

FOR SALE

**SE PORTLAND
DEVELOPMENT
OPPORTUNITY**

- on -

**DIVISION
STREET**

LOT

11,000 Students



SE DIVISION ST

Next to PCC Southeast

**REAL ESTATE
INVESTMENT GROUP**
2839 SW 2nd Avenue
Portland OR, 97201
503.222.1655
www.reig.com

**7601 SE DIVISION ST, PORTLAND OR
SE DIVISION DEVELOPMENT LAND**

**DEVELOPMENT OPPORTUNITY ON SE DIVISION
MULTIFAMILY, RETAIL, OFFICE & MEDICAL USES**

SALE PRICE: **REDUCED** - \$4,075,000 (\$101.68 / SF)

LAND AREA: **40,075 SF** (0.92 AC)

[View Site Location](#)
Google Maps

Property Features:

- **Development Site at SE Division St. & SE 76th Ave**
- Building Potential: Based on 4:1 FAR + Bonus Potential of 160,300 SF Buildable Area
- Multifamily Potential of up to 213 Units (Based on Avg. Unit Size of 750 Sf) or Ideal for Micro Units at Even Higher Density
- Zoning: CM2 (Commercial/Mixed Use 2)
- Permitted Uses under CM2 Zoning Include: Multifamily, Residential, Retail, Office

Location Features:

- SE Division Street Near I-205 and 82nd Ave: Over 18,000 VPD
- One Block to Portland Community College Southeast Campus - 11,000 Students
- Nearby Major Retail Centers on SE 82nd Ave, Warner Pacific College, Pioneer Special School, Bridger Elementary, and Mt. Tabor Nature Park

Nicholas G. Diamond
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**REAL ESTATE
INVESTMENT GROUP**

