



FOR SALE



RETAIL INVESTMENT PROPERTY

**8114-8119 SE STARK ST /
414-418 SE 81ST AVE
PORTLAND, OR**

PLEASE DO NOT DISTURB TENANTS
OR NOTIFY TENANTS OF THIS OFFERING

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STARK 81

ADDRESS | 8115 - 8119 SE STARK ST / 410 - 418 SE 81ST AVE
PORTLAND, OR

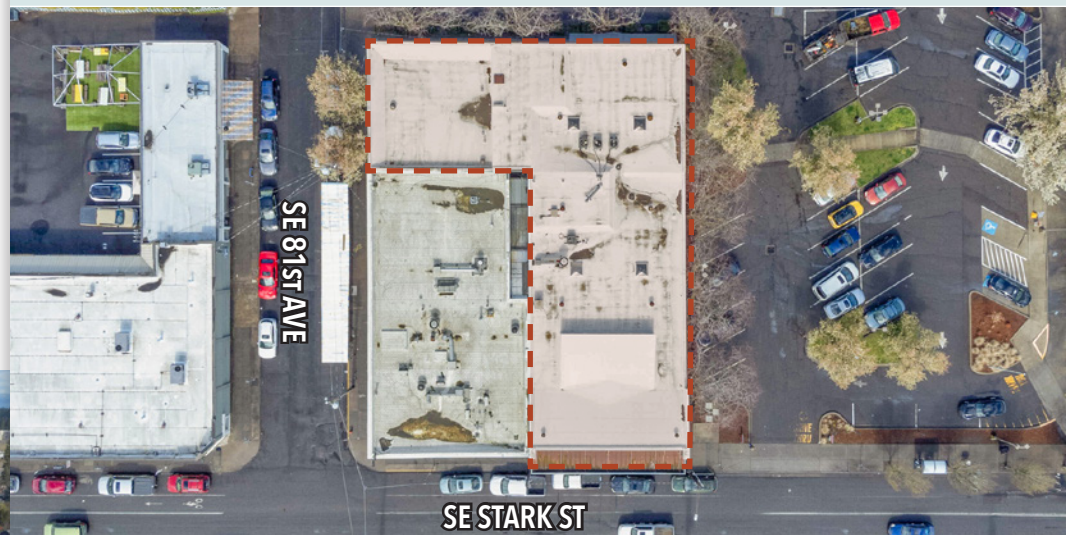
YEAR BUILT	1946
BUILDING SIZE	9,206 SF
LOT SIZE	9,974 SF
ZONING	CM2m
CAPITAL IMPROVEMENTS	Roof replacement in 2022 Building renovation and tenant improvements starting in 2008
OCCUPANCY RATE	Fully Leased
PRICING	Please call for pricing and pro forma

**CONFIDENTIAL LISTING
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SUMMARY

This Southeast Portland retail investment property, Stark81, is 100% leased and features 5 charming retail/restaurant spaces. Located in the bustling Montavilla neighborhood, Stark81 is a well maintained and low maintenance asset and provides a great long-term investment and desirable spaces for lease to the Portland business community.



DEMOGRAPHICS	¼ MILE	½ MILE	1 MILE
2024 POPULATION	1,446	6,182	20,292
TOTAL HOUSEHOLDS	630	2,637	8,714
MEDIAN HH INCOME	\$118,969	\$115,490	\$91,382
TOTAL BUSINESSES	196	429	1,114
TOTAL EMPLOYEES	905	2,141	6,654





TENANT MIX

FULLY LEASED BUILDING



ZUCKERCREME - 850 SF

Whimsical retail shop, strawberry museum and café.



Zuckercreme



OREGON BIKE SHOP - 1,162 SF

Neighborhood bike and repair shop.



