

MEDICAL/PROFESSIONAL OFFICE BUILDING



FOR SALE

A 4,106 SF office building with tenant income ideal for medical or professional users in SW Portland.

11030 SW CAPITOL HWY, PORTLAND, OR 97219

\$1,550,000

SALE PRICE

CM2

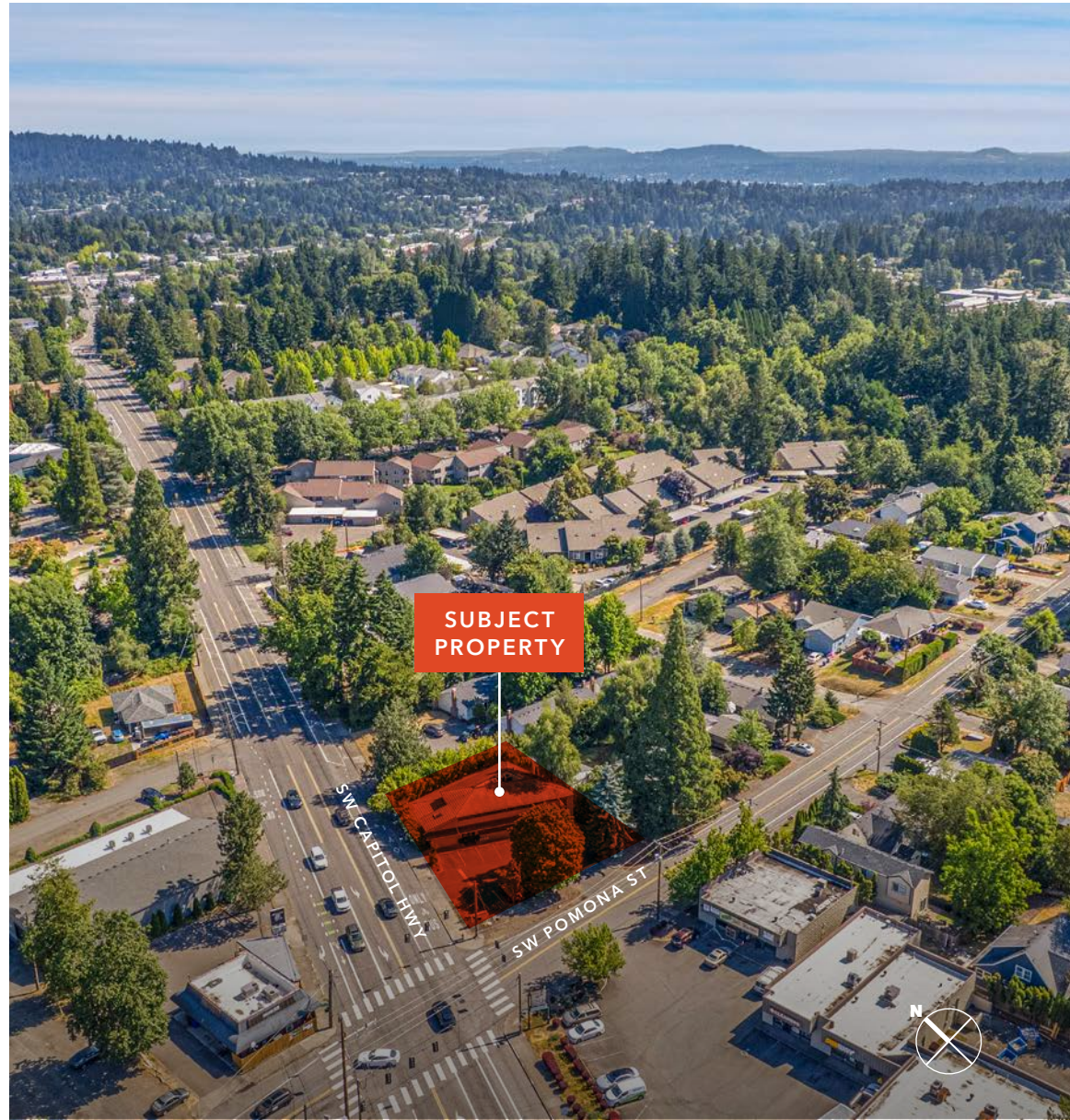
ZONING

11030 SW CAPITOL HWY

PROFESSIONAL OFFICE BUILDING IN SOUTHWEST PORTLAND

Located at 11030 SW Capitol Hwy, this two-story office building offers flexible multi-tenant use with prominent street signage, on-site parking, and excellent visibility in the Barbur Blvd/Capitol Hwy corridor. Zoned CM2, the property is ideal for medical or professional office users seeking a convenient and accessible location with strong surrounding demographics.