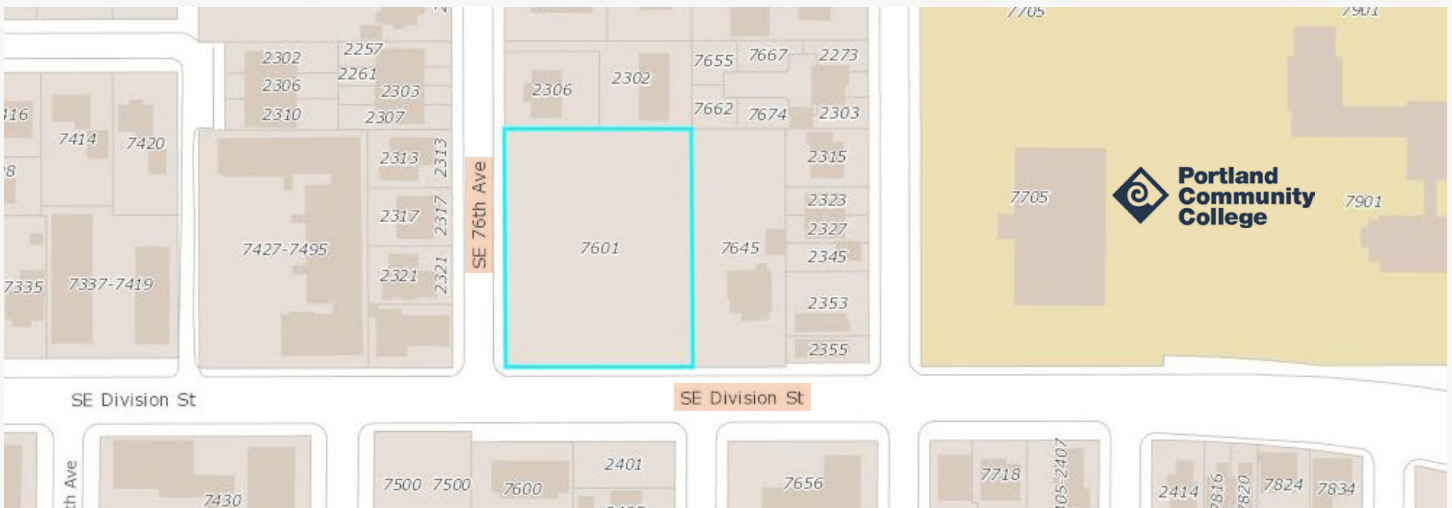
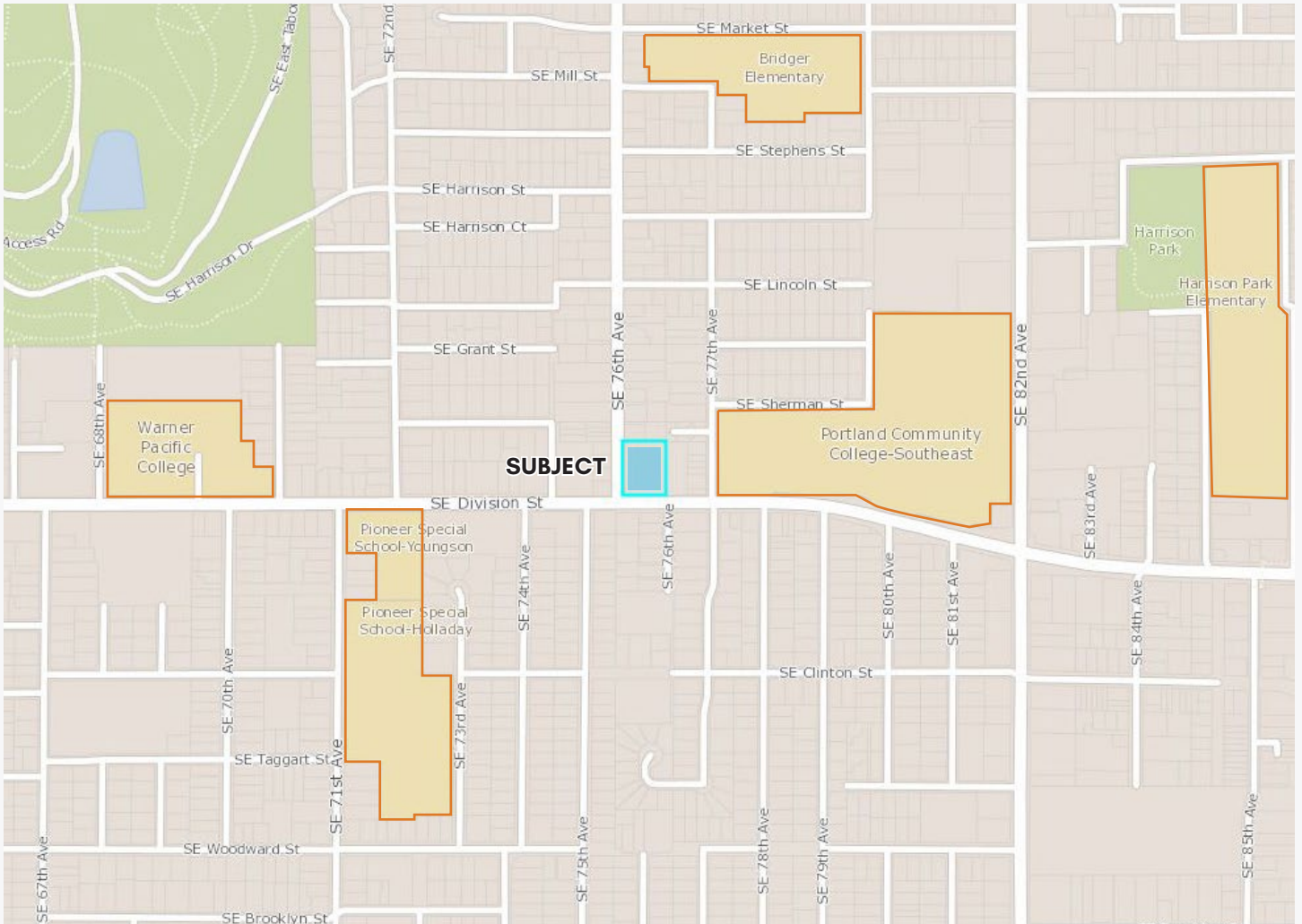
Broker(s) Have Ownership Interest in this Property

