

FOR SALE

CEDAR HILLS *OWNER- USER OFFICE* WITH APARTMENT AMENITY



Can Accomodate Medical Office

2365 SW CEDAR HILLS BLVD | PORTLAND, OR 97225

km Kidder
Mathews

PROPERTY HIGHLIGHTS

ADDRESS	2365 SW Cedar Hills Blvd Portland, OR 97225
YEAR BUILT	1966 with subsequent remodels
ZONING	CC - Corridor Commercial Allowed uses include General Office, Retail, and even Medical and Veterinary with a conditional permit. Personal residence is allowed (2nd floor).
BUILDING AREA	2,800 SF ground floor 2,500 SF 2nd floor 5,300 SF total
GARAGE/STORAGE	1,950 SF
LAND AREA	0.27 AC
PARKING	19 stalls (9 in front, 8 in rear, 2 enclosed garage)
EXPOSURE	Property fronts Cedar Hills Blvd only one block from Walker Rd & a multitude of retail establishments

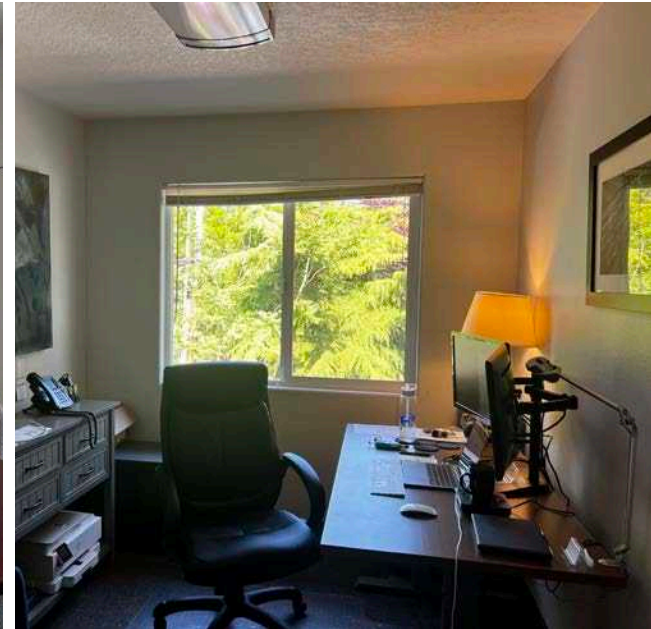
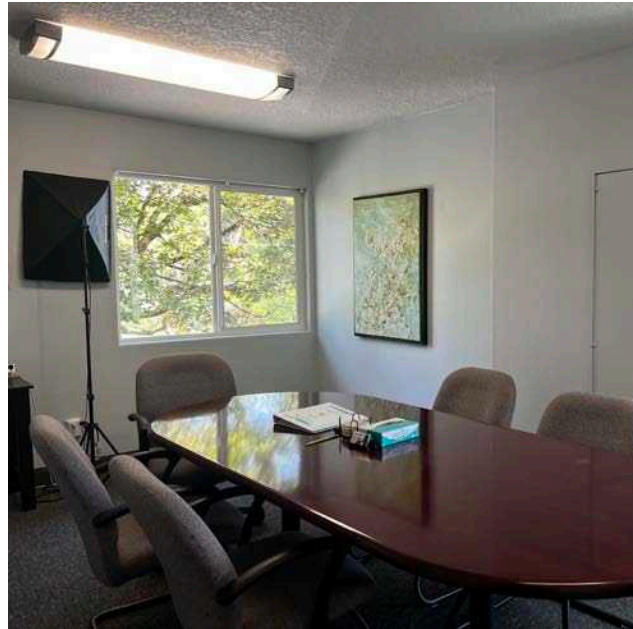
\$1.5M
SALE PRICE

\$283
SALE PRICE/SF



2365 SW CEDAR HILLS BLVD

OFFICE SPACE



AVAILABLE FOR SALE



2365 SW CEDAR HILLS BLVD

APARTMENT OR FUTURE OFFICE EXPANSION AREA

A portion of the building's 2nd floor includes a beautifully finished apartment for a live-work situation, or an additional income stream. Under the current zoning, the 2nd floor can also be utilized for additional or future office area.

