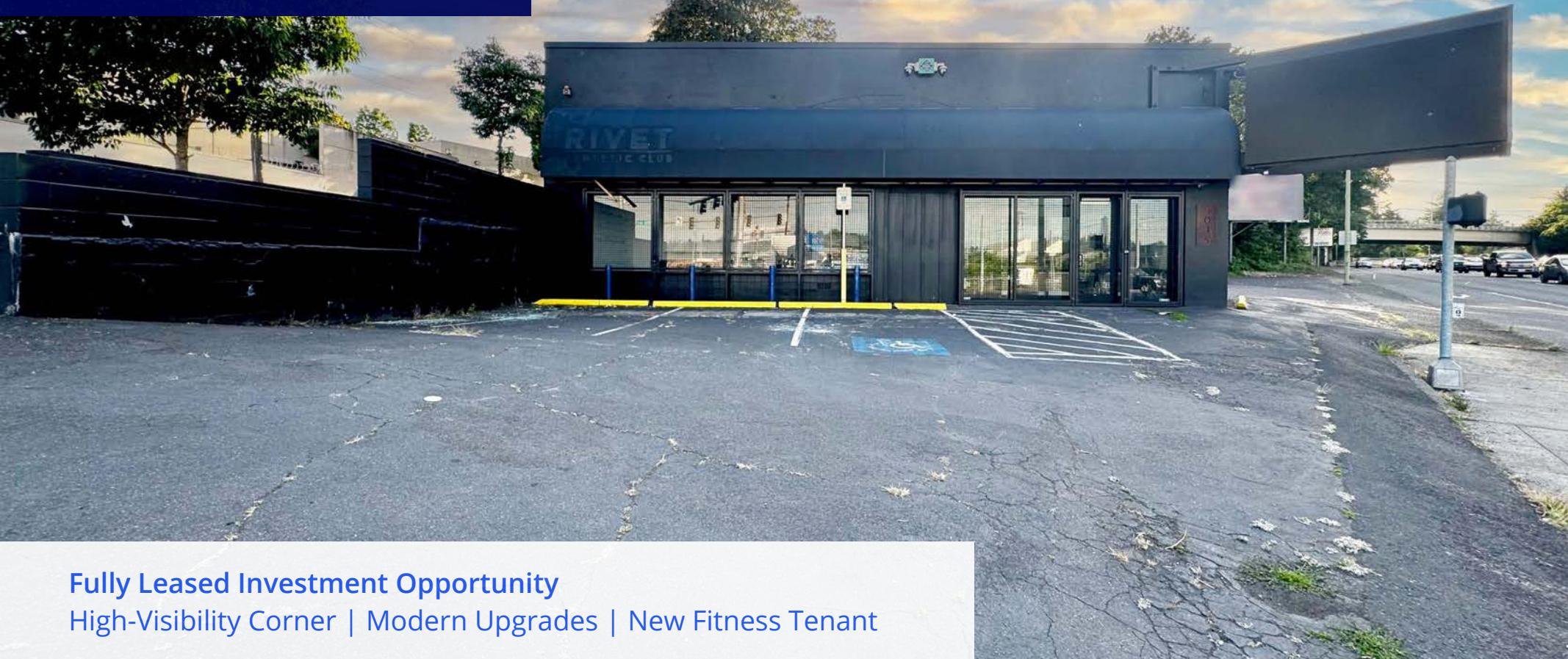


Colliers

For Sale

5035 SE McLoughlin
Portland, Oregon



Fully Leased Investment Opportunity

High-Visibility Corner | Modern Upgrades | New Fitness Tenant

Building: 6,293 SF | 0.36 Acre Lot
Call for Pricing

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5035 SE McLoughlin is a high-visibility retail/flex building now offered as a fully leased investment. Located at the signalized corner of SE 17th and McLoughlin Blvd, the property benefits from strong exposure and easy access.

The 6,293 SF building was remodeled in 2022 and features new HVAC, two ADA restrooms with showers, smooth concrete floors, high ceilings with exposed beams, skylights, and two 10'x10' glass roll-up doors. A large electronic sign and two billboards provide unmatched signage visibility on this busy commercial corridor.