01.07.2019

DEVELOPMENT OPPORTUNITY

SE DIVISION DEVELOPMENT LAND

7601 SE DIVISION ST, PORTLAND OR



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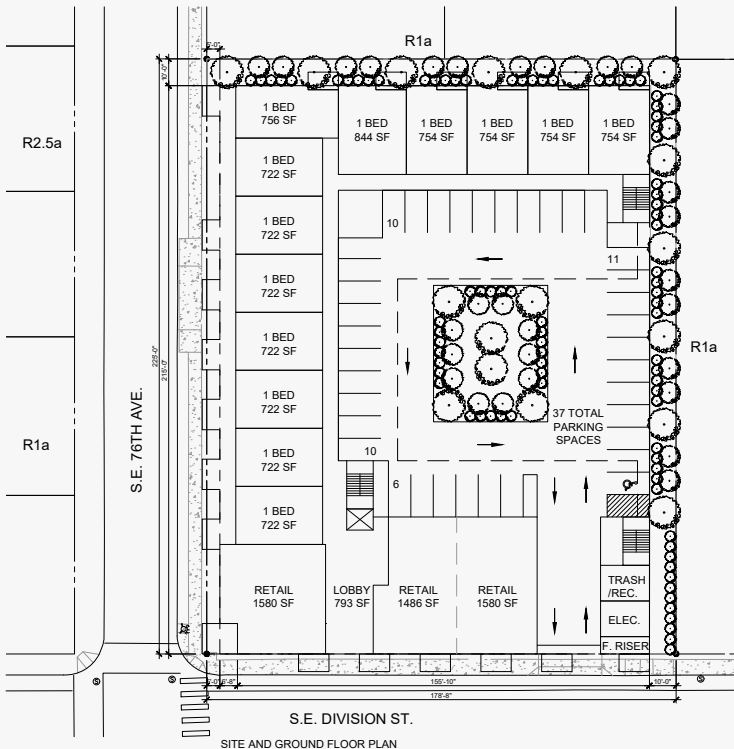
Base Zone:	CM2 Commercial Mixed Use 2	Max Setbacks:	Street Lot Line: 10 ft. Street Lot Line abutting Civic Corridor: Not applicable
Comprehensive Plan:	MU-N Mixed Use Neighborhood	Max. Building Coverage:	100% of site area
Comp. Plan Overlay:	No (n/a)	Min. Landscaped Area:	15% of site area Landscape Buffer abutting RF-RH Zoned Lot: 10 ft. at L3 standard
Historic District:	No (n/a)	Req'd Residential Outdoor Area:	Yes. Required for sites greater than 20,000 sf. in area. At least 48 sf. of outdoor area is required for each dwelling unit on site. Required outdoor area may be private patios or balconies at a 4'x6' min. dimension directly accessible from unit and can extend over Public Right of Way. Requirement can be met by combining private and common areas. Total combined space must equal the total combined required outdoor space for each unit. Common areas can be combined indoor or outdoor areas such as indoor recreation facility or tenant community room and where outdoor areas are common they must be a minimum of 500 sf. in area and fit a 20'x20' square within it.
Conservation District:	No (n/a)	Ground Floor Window Standards:	Yes. For street facing facades that are not the wall of a dwelling unit: 1) Windows must cover at least 40% of the ground floor wall area of street-facing facades that are 20 ft. or closer to the street lot line. For purposes of this standard, ground floor wall areas include all exterior wall areas from 2 ft. to 10 ft. above finished grade. 2) If lot has more than one street frontage, the ground floor window standard applies to facade that faces the highest transit street classification. All other ground level street facing facades that are 10 ft or closer to the street lot line must have windows that cover 25% of the ground level wall area. For dwelling units 20 ft or closer to a street lot line at least one standard must be met: a) Flexible ground floor design. 1) The distance from finished floor to bottom of structure above be at least 12 ft. 2) The area meeting this standard must be at least 25 ft. deep measured from street facing facade. 3) Each unit must include a front entrance that is located at the level of finished grade and accessible. b) Front Setback. 1) Residential dwelling units on the ground floor must be set back min. 5 ft. from street lot line w/ L1 landscaping or hard surfaced paving. 2) Windows must cover at least 25% of ground level wall area of the ground floor residential unit. c) Raised Ground Floor. 1) Each ground floor residential unit must have finished floor at least 2 ft. above grade of closest adjoining sidewalk. 2) Windows must cover at least 25% of ground level wall area of the ground floor residential unit.
Plan District:	No (n/a)		
Allowable Uses:	Household living, Retail Sales and Service, Office, Manufacturing (limited), Parks and Open Areas, Schools/Colleges, Daycare		
Site Area:	40,000 sf		
Base FAR:	2.5 to 1		
Max. FAR w/ Bonus:	4 to 1 (includes Base FAR)		
	Inclusionary Housing: 1.5 to 1 Affordable Commercial Space: .75 to 1 Planned Development: 1.5 to 1 (n/a)		
Minimum Density:	1 unit per 1,450 sq. ft. of site area		
Base Height:	45 ft. Across street from R2 property: 45 ft with in 15 ft of property line Across street from R2.5 property: 35 ft with in 15 ft of property line Adjacent to R2 property: 45 ft with in 25 ft of property line		
Bonus Height:	Additional height associated with FAR bonus' not applicable. High Ceiling Bonus: Base height, step down and bonus height may be increased by 5 ft. when at least 75% of ground floor has at least 15 ft. between the floor and bottom of structure above. Across street from R2 property: 50 ft. Across street from R2.5 property: 40 ft. Adjacent to R2 property: 50 ft. Base height: 45 ft. to 50 ft. Step down height: 35 ft. to 40 ft.		
Min. Setbacks:	None Street Lot Line: None (n/a). SE Division St. west of SE 82nd St. is not a Civic Corridor. Street Lot Line across street from RF-R1 Zone: 5 ft. for residential 10 ft. for commercial		
	Lot Line abutting RF-RH Zoned Lot: 10 ft.		