IN TODAY'S CONDITION, THIS LUXURY APARTMENT INCLUDES:

An expansive living room area with long window line

Modestly vaulted ceiling with an abundance of recessed lighting

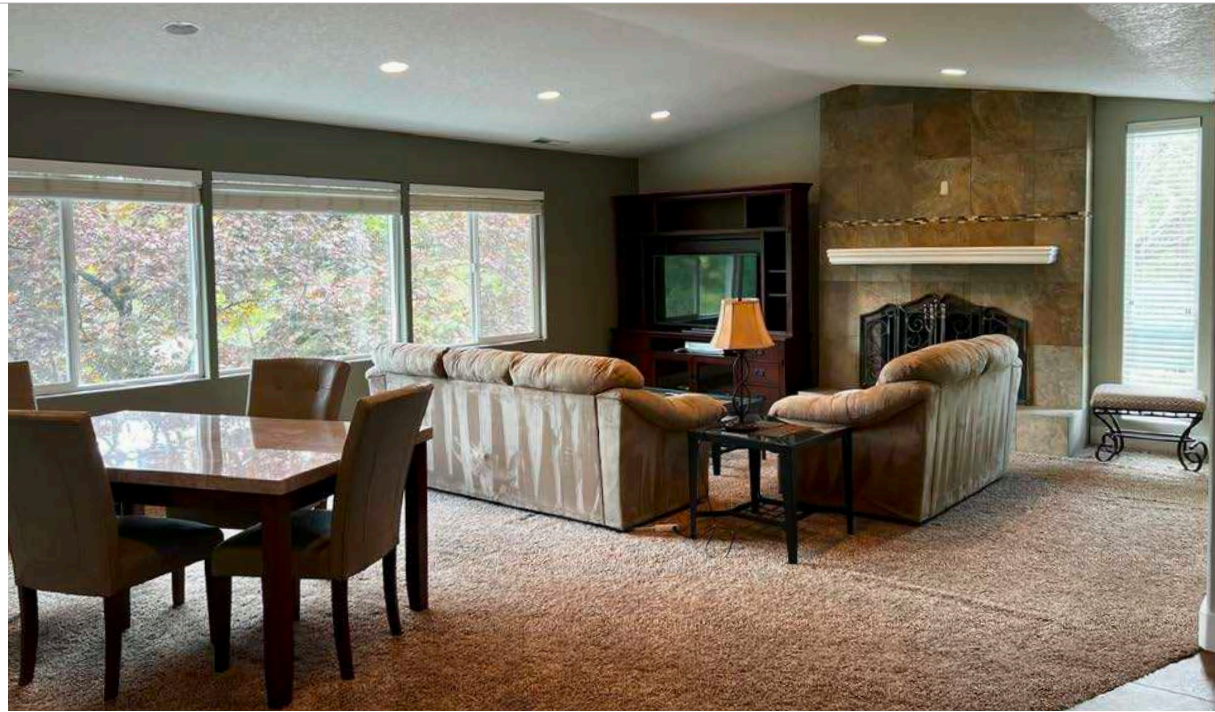
A beautifully refinished and working fireplace

Two (2) graciously sized bedrooms

Refinished kitchen with upgraded appliances

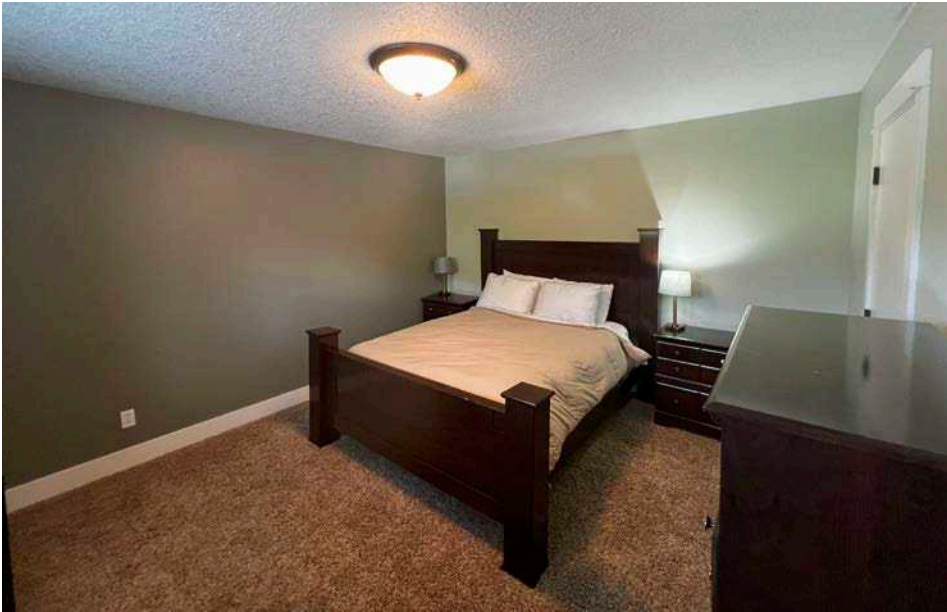
Updated bathroom with both bath & shower