The recent lease to Ace Force One gym brings this property to 100% occupancy, offering a stabilized income opportunity. Situated on 0.36 acres with onsite parking and CM2 zoning, this is a rare chance to own a modernized, income-generating asset in a prime location.

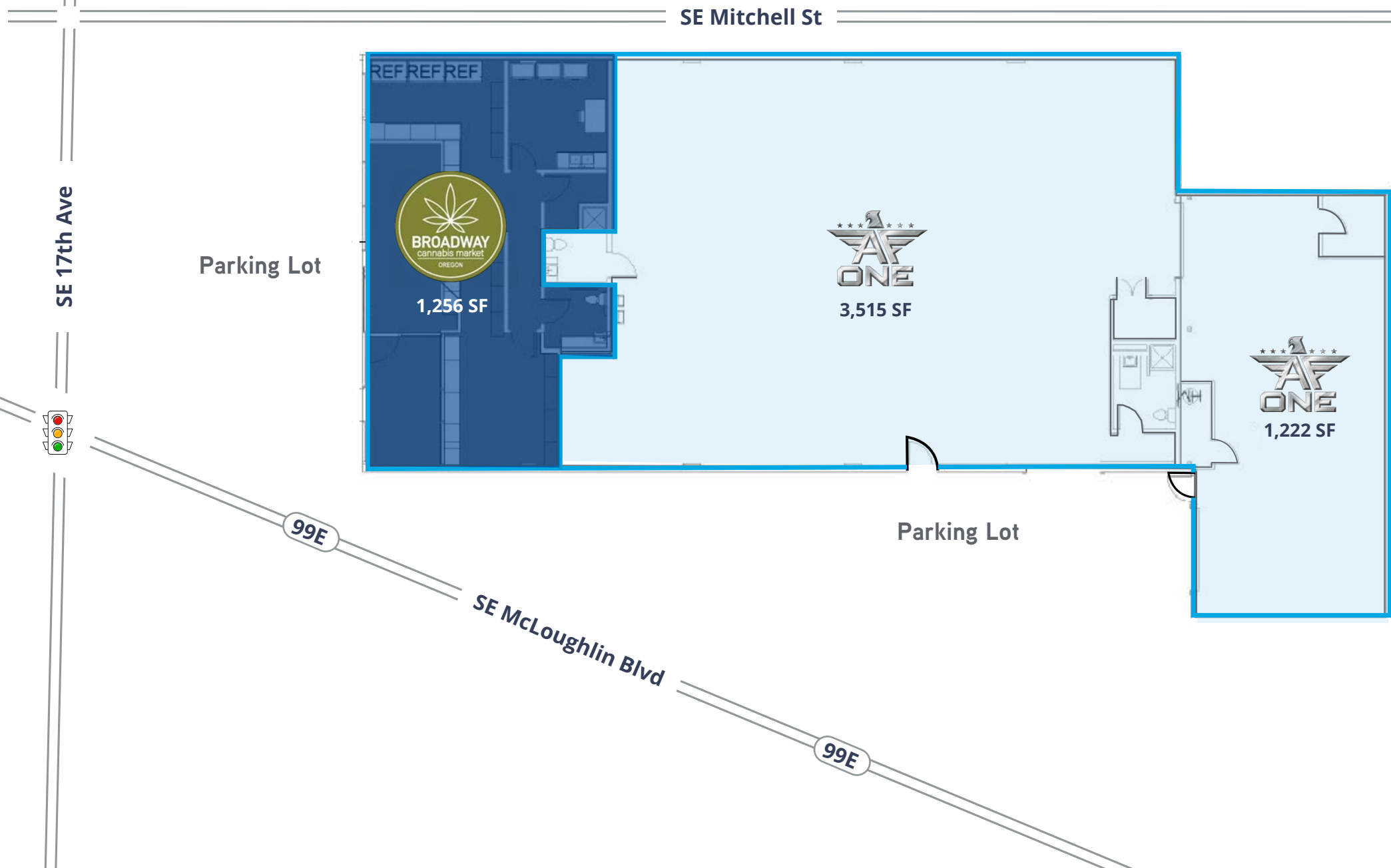
Features & Amenities

- Remodeled 2022
- New HVAC throughout
- High traffic & visibility corner
- Two billboards on site
- Electronic signage
- Two ADA Restrooms with showers
- High ceilings with exposed beams
- Skylight provides great natural light
- Two 10x10 glass paned roll up doors
- Smooth Concrete floors
- Open Layout
- Onsite parking