Division Street Housing Study

ZONING SUMMARY

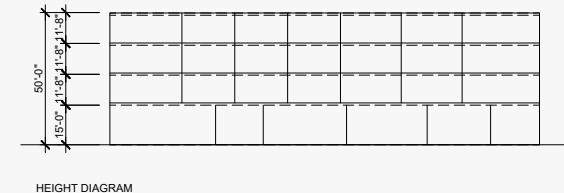
7601 SE Division St.
Portland OR 97215

Job No: 18106
Date: 07/30/2018



SUMMARY OF UNITS:

Site Area:	40,000 sf
Max FAR w/ IZ Bonus:	4:1 = 160,000 net buildable sf
Density:	Min. density 1 unit per 1,450 sf = 40,000/1450 = 28 units
Minimum number of required parking spaces:	
Household Living Uses:	For sites located 1500 ft. or less from a transit station, or 500 ft. or less from a transit street with 20 minute peak hour service then: 1) up to 30 units = zero spaces 2) 31 to 40 units = 0.20 spaces per unit 3) 41 to 50 units = 0.25 spaces per unit 4) 51 or more units = 0.33 spaces per unit
All Other Uses:	No parking is required for all other uses.
Unit totals per floor:	
Ground floor	13 units
2nd floor	33 units
3rd floor	33 units
4th floor	32 units
TOTAL:	111 units(.33) = 37 spaces required 37 spaces provided
Square footage per floor:	
Ground floor	19,752 sf
2nd floor	28,197 sf
3rd floor	28,197 sf
4th floor	27,122 sf
TOTAL:	103,268 sf



