



FOR SALE



## SE BELMONT ST OPPORTUNITY

**Free Standing Building on a ±0.14 AC (6,038 SF) Lot**  
960 SF Building | Sale Price: \$725,000

**2003 SE Belmont St, Portland, OR 97214**

- Highly Visible Location
- Notable Building in Buckman Neighborhood
- Multiple User Options
- Standalone Building with Roll-up Doors
- On-Site Parking
- Flexible Zoning Allowing For Retail, Office, and Residential Uses

**NICHOLAS G. DIAMOND**

Principal Broker | Licensed in OR & WA  
503-222-2655 | [ndiamond@capacitycommercial.com](mailto:ndiamond@capacitycommercial.com)

**RILEY M. HENDERSON, MRED**

Senior Associate Broker | Licensed in OR & WA  
503-975-9301 | [riley@capacitycommercial.com](mailto:riley@capacitycommercial.com)

**MICHAEL HORTER**

Associate Broker | Licensed in OR  
503-936-8332 | [michaelhorter@capacitycommercial.com](mailto:michaelhorter@capacitycommercial.com)





# PROPERTY SUMMARY



## PROPERTY DETAILS

Address	2003 SE Belmont St, Portland, OR 97214
Sale Price	\$725,000
Building Size	960 SF
Lot Size	±0.14 Acres   6,038 SF
Zoning	<a href="#">Commercial Mixed Use 2 (CM2) - View Online</a>
Parking	12 Surface
Parcel ID	R130824 + R130825

## Location Features

Capacity Commercial is pleased to exclusively present for sale a superbly well-located site along SE Belmont in the Buckman Neighborhood. The property is a 6,038 SF lot with a small building on site. The site is ideal for a food cart pod, coffee shop, bar, or automotive use, among many others. Formally occupied by Battery X-Change, this property offers many creative possibilities. Prime for future redevelopment of the site, the CM2 zoning also allows for an FAR up to 4:1 with a height limit of 55'.

Buckman is a close-in neighborhood known for its vibrant culinary scene, award-winning bars, and strong retail corridors. There is a mix of new and vintage multi-family apartments and single-family homes making, this a highly walkable and desirable area.

