



IRVINGTON PLACE

1111 - 1139 NE Broadway | Portland, OR 97232

Asking Price: \$6,640,000 | Cap Rate: 6.35%

[CLICK TO VIEW OFFERING MEMORANDUM](#)



INVESTMENT HIGHLIGHTS

- ◇ National Credit Rent Roll: Stabilized mix of national tenants; four of five in place 10+ years.
- ◇ Contractual NOI Growth: Scheduled rent bumps and 5.7-year WALT provide steady, low-risk income.
- ◇ Premier NE Broadway Location: 23,000+ VPD, I-5 access, MAX/Streetcar steps away; 53 condos boost traffic.
- ◇ Daily-Needs Shadow Anchoring: Across from Safeway and Lloyd Center in a highly walkable setting.
- ◇ Lloyd Center Revitalization: Next to major mixed-use redevelopment with a new 4,000-seat venue opening 2027.
- ◇ Strong Local Demographics: 29K residents within one mile; \$123K average income and growing.



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



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

Sean Tufts
Managing Director
seantufts@northmarq.com
206.693.3352

Joe Dugoni
Associate
jdugoni@northmarq.com
206.693.3329