Division Street Housing Study

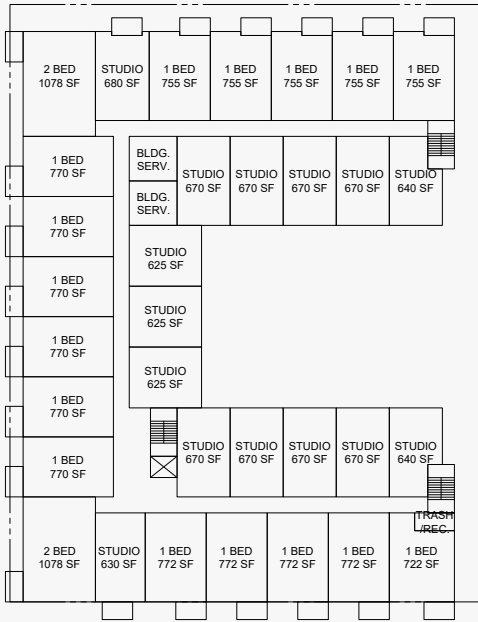
OPTION 01: SITE PLAN/GROUND FLOOR PLAN AND UNIT TOTALS

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Portland OR 97215

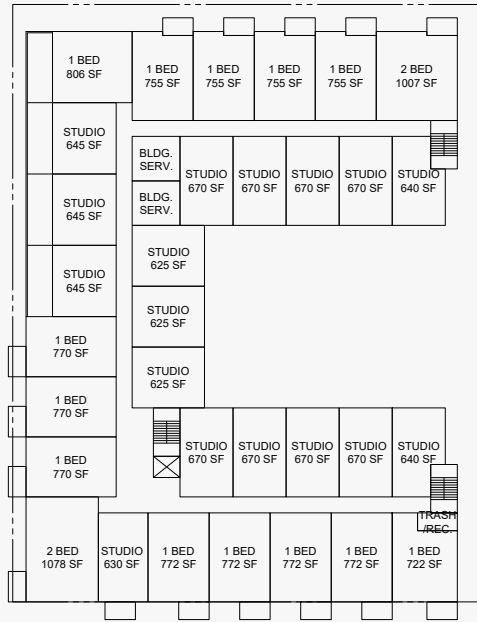
Job No: 18106
Date: 08/15/2018

SCALE: 1/32" = 1'-0"





2ND AND 3RD FLOOR



4TH FLOOR

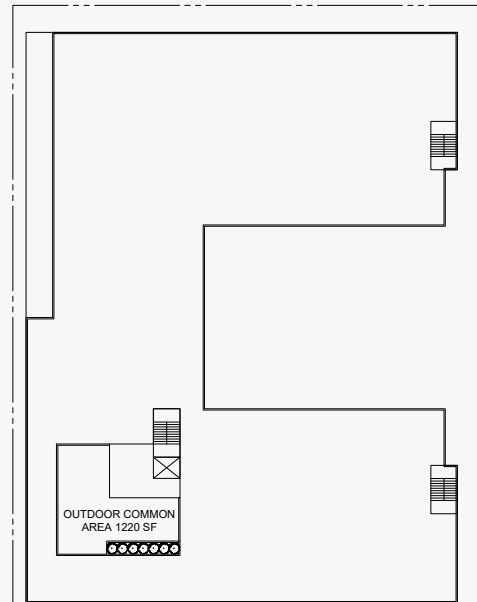
Division Street Housing Study

OPTION 01: FLOOR LAYOUTS

7601 SE Division St.
Portland OR 97215

Job No: 18106
Date: 08/15/2018

SCALE: 1/32" = 1'-0"