ADDRESS	11030 SW Capitol Hwy, Portland, OR
SALE PRICE	\$1,550,000
PRICE PER SF	\$377/SF
TOTAL BUILDING SIZE	4,106 SF
YEAR BUILT	1985
LOT SIZE	0.21 AC
ZONING	CM2 (Commercial Mixed-Use 2)
STORIES	2 stories
OCCUPANCY	Lower vacant, upper floor leased
PARKING	13 surface spaces
SIGNAGE	Monument Available



AVAILABLE FOR SALE

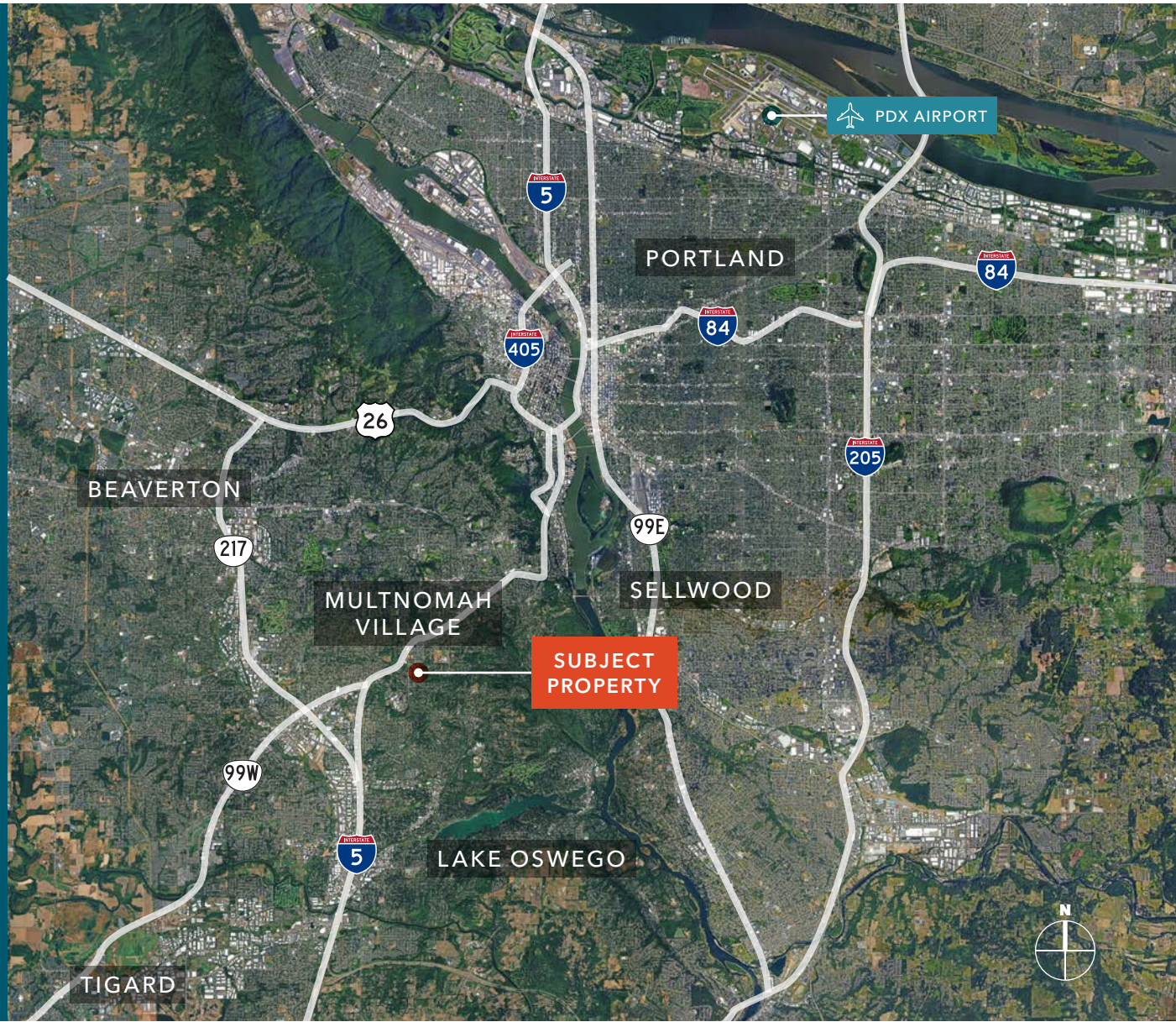
KIDDER MATHEWS

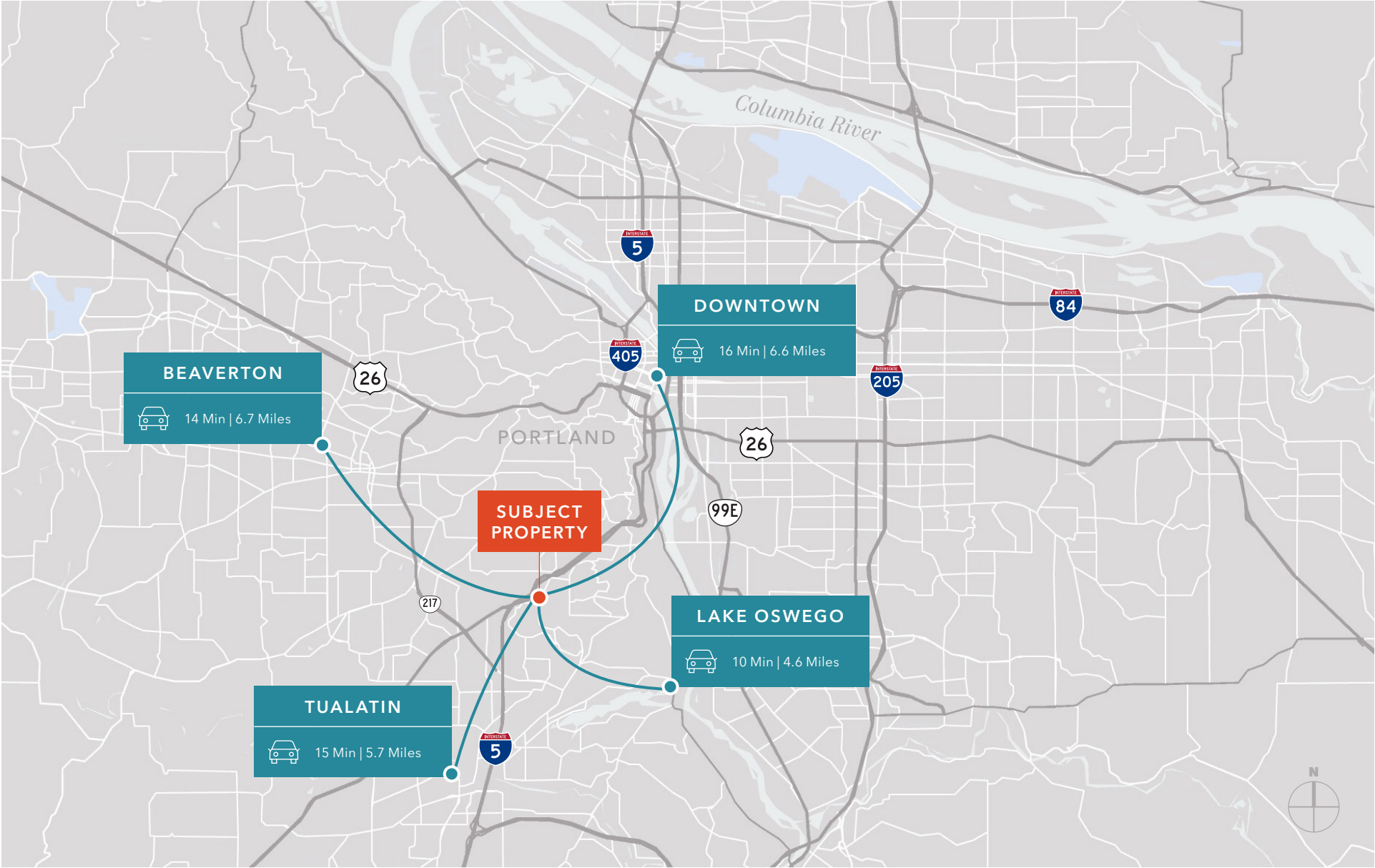
HIGHLY- ACCESSIBLE LOCATION

Offering convenient access to some of the Portland metro area's most desirable and affluent neighborhoods. Just minutes from Lake Oswego, Dunthorpe, West Linn, Multnomah Village, Hillsdale, and Southwest Portland, the site benefits from a strong surrounding residential base with high household incomes. These established communities are known for their stability, attractive demographics, and demand for professional and wellness services, making this an ideal setting for medical, dental, or office users.