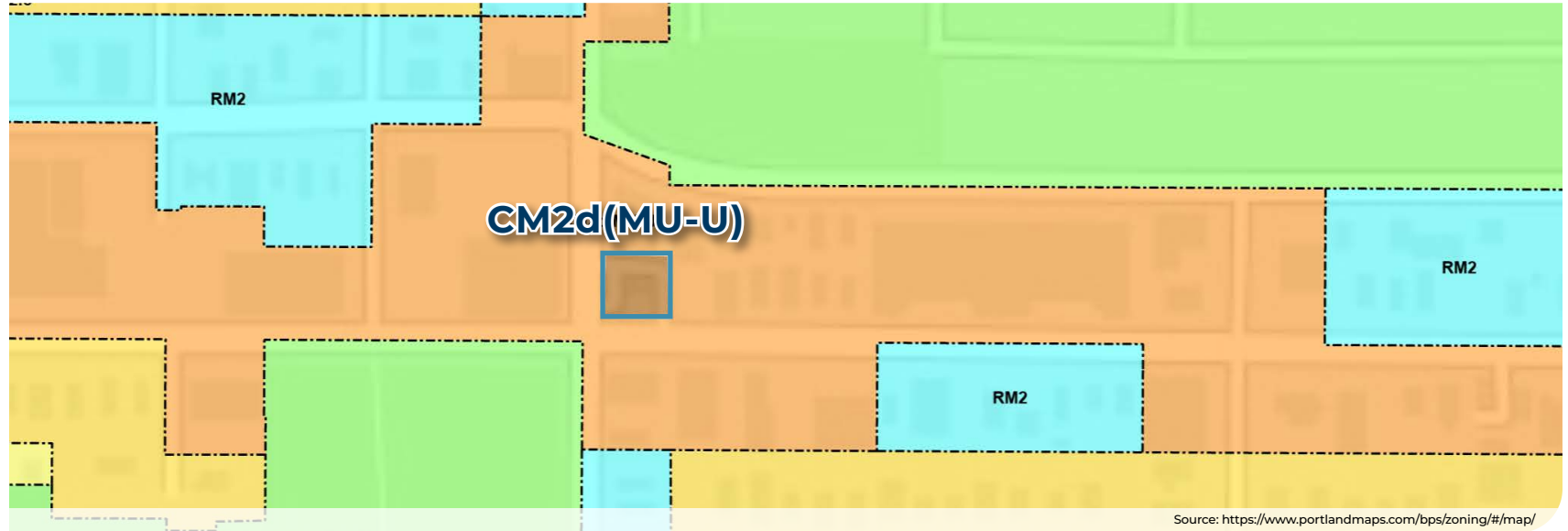
## Nearby Highlights

- Low Tide Lounge
- CHELSEA Salon
- ENSO Winery
- Martha's Cafe
- Flattop & Salamander
- Rukdiew Cafe
- The Vern
- The Nest Lounge
- Pad Thai Kitchen
- The Mont
- Mirisata
- Eastside Coffee Bar
- Safeway
- Cinemagic
- Jam On Hawthorne
- Farina Bakery
- Revolution Hall
- Lone Fir Cemetery
- Colonel Summers Park



# ZONING

## ZONING



Use Categories	CR	CM1	CM2	CM3	CE	CX
<b>Residential Categories</b>						
Household Living	Y	Y	Y	Y	Y	Y
Group Living	Y	Y	Y	Y	Y	Y
<b>Commercial Categories</b>						
Retail Sales And Service	L [1]	L [1]	Y	Y	Y	Y
Office	L [1]	L [1]	Y	Y	Y	Y
Quick Vehicle Servicing	N	L [1]	L [1]	L [1]	Y	N
Vehicle Repair	N	N	Y	Y	Y	L [4]
Commercial Parking	N	N	L [8]	L [8]	Y	CU [8]
Self-Service Storage	N	N	N	L [3]	L [3]	L [3]
Commercial Outdoor Recreation	N	N	Y	Y	Y	Y
Major Event Entertainment	N	N	CU	CU	CU	Y
<b>Industrial Categories</b>						
Manufacturing and Production	N	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]
Warehouse and Freight Movement	N	N	N	L [2,4]	L [2,4]	N
Wholesale Sales	N	N	L [2,4]	L [2,4]	L [2,4]	L [2,4]
Industrial Service	N	N	CU [2,4]	CU [2,4]	CU [2,4]	CU [2,4]
Bulk Fossil Fuel Terminal	N	N	N	N	N	N
Railroad Yards	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N
<b>Institutional Categories</b>						
Basic Utilities	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]
Community Service	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]
Parks and Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	Y	Y	Y
Colleges	N	Y	Y	Y	Y	Y
Medical Centers	N	Y	Y	Y	Y	Y
Religious Institutions	Y	Y	Y	Y	Y	Y
Daycare	Y	Y	Y	Y	Y	Y

Use Categories	CR	CM1	CM2	CM3	CE	CX
<b>Other Categories</b>						
Agriculture	L [9]	L [9]	L/CU [10]	L/CU [11]	L/CU [11]	L/CU [10]
Aviation and Surface Passenger Terminals	N	N	N	N	CU	CU
Detention Facilities	N	N	N	CU	CU	CU
Mining	N	N	N	N	N	N
Radio Frequency Transmission Facilities	N	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]
Rail Lines and Utility Corridors	N	CU	CU	CU	CU	CU