A working elevator to easily get groceries up from the garage



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APARTMENT OR FUTURE OFFICE EXPANSION AREA



AVAILABLE FOR SALE

KIDDER MATHEWS

2365 SW CEDAR HILLS BLVD

GROUND FL – OFFICE



OFFICE

- 6 private offices
- Large open area for cubes
- Kitchen/break room
- 2 bathrooms
- Reception

2365 SW CEDAR HILLS BLVD

2ND FL – OFFICE & APARTMENT



OFFICE

Large conference room

Additional bathroom

Additional storage or work area

APARTMENT

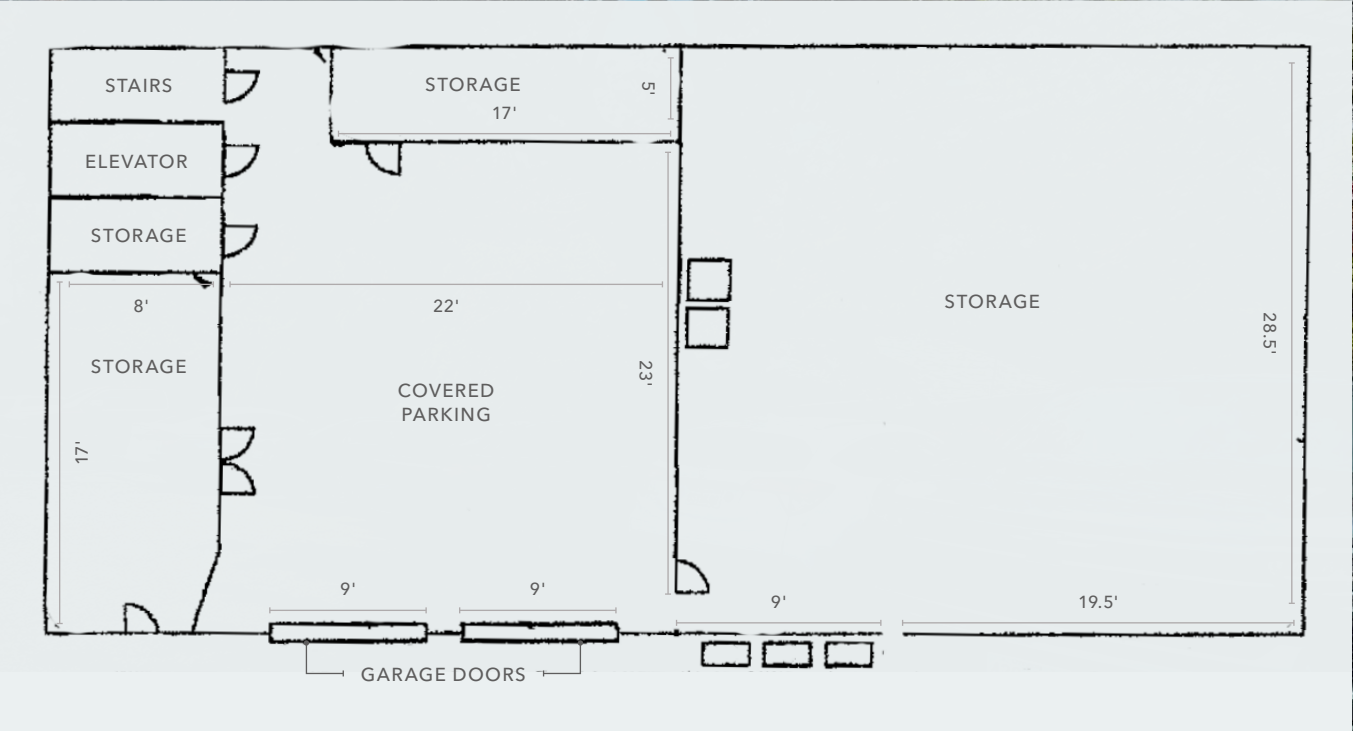
2 bedrooms

Bathroom

Fully furnished

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LOWER LEVEL – GARAGE & STORAGE