Personal Beast



Oregon Bike Shop

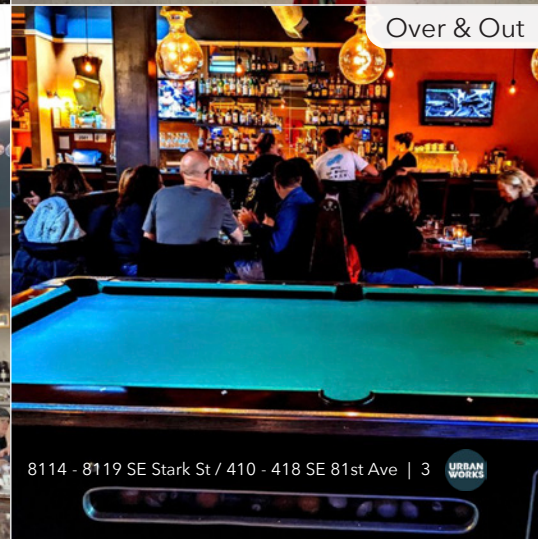


THE OBSERVATORY / OVER & OUT - 4,593 SF ACROSS TWO SPACES

The Observatory is Montavilla's go-to casual dining and neighborhood bistro. The same operators run Over & Out a bar with pool table and neighborhood hang out spot.



The Observatory



Over & Out



PERSONAL BEAST - 2,493 SF

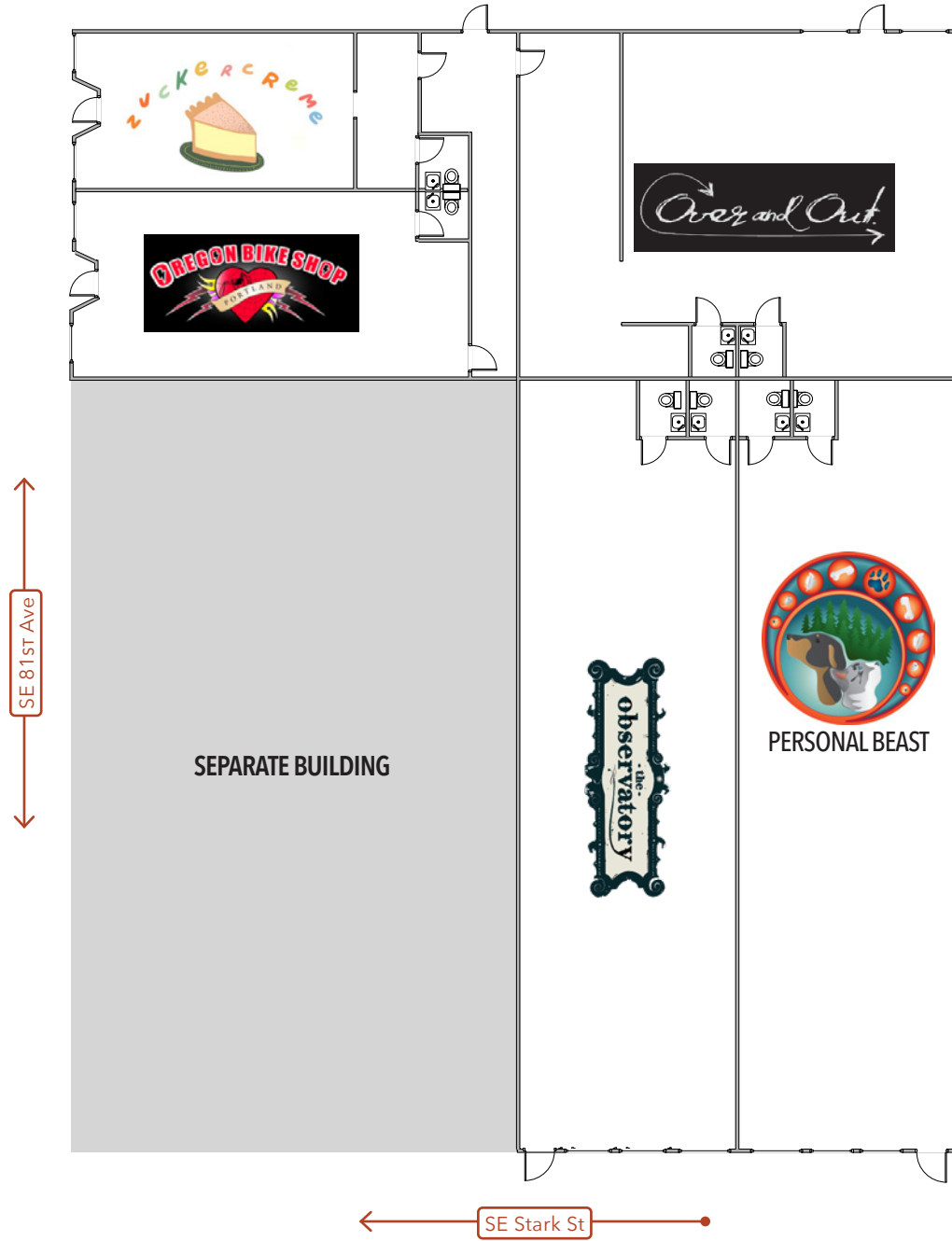
Neighborhood pet supply shop





SITE PLAN

FULLY LEASED BUILDING



The information contained herein is believed to be reliable, but is not warranted as to its accuracy and may change or be updated without notice. Seller makes no representation as to the condition of the property and recommends purchaser's independent investigation.





