

# Irvington Place

Portland, OR

Fully-Occupied Ground Floor Retail Condo With National Credit Mix

\$ | Price:  
**\$6,330,000**

% | Cap Rate:  
**6.70%**

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## THE OFFERING

- 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.

## OFFERED EXCLUSIVELY BY

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