24 MIN
TO PDX AIRPORT

12 MIN
TO SELLWOOD









CAPITOL *WELLNESS CENTER* & NATURAL GLOW

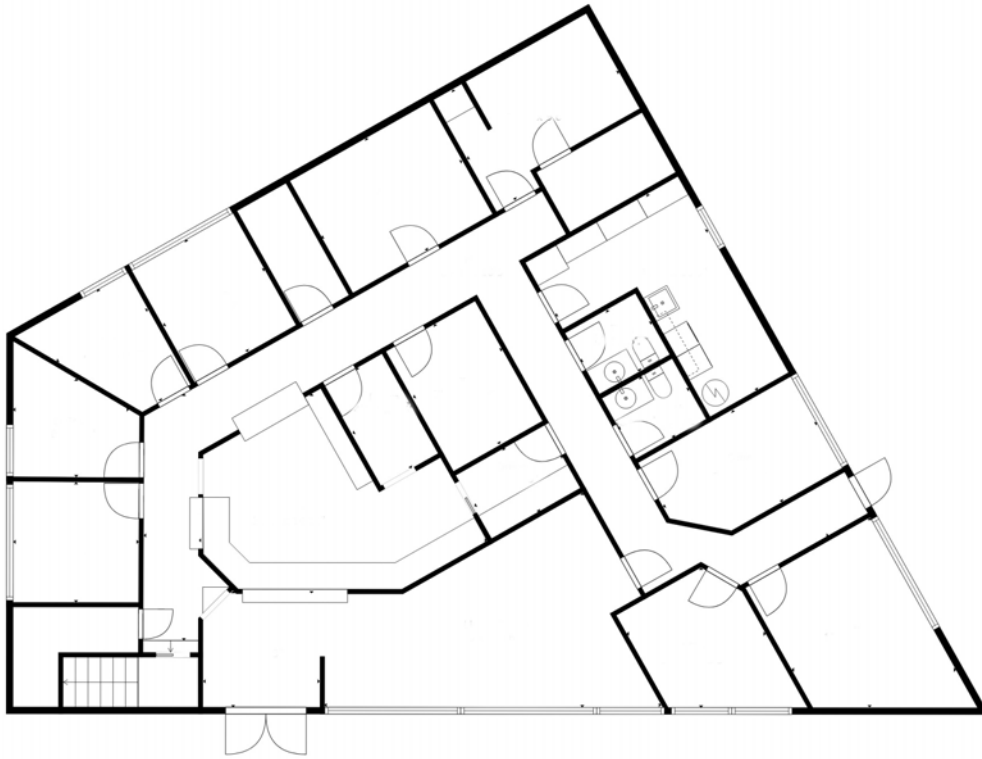
2nd Floor Tenant

The upstairs is leased to Capitol Wellness Center & Natural Glow, a well-established naturopathic and aesthetic clinic offering IV therapy, hormone support, nutrition counseling, skincare treatments, and cosmetic injectables. Visit thecapitolwellnesscenter.com for more information about the tenant. This strong, service-based tenant provides reliable rental income, allowing a new owner to occupy the main level while earning supplemental cash flow. Call listing agents for lease details.

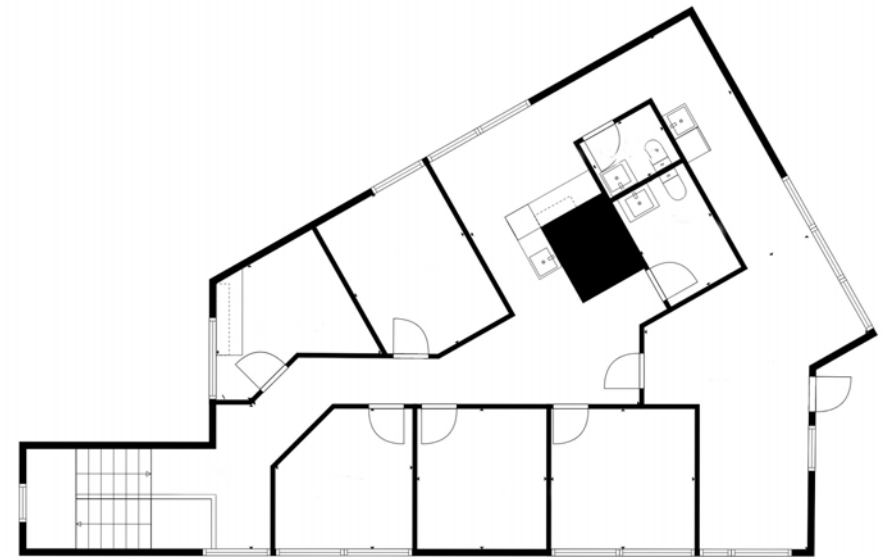
→ [WEBSITE](#)