Y = Yes, Allowed

CU = Conditional Use Review Required

L = Allowed, But Special

Limitations

N = No, Prohibited

### Notes:

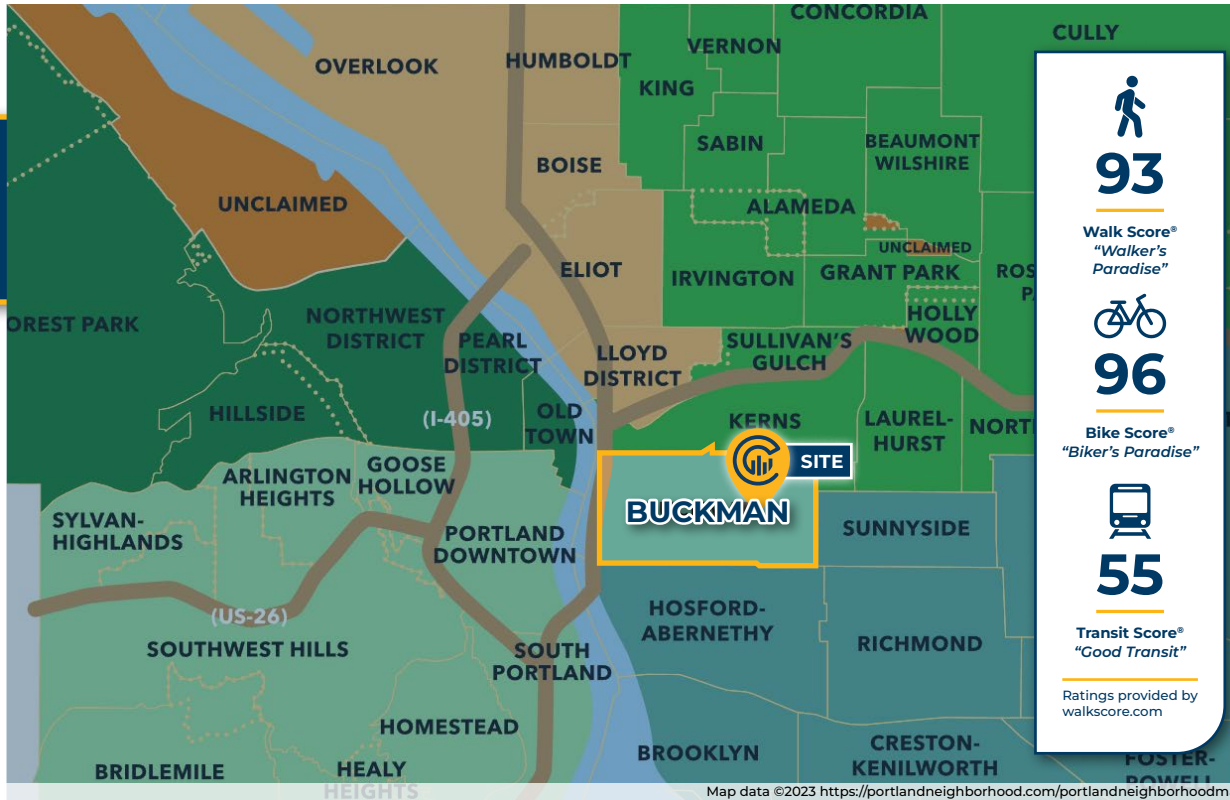
- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [ ] are stated in 33.130.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

[View Zoning Code Online](#)





# BUCKMAN NEIGHBORHOOD



**93**

Walk Score®  
"Walker's Paradise"

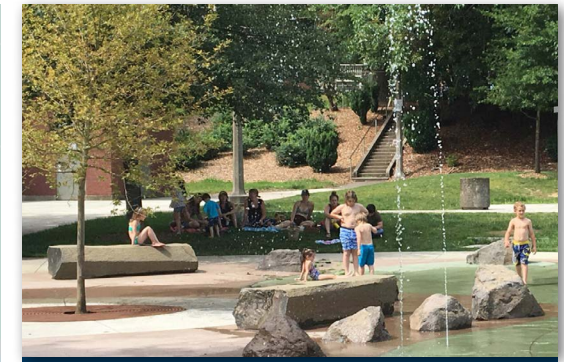
**96**

Bike Score®  
"Biker's Paradise"

**55**

Transit Score®  
"Good Transit"

Ratings provided by  
walkscore.com



## COLONEL SUMMERS PARK

- 5.99 Acres
- Accessible Picnic Area
- Accessible Restroom
- Picnic Shelter
- Picnic Table
- Playground
- Statue or Public Art
- Paths (Paved)
- Softball Field
- Splash Pad
- Basketball Court
- Tennis Backboard
- Volleyball Court

**A**

Buckman is a vibrant location where history meets modernity. With a population of approximately 11,151, the neighborhood boasts a rich architectural tapestry, featuring well-preserved Victorian and Craftsman-style homes. Catering to a predominantly young professional demographic, Buckman exudes a progressive ethos, creating a liberal and socially conscious community.