ROOF PLAN W/ OUTDOOR COMMON SPACE OPTION

Division Street Housing Study

OPTION 01: ROOF PLAN

7601 SE Division St.
Portland OR 97215

Job No: 18106
Date: 08/15/2018

SCALE: 1/32" = 1'-0"



SE DIVISION DEVELOPMENT LAND

7601 SE DIVISION ST, PORTLAND OR

PERMITTED USES PER CM2 ZONING

Table 130-1 Commercial/Mixed Use Zone Primary Uses						
Use Categories	CR	CM1	CM2	CM3	CE	CX
Residential Categories						
Household Living	Y	Y	Y	Y	Y	Y
Group Living	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]
Commercial Categories						
Retail Sales And Service	L [2]	L [2]	Y	Y	Y	Y
Office	L [2]	L [2]	Y	Y	Y	Y
Quick Vehicle Servicing	N	L [2]	L [2]	L [2]	Y	N
Vehicle Repair	N	N	Y	Y	Y	L [5]
Commercial Parking	N	N	L [9]	L [9]	Y	CU [9]
Self-Service Storage	N	N	N	L [4]	Y	L [4]
Commercial Outdoor Recreation	N	N	Y	Y	Y	Y
Major Event Entertainment	N	N	CU	CU	CU	Y
Industrial Categories						
Manufacturing and Production	N	L/CU [3,5]	L/CU [3,5]	L/CU [3,5]	L/CU [3,5]	L/CU [3,5]
Warehouse and Freight Movement	N	N	N	L [3,5]	L [3,5]	N
Wholesale Sales	N	N	L [3,5]	L [3,5]	L [3,5]	L [3,5]
Industrial Service	N	N	CU [3,5]	CU [3,5]	CU [3,5]	CU [3,5]
Railroad Yards	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N
Institutional Categories						
Basic Utilities	Y/CU [8]	Y/CU [8]	Y/CU [8]	Y/CU [8]	Y/CU [8]	Y/CU [8]
Community Service	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]
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
Other Categories						
Agriculture	L [10]	L [10]	L/CU [11]	L/CU [12]	L/CU [12]	L/CU [11]
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 [7]	L/CU [7]	L/CU [7]	L/CU [7]	L/CU [7]
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

DEVELOPMENT OPPORTUNITY

SE DIVISION DEVELOPMENT LAND

7601 SE DIVISION ST, PORTLAND OR

DEVELOPMENT STANDARDS PER CM2 ZONING

Table 130-2 Summary of Development Standards in Commercial/Mixed Use Zones						
Standards	CR	CM1	CM2	CM3	CE	CX
Maximum FAR (see 33.130.205 and 33.130.212)	1 to 1 [1]	1.5 to 1	2.5 to 1	3 to 1	2.5 to 1	4 to 1
- Bonus FAR (see 33.130.212)	NA	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3
Minimum Density (see 33.130.207)	NA	NA	1 unit per 1,450 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	NA	NA
Base Height (see 33.130.210.B.1)	30 ft.	35 ft.	45 ft.	65 ft.	45 ft.	75 ft.
Step-down Height (see 33.130.210.B.2)	NA	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
- Within 25 ft. of lot line abutting RF-R2.5 zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Within 25 ft. of lot line abutting R3, R2, R1 Zones	NA	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
- Within 15 ft. of lot line across a local service street from RF – R2.5 Zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Within 15 ft. of lot line across a local service street from R3, R2, R1 Zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Bonus Height (see 33.130.212)	NA	NA	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3
Min. Building Setbacks (see 33.130.215.B)						
- Street Lot Line	none	none	none	none	none	none
- Street Lot Line abutting selected Civic Corridors	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
- Street Lot Line across a local street from an RF – R1 Zone.	none	none	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.
Min. Building Setbacks (see 33.130.215.B)						
- Lot Line Abutting OS, RX, C, E, or I Zoned Lot	none	none	none	none	none	none
- Lot Line Abutting RF - RH Zoned Lot	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Max. Building Setbacks (see 33.130.215.C)						
- Street Lot Line	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
- Street Lot Line Abutting Selected Civic Corridors	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Max. Building Coverage (% of site area)						
- Inner Pattern Area	85%	85%	100%	100%	85%	100%
- Eastern, Western, and River Pattern Areas (see 33.130.220)	75%	75%	85%	85%	75%	100%
Min. Landscaped Area (% of site area) (see 33.130.225)	15%	15%	15%	15%	15%	None
Landscape Buffer Abutting an RF - RH Zoned Lot (see 33.130.215.B)	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3
Required Residential Outdoor Area (see 33.130.228)	Yes	Yes	Yes	Yes	Yes	No
Ground Floor Window Standards (see 33.130.230.B)	Yes	Yes	Yes	Yes	Yes	Yes