BUILDING PHOTOS

8115 - 8119 SE STARK ST / 410 - 418 SE 81ST AVE



414-418 SE 81st Ave



8115-8119 SE Stark St



418 SE 81st Ave



Stark Storefronts

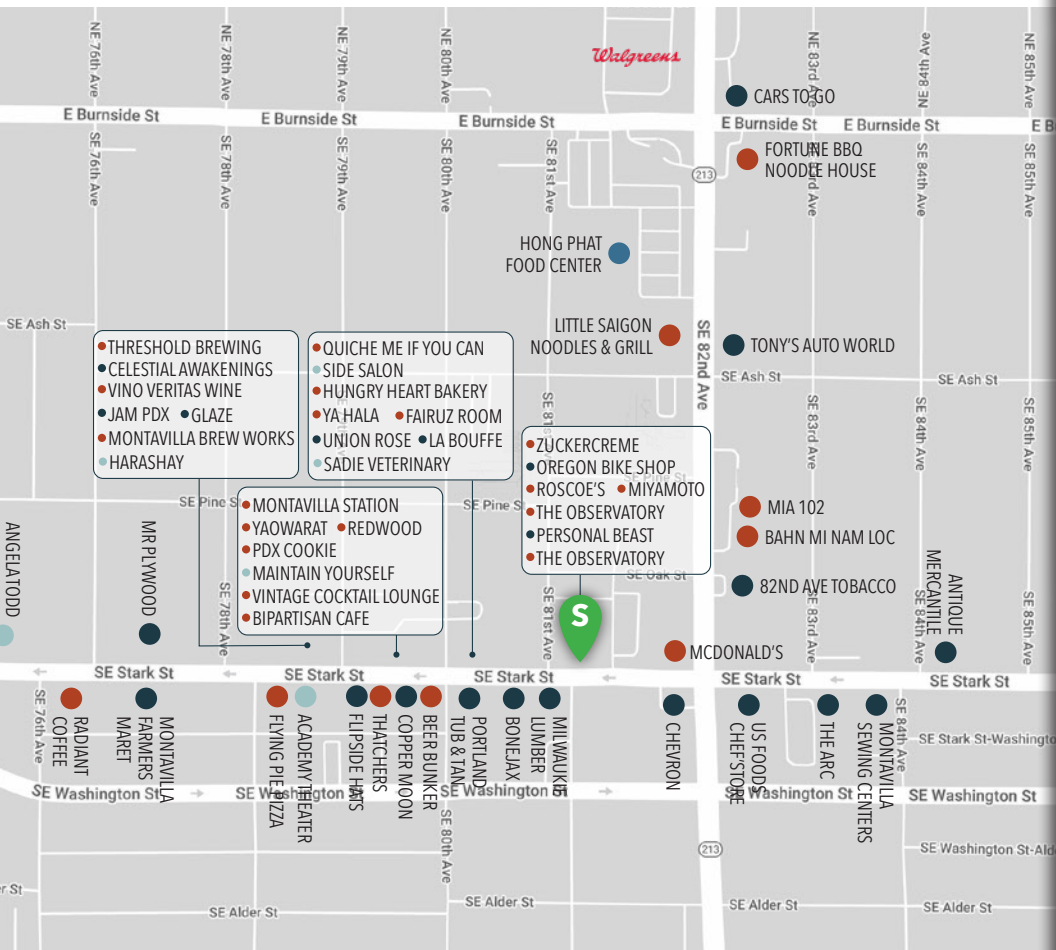


8115 SE Stark St



URBAN WORKS **MARKET AREA**
MONTAVILLA

The Montavilla business district, along SE Stark Street at the base of Mt. Tabor, is a bustling business community with a loyal neighborhood following. Restaurants, retailers, wine bars and a vintage movie theater provide goods, service and entertainment in a charming setting.



CONTACT FOR ADDITIONAL INFORMATION:

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