



# 1305 SE BELMONT ST

PORTLAND, OR 97214

MAX BRESLAU

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**CALL BROKER FOR PRICING**

Commercial Real Estate For Sale







## BUILDING HIGHLIGHTS

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Total SF:  
3,316 SF

Zoning:  
CM2

APN/Parcel ID:  
R150605

Positioned on a high-visibility corner along Belmont Street, this tastefully updated CM2-zoned property offers exceptional versatility for both commercial and residential uses. Its prime corner exposure provides excellent visibility for businesses, while the thoughtful updates throughout make it equally appealing as a unique live/work opportunity. The large garage is a standout feature—ideal for a workshop, creative studio, or storing and working on vehicles—yet also practical for residential needs such as hobby space or secure parking. With modern finishes, flexible layout options, and zoning that supports a wide range of uses, this Belmont Street property is perfectly suited for owners or investors seeking a blend of convenience, functionality, and strong street presence.

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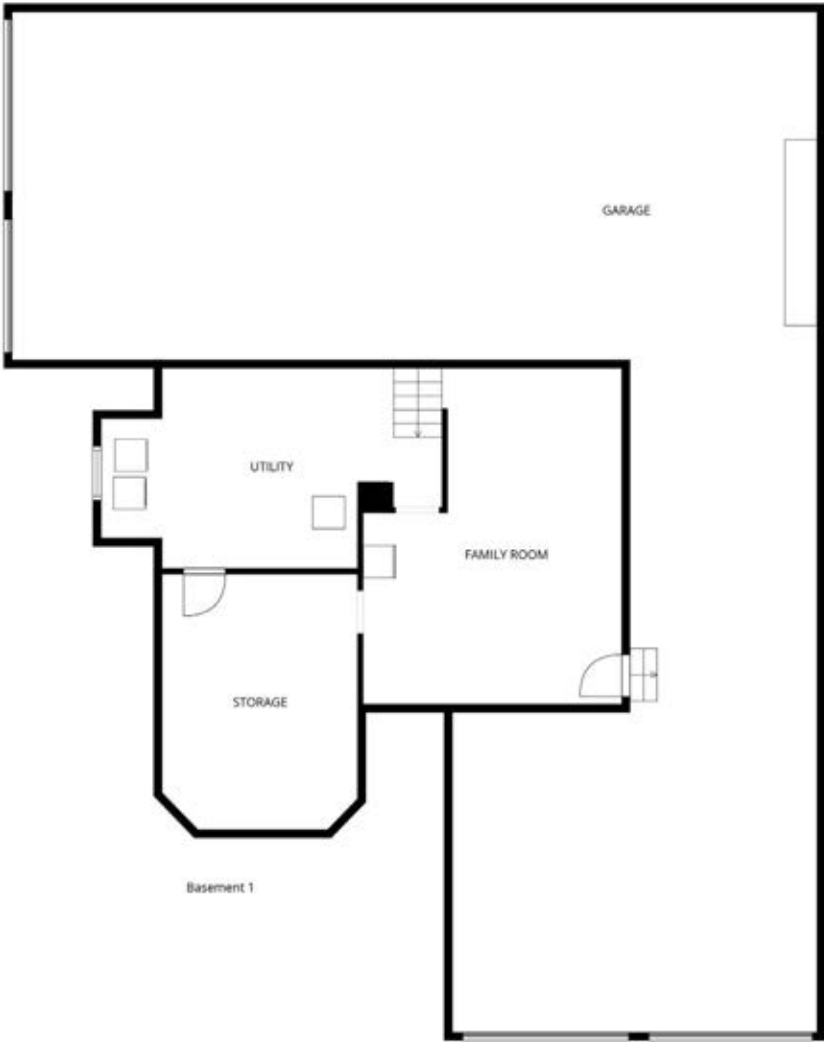




# ADDITIONAL PHOTOS



# FLOOR PLAN



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Total GLA: 751 sq. ft | Total: 3316 sq. ft**  
Floor 1 - Below grade: (Excluded areas 2565 sq. ft)  
1st floor: 751 sq. ft



## KEY AMENITIES

- Laurelhurst Park
- Washington High School
- Buckman Elementary School
- Colonel Summers Park
- Lone Fir Cemetery
- Central Catholic High School
- Hawthorne Asylum Food Cart Pod
- Filipino Bayanihan Center
- Oregon Natural Heritage Program

## LOCAL BUSINESSES

- ASTERA
- Cult Classics
- Nectaris
- Peacock PDX
- Flattop & Salamander
- Grand Fir Brewing
- Meat Cheese Bread
- ENSO Winery
- Strum
- Mama & Hapa's Zero Waste Shop
- Framing Resource
- Sweet Sunday
- Nostrana
- Stereotypes Audio
- Dos Hermanos Cafe
- The Paper Bridge
- Cheese & Crack
- BabyDoll Pizza

## LOCATION HIGHLIGHTS

- Located on the vibrant Belmont Street retail and dining corridor.
- Walkable, eclectic neighborhood with independent shops and cafés.
- Minutes from Laurelhurst Park and nearby green spaces.
- Strong transit and bike connectivity throughout SE Portland.



***“Walker’s Paradise”***



***“Biker’s Paradise”***





# DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population:	25,519	233,365	457,892
Households:	14,279	119,343	211,283
Median Age:	36.7	38.9	39.8
Median HH Income:	\$70,839	\$84,066	\$85,955
Daytime Employees:	39,369	354,781	451,258

# TRAFFIC

Streets	Traffic Volume	Count Year	Property Distance
SE Belmont St & SE 13th Ave (W)	10,531	2025	0.02 mi
SE Morrison St & SE 11th Ave (W)	9,513	2025	0.06 mi
SE Morrison St & SE 15th Ave (E)	9,866	2025	0.08 mi
SE Morrison St & SE 11th Ave (W)	9,526	2024	0.10 mi
SE 11th Ave & SE Belmont St (S)	7,644	2025	0.11 mi
SE 15th Ave & SE Alder St (N)	755	2025	0.12 mi
SE Alder St & SE 15th Ave (E)	310	2025	0.12 mi
SE Taylor St & SE 12th Ave (W)	12,314	2025	0.12 mi
SE 15th Ave & SE Alder St (S)	792	2025	0.13 mi
SE Alder St & SE 15th Ave (W)	262	2025	0.13 mi





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