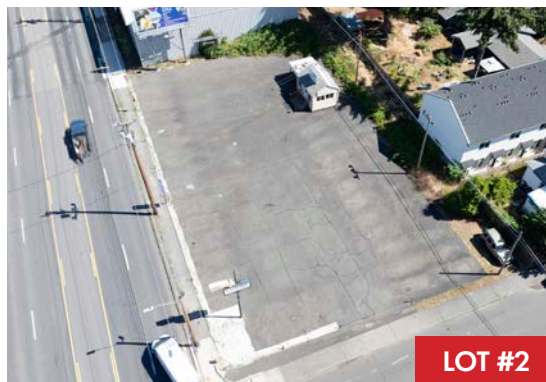
Sales price:	\$65.00 PSF for each lot, or \$60.00 PSF if both lots sold together
Lease rate:	\$8.00 PSF/year + NNN
Lot #1 address:	6302 SE 82nd Ave Portland, OR 97266
Lot #1:	<ul style="list-style-type: none"> • ± 11,634 SF of land • ± 8,000 SF of land • ± 4,000 SF of land
Total:	• ± 23,634 SF of land
Lot #2 address:	6214 SE 82nd Ave Portland, OR 97266
Lot #2:	• ± 15,440 SF of land

DEMOGRAPHICS

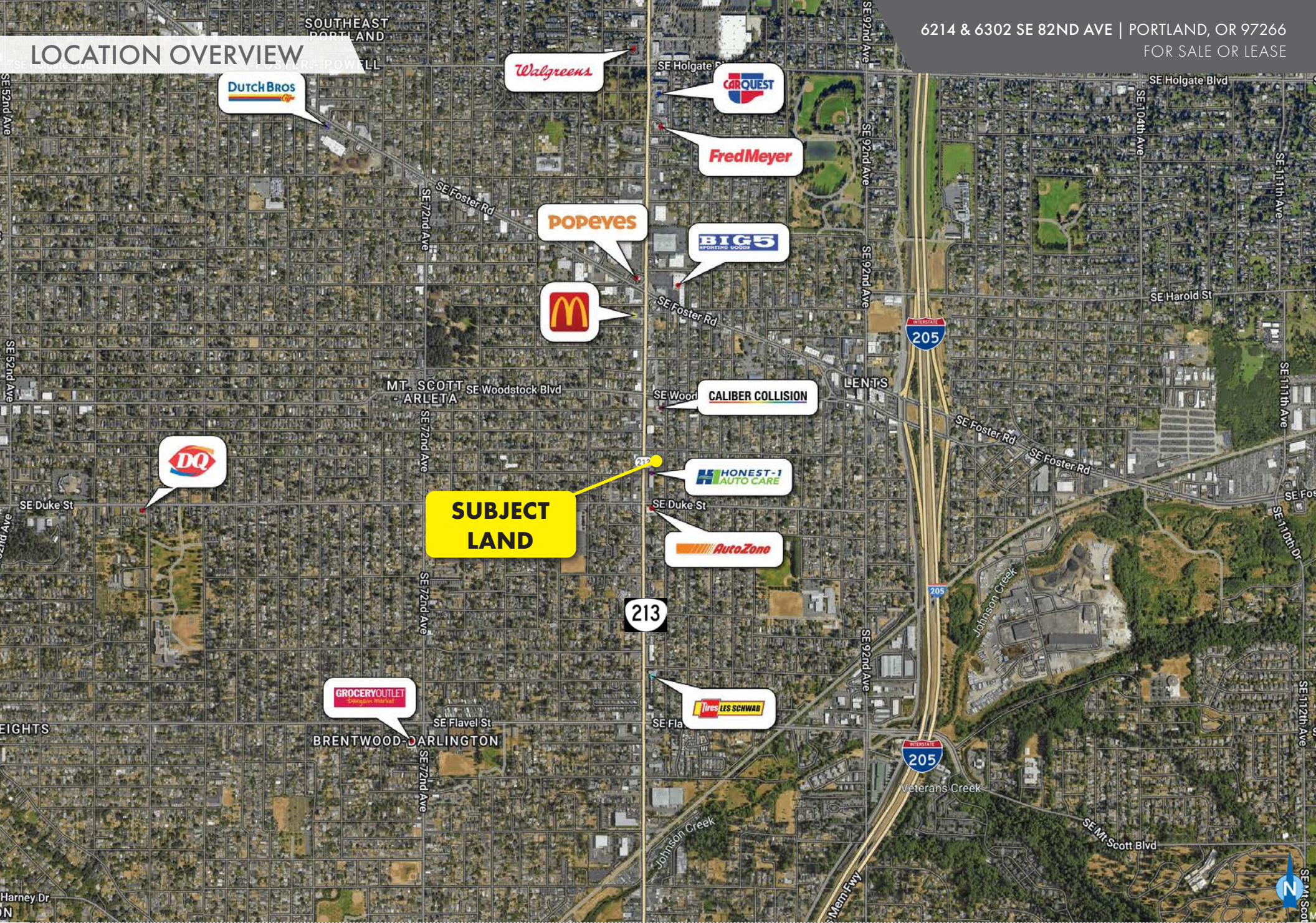
	1 MILE	3 MILES
Population:	23,228	175,486
Households:	9,213	69,820
Median Age:	37.3	38.3
Median Household Income:	\$80,631	\$90,287
Daytime Employees:	5,052	50,692
Population Growth (2024 - 2029):	- 4.15%	- 2.53%
Household Growth (2024 - 2029):	- 3.47%	- 1.50%

FEATURES

- Zoned CE (Commercial Employment), Multnomah County
- ± 9,300 vehicles per day off SE 82nd Ave (Hwy 213)



LOCATION OVERVIEW





LOT #1

LOT #2

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