Fully Leased Investment Opportunity - For Sale



Floor Plan

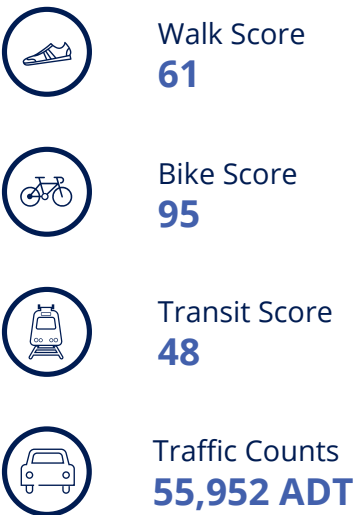
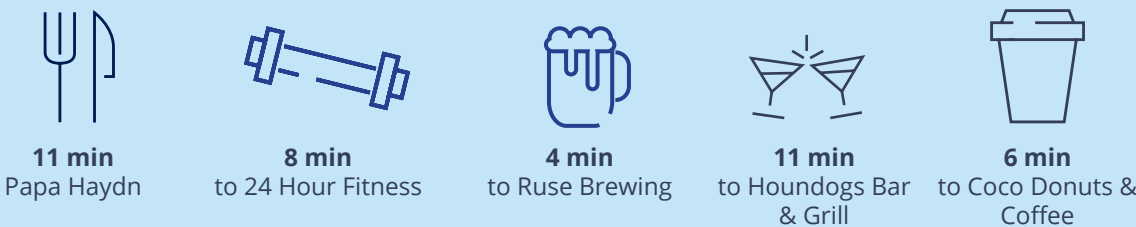