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LOCATION HIGHLIGHTS

*Conveniently located
on Cedar Hills Blvd*

*Highly visible
corner position*

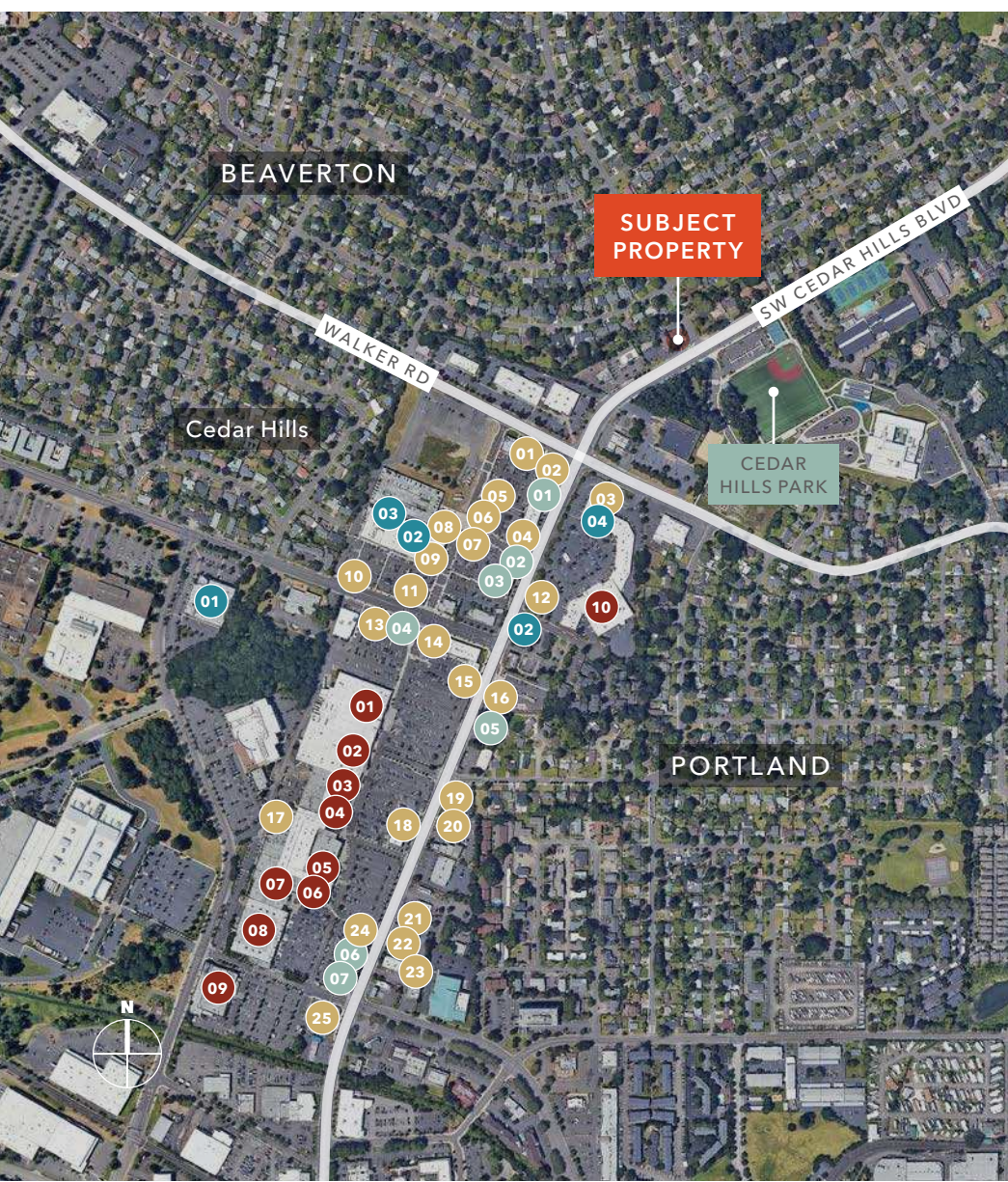
*Prominent
monument signage*

*Only blocks away from
one of Portland's most
vibrant retail areas*



AVAILABLE FOR SALE





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Bamboo Sushi
- 02 Shake Shack
- 03 Five Guys
- 04 Mod Pizza
- 05 Kinnamons
- 06 Dough Zone
- 07 Salt & Straw
- 08 Crumbl Cookies
- 09 WildFin
- 10 Roxy's Island Grill
- 11 McMenamins Cedar Hills
- 12 Arby's
- 13 Starbucks
- 14 Jamba Juice
- 15 Elephants on Cedar Hills
- 16 Chick-fil-A
- 17 L&L Hawaiian Barbecue
- 18 Oswego Grill
- 19 Schmizza Pub & Grub
- 20 Victorico's Mexican Food
- 21 Chipotle Mexican Grill
- 22 Taco Bell
- 23 Bubble N Tea
- 24 Panera Bread
- 25 McDonald's

SHOPPING

- 01 Winco
- 02 Best Buy
- 03 T.J. Maxx
- 04 Carter's
- 05 Ross Dress for Less
- 06 Ulta Beauty
- 07 Powell's Books
- 08 Office Depot
- 09 New Seasons
- 10 REI

LIFESTYLE & FITNESS

- 01 LA Fitness
- 02 Legacy Medical Group
- 03 Club Pilates
- 04 Kaiser Permanente

SERVICES

- 01 Xfinity
- 02 OnPoint CCU
- 03 Fidelity Investments
- 04 First Tech CCU
- 05 O'Reilly Auto Parts
- 06 T-Mobile
- 07 Chase Bank



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*For more information on
this property, please contact*

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