



MARKETPLACE 205

9900 SE Washington St | Portland, OR 97216

Asking Price: \$10,000,000 | Price Per SF: \$55/PSF

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INVESTMENT HIGHLIGHTS

- ◇ Full Redevelopment Opportunity: Extremely low price per square foot opportunity to step into a full redevelopment project with tremendous upside potential.
- ◇ Leasing Momentum: Burlington and Urban Air both signed new 10-year leases and are permit ready for current ownership or a Purchaser to start the process. Additional interest from local and national users exists.
- ◇ Extensive Redevelopment: Current ownership has transformed the Property from an interior mall into a shadow-anchored shopping center. This included removing all interior corridors, adding over 35k SF to the GLA.
- ◇ Centralized Location: Situated at the intersection of I-84 and I-205 in Portland's Gateway District, offering visibility and accessibility to over 300,000 VPD via major freeways and daily commuters on the numerous nearby public transportation lines.
- ◇ High-Performing Neighbors: Directly adjacent to the only Home Depot and Target within a 4.5-mile radius. The Home Depot ranks in the 87th percentile nationally in terms of visits (Placer.AI)
- ◇ Strong Local Demographics: High-density surrounding residential base with over 448,000 residents within a 5-mile radius, earning an average of \$116,000 annually.
- ◇ Urban Air's Draw: Ranked the No. 1 Adventure Park Brand for the 7th straight year, this location is 1 of 50 franchises awarded in 2024, demonstrating Urban Air's draw and operational strength.



Northmarq
4949 Meadows Rd, Suite 490
Lake Oswego, OR 97035
northmarq.com



Sean Tufts
Managing Director
seantufts@northmarq.com
206.693.3352

Kevin Adatto
Managing Director
kadatto@northmarq.com
503.675.7726
OR Lic. #200003168

Joe Dugoni
Associate
jdugoni@northmarq.com
206.693.3329