Consumer Expenditures

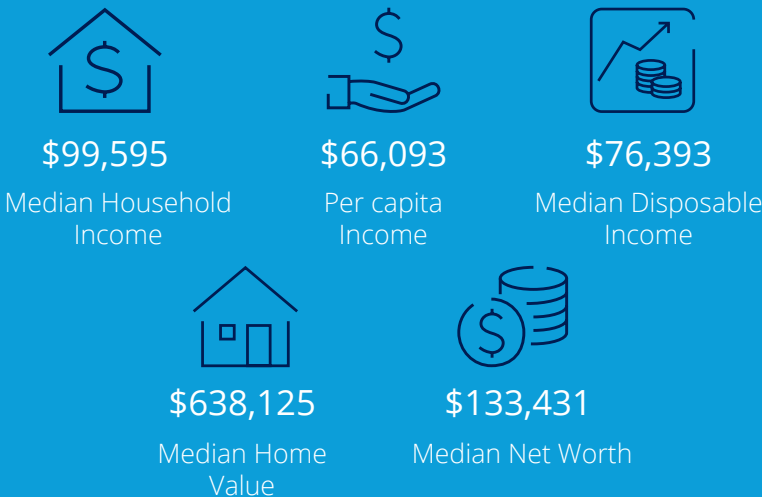
Annual Food & Alcohol Spending

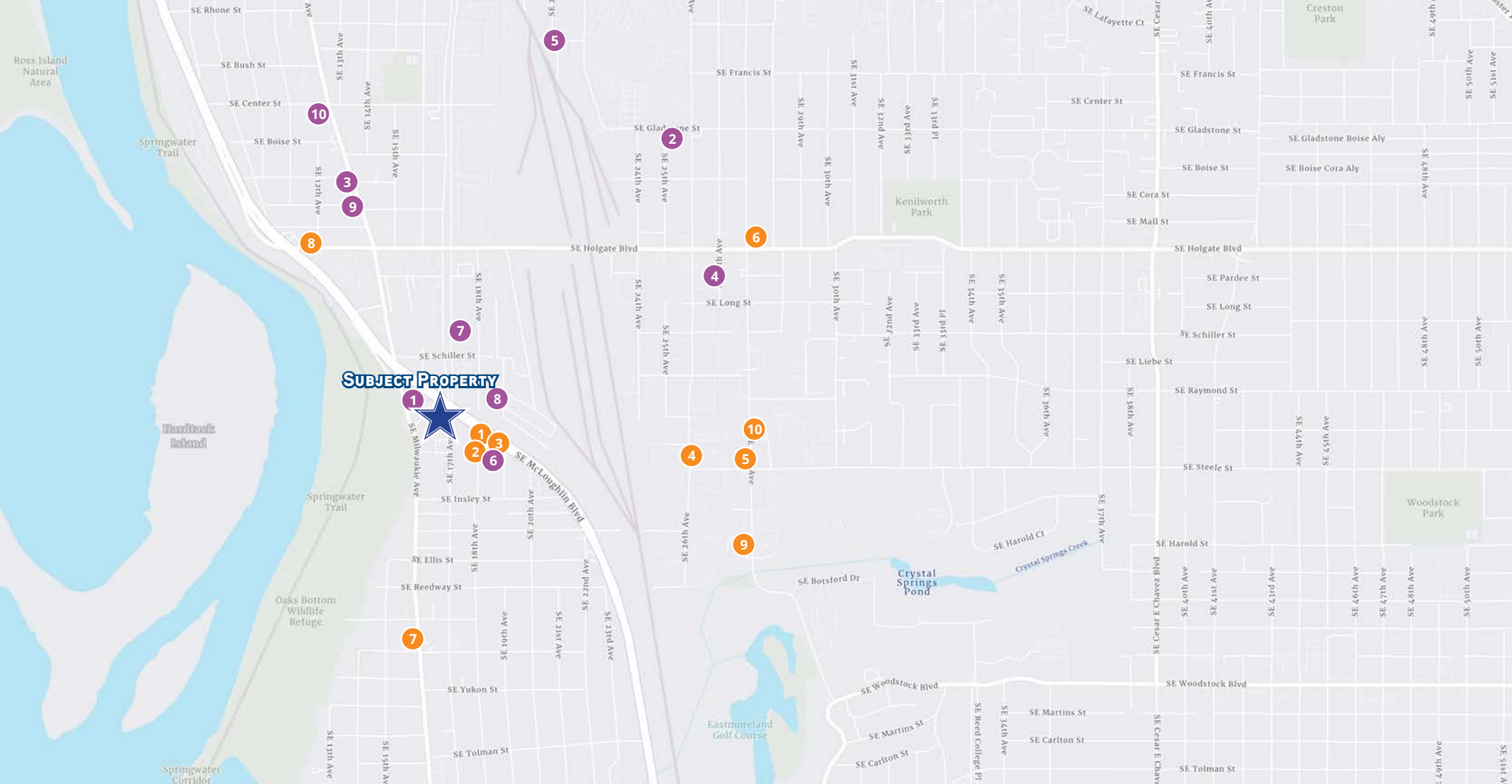


Walk Times



Wealth & Income





Food / Drink

- | | |
|------------------------|----------------------------|
| 1 The MAC'd Window | 6 PDX Thai Dining |
| 2 Romero's Kitchen | 7 Papa Haydn |
| 3 Crazy For Pizza | 8 El Matador Mexican Grill |
| 4 808 Grinds Food Cart | 9 Breaking Buns Food Cart |
| 5 El Pato Feliz Mobile | 10 Heretic Coffee Co. |

Retail

- | | |
|-------------------------------|--------------------------------|
| 1 Mattress King | 6 Hollywood Lights Portland |
| 2 Portland Leather Goods | 7 Sticker Ninja |
| 3 Pulp Stitchin | 8 Framers' Inventory |
| 4 Rebel Cricket Screen Prints | 9 Aladdin Alterations & Design |
| 5 Mac Apparel | 10 Psanctum Thrift |



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