

4630 NORTH MARYLAND AVENUE | PORTLAND, OREGON 97217



CALL FOR SALE PRICE

OWNER / USER -or- INVESTMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

±8,260 SF Building - Currently a Religious Facility

±7,405 SF (0.17 Acre) Corner Lot Parcel

Zoning: CM3 - Commercial Mixed Use 3 (City of Portland)

Land Uses Include: Retail, Office, Residential

Property could continue to be an active Religious Facility
or a Potential Re-Development Opportunity

Anchored at the South end of Popular Interstate Ave Retail District

±18,124 Average Daily Traffic (N Interstate Ave @ Blandena St)

Convenient Access to / from I-5 (0.25 Mile to I-5 On / Off Ramps)

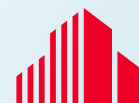
Located One Block from TriMet MAX Yellow Line

KAI FUHRMANN

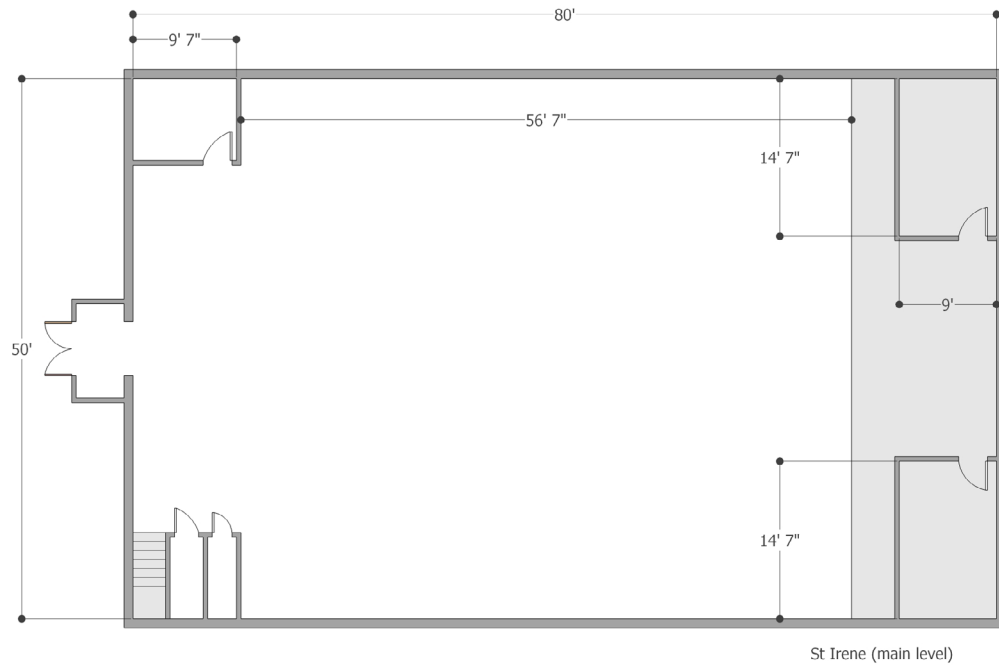
Senior Associate

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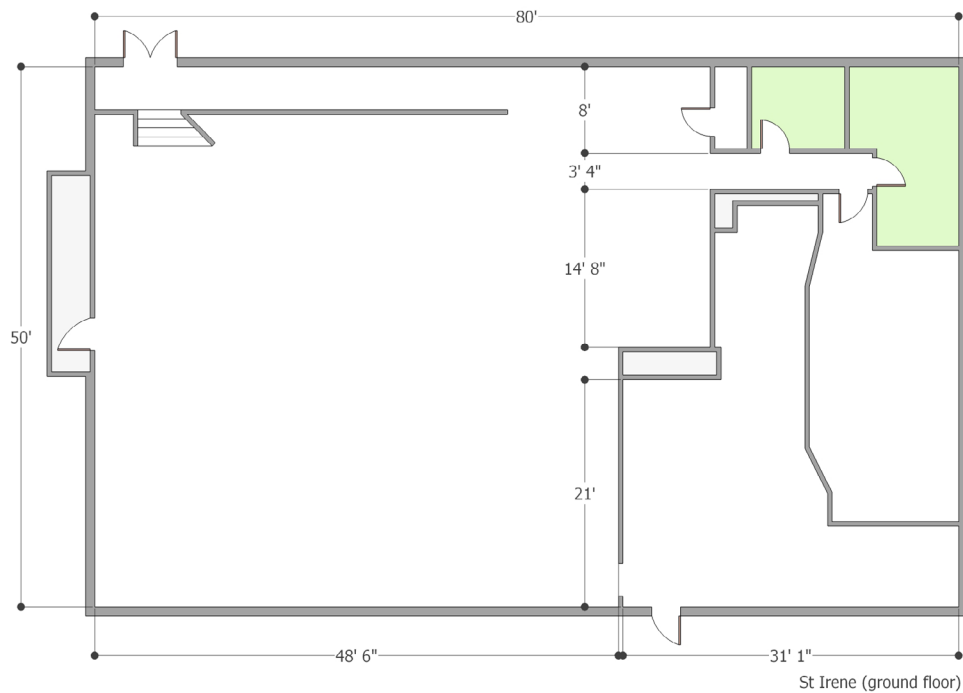