The neighborhood's culinary scene thrives with diverse bars, restaurants, and coffee shops, offering a unique gastronomic experience. Buckman's commitment to historical preservation, coupled with access to highly rated public schools, makes it a sought-after haven that seamlessly blends cultural richness, architectural diversity, and urban allure.

**A-**

**PUBLIC SCHOOLS**

**B-**

**JOBS**

**A+**

**HEALTH & FITNESS**

**D+**

**HOUSING**

**A+**

**NIGHT LIFE**

**A+**

**OUTDOOR ACTIVITIES**

**A-**

**GOOD FOR FAMILIES**

**B**

**DIVERSITY**

**A+**

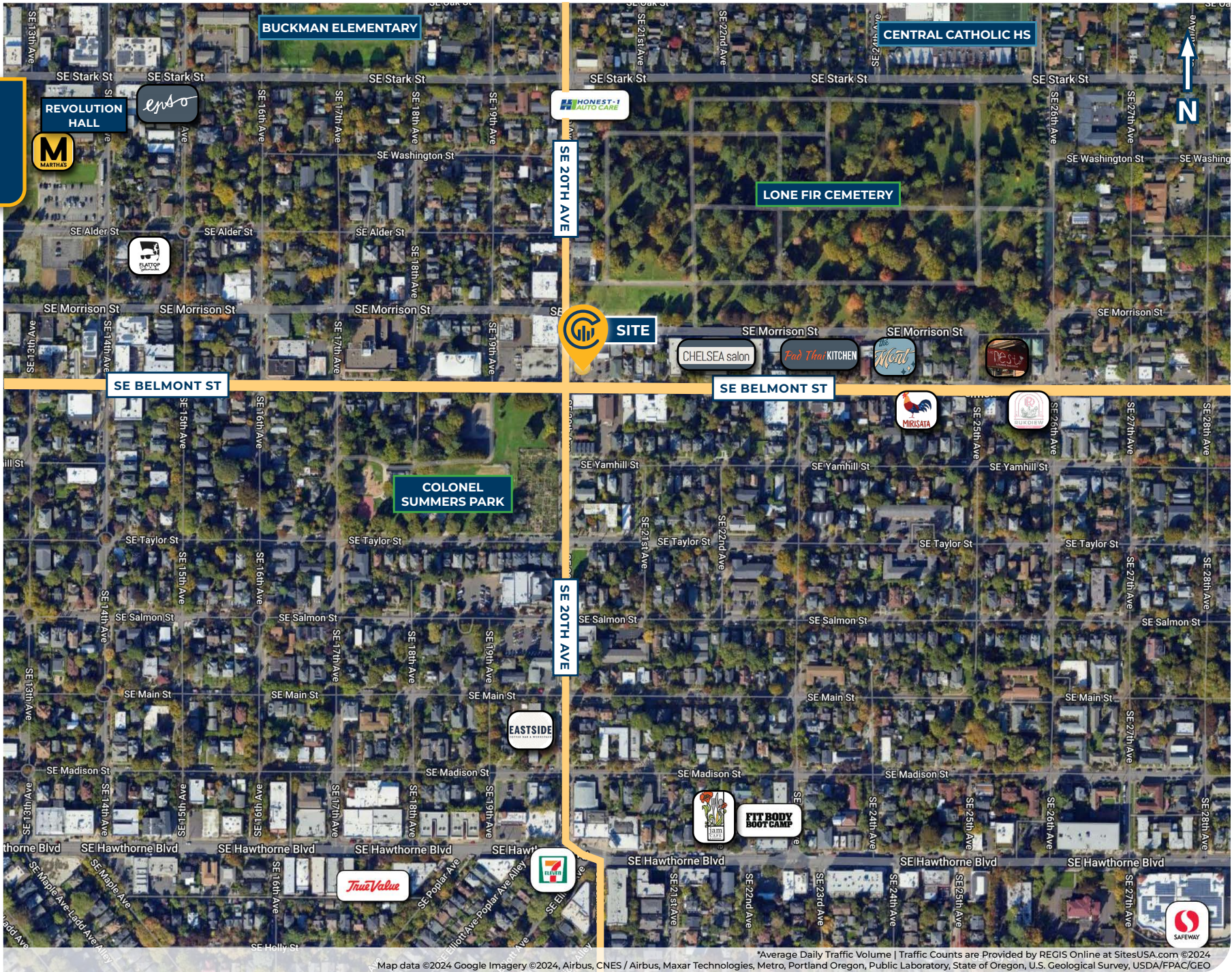
**COMMUTE**

POWERED BY  
**NICHE**





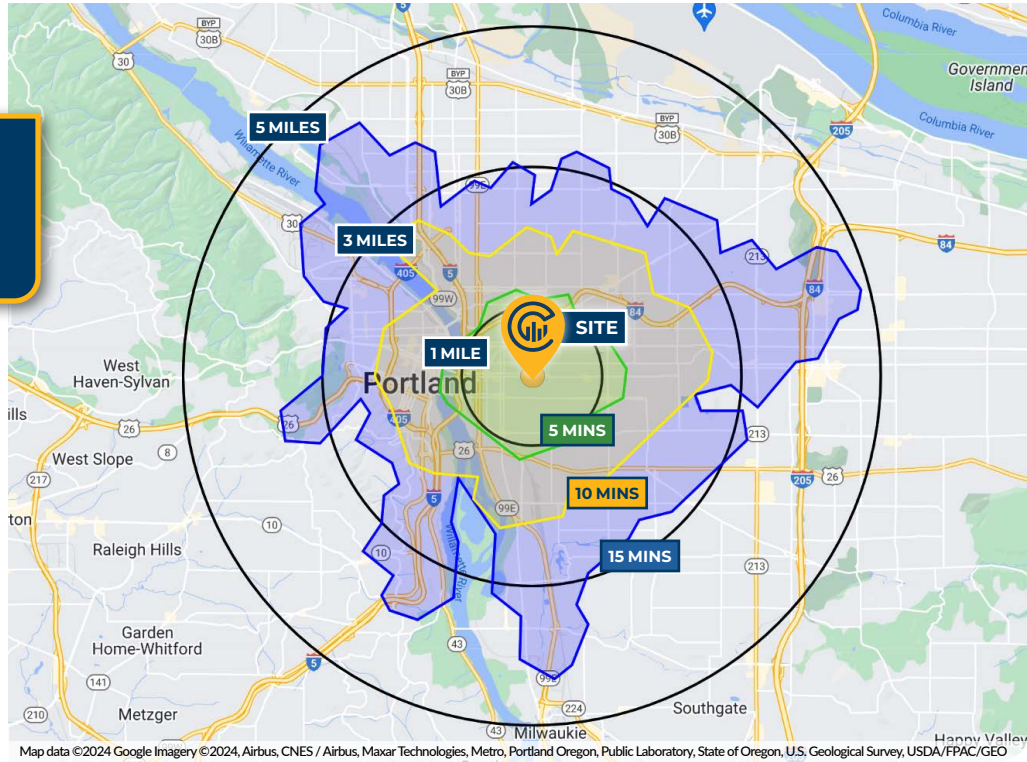
# LOCAL AERIAL MAP







# DRIVE TIMES & DEMOGRAPHICS



## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	31,771	238,644	467,948
2029 Projected Population	31,840	235,426	459,337
2020 Census Population	32,237	239,011	475,116
2010 Census Population	25,871	200,608	418,134
Projected Annual Growth 2024 to 2029	-	-0.3%	-0.4%
Historical Annual Growth 2010 to 2024	1.6%	1.4%	0.9%
<b>Households &amp; Income</b>			
2024 Estimated Households	17,627	124,888	221,775
2024 Est. Average HH Income	\$118,553	\$134,948	\$134,316
2024 Est. Median HH Income	\$87,188	\$98,888	\$100,158
2024 Est. Per Capita Income	\$66,210	\$71,025	\$63,981
<b>Businesses</b>			
2024 Est. Total Businesses	4,003	25,164	38,986
2024 Est. Total Employees	27,200	220,693	328,606

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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