FLOOR PLAN



1ST FLOOR



2ND FLOOR

| *2,300 SF*

VACANT

| *1,464 SF*

OCCUPIED







DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 POPULATION	12,998	107,699	311,624
2030 PROJECTED POPULATION	12,203	105,881	305,499
2020 CENSUS POPULATION	13,711	106,455	308,227

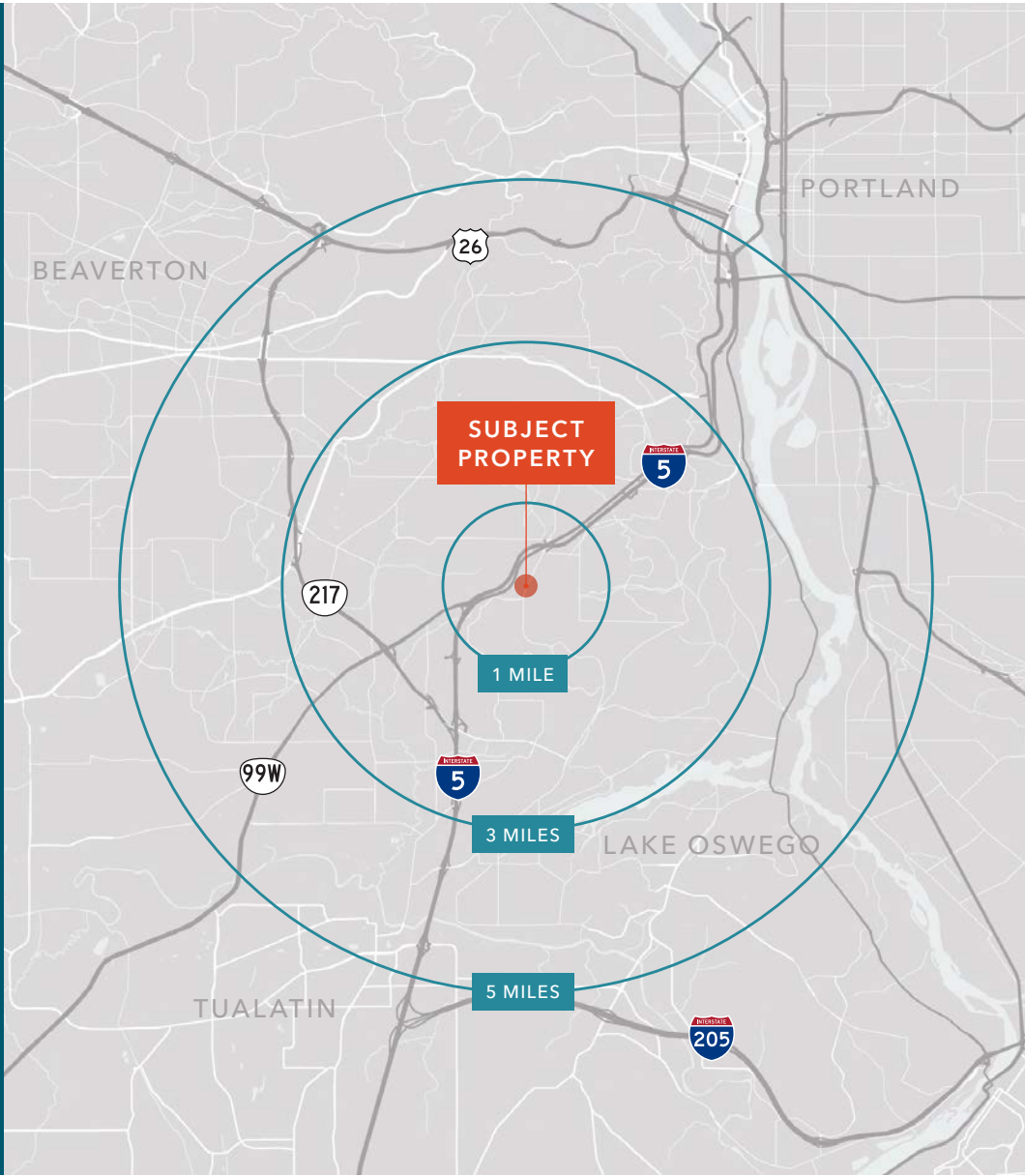
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	42.1	41.2	41.5
% FEMALE	51.0%	50.0%	50.5%
% MALE	49.0%	50.0%	49.5%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$115,627	\$118,052	\$116,396
2030 MEDIAN PROJECTED	\$115,274	\$116,155	\$115,084
2025 AVERAGE	\$160,726	\$161,803	\$156,811
2030 AVERAGE PROJECTED	\$158,429	\$157,630	\$153,914

Data Source: ©2023, Sites USA





Exclusively listed by

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