**CUSHMAN &
WAKEFIELD**



[CLICK TO VIEW 3D MATTERPORT TOUR - MAIN FLOOR -](#)

- PLEASE NOTE: Floor plans are an approximate reference - Buyer to do own due diligence. -



[CLICK TO VIEW 3D MATTERPORT TOUR - GROUND FLOOR -](#)

- PROPERTY PHOTOS -



EXTERIOR



MAIN FLOOR



MAIN FLOOR



MAIN FLOOR

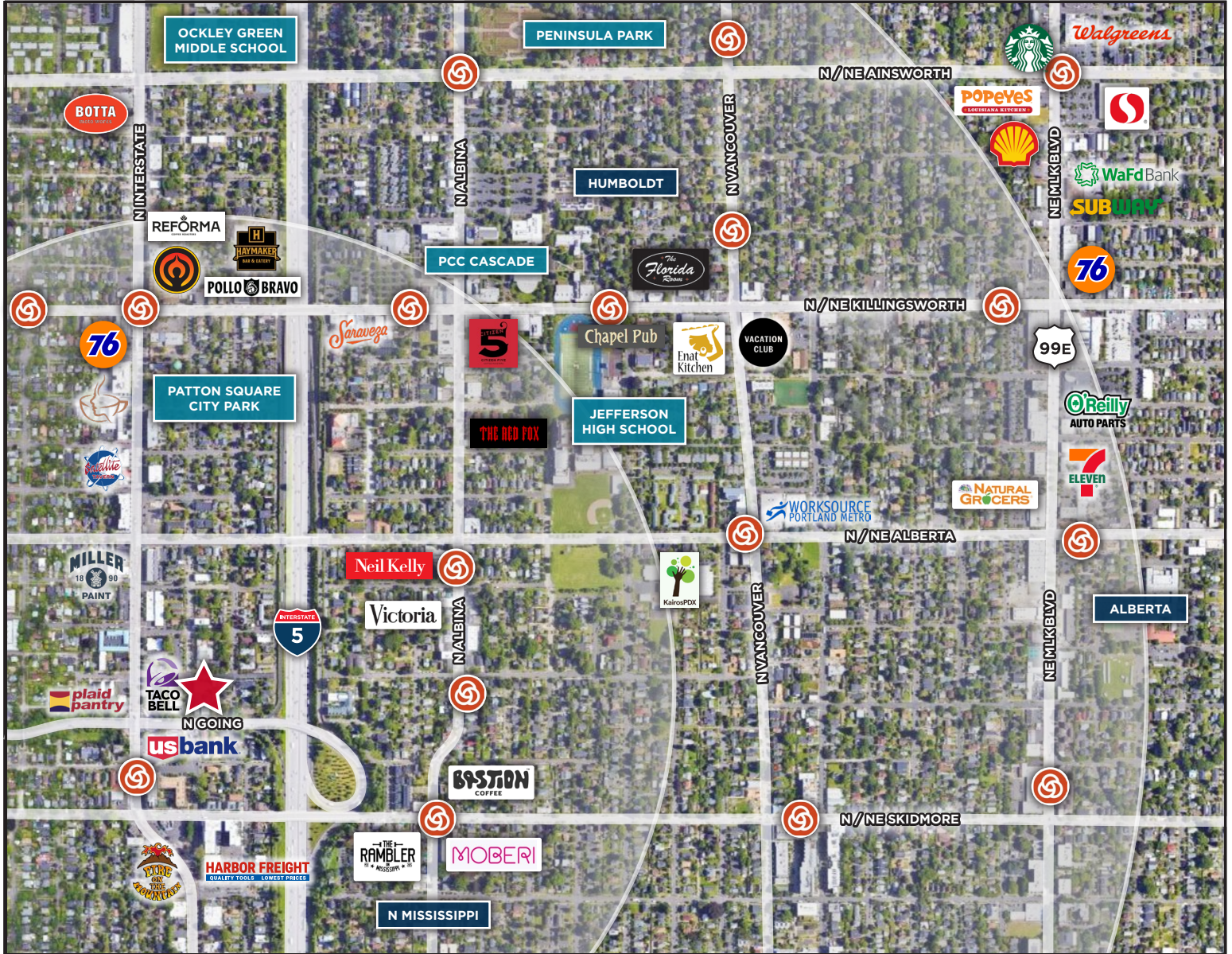


GROUND FLOOR



GROUND FLOOR

- NEIGHBORHOOD RETAIL MAP -



AREA DEMOGRAPHICS REPORT

POPULATION	1 MILE	2 MILE	3 MILE	HOUSEHOLD & INCOME	1 MILE	2 MILE	3 MILE
TOTAL POPULATION	26,171	90,209	177,440	TOTAL HOUSEHOLDS	10,969	41,628	85,747
DAYTIME EMPLOYEES	10,581	68,103	199,347	AVERAGE H.H. INCOME	\$116,684	\$116,771	\$107,634
MEDIAN AGE	39.2	40.2	40.1	MEDIAN HOME VALUE	\$516,806	\$515,608	\$554,427

* 2023 Demographics data derived from CoStar



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