SE DIVISION DEVELOPMENT LAND

7601 SE DIVISION ST, PORTLAND OR

FAR & HEIGHT STANDARDS PER CM2 ZONING

Table 130-3 Summary of Bonus FAR and Height						
		CM1	CM2	CM3	CE	CX
Overall Maximums Per Zone						
Maximum FAR with bonus		2.5 to 1	4 to 1	5 to 1	4 to 1	6 to 1
Maximum height with bonus		35 ft.	55 ft. [1] 75 ft. [2]	75 ft. 120 ft. [2]	45 ft.	85 ft. 120 ft. [2]
Increment of Additional FAR and Height Per Bonus						
Inclusionary Housing (see 33.130.212.C)	FAR Height	1 to 1 none	1.5 to 1 10 ft.	2 to 1 10 ft.	1 to 1 none	2 to 1 10 ft.
Affordable Commercial Space (see 33.130.212.D)	FAR Height	0.5 to 1 none	0.75 to 1 10 ft.	1 to 1 10 ft.	0.5 to 1 none	1 to 1 10 ft.
Planned Development (see 33.130.212.E)	FAR Height	none none	1.5 to 1 up to 30 ft.	2 to 1 up to 55 ft.	1.5 to 1 up to 30 ft.	2 to 1 up to 45 ft.

[1] Bonus height in the CM2 zone is only allowed on sites that are within the Design Overlay Zone and that have a Comprehensive Plan Map designation of Mixed Use–Urban Center or Mixed Use–Civic Corridor.

[2] This larger overall maximum is only allowed through the Planned Development bonus option and required Planned Development Review.

SE DIVISION DEVELOPMENT LAND

7601 SE DIVISION ST, PORTLAND OR



GROWTH IN PORTLAND, OR

PORTLAND RANKED #21 IN THE COUNTRY FOR PRIVATE SECTOR JOB GROWTH BETWEEN 2007-2017
 JULY 2007: 904,100 JOBS | JULY 2017: 1,024,700 JOBS
PERCENT CHANGE: +13.3%
© Business First of Buffalo 2017

EMPLOYMENT PORTLAND-VANCOUVER-HILLSBORO

Bureau of Labor Statistics

7601 SE Division St Portland, OR 97206		1 mi radius	3 mi radius	5 mi radius
AREA DEMOGRAPHICS	2018 Estimated Population	23,763	225,440	503,886
	2023 Projected Population	25,137	239,630	536,406
	2010 Census Population	22,091	205,687	454,245
	2000 Census Population	20,612	191,170	411,244
	Projected Annual Growth 2018 to 2023	1.2%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	0.8%	1.0%	1.3%
	2018 Est. HH Income Under \$15,000	11.7%	10.5%	11.0%
	2018 Est. Average Household Income	\$84,276	\$82,994	\$86,194
	2018 Est. Median Household Income	\$61,578	\$64,984	\$67,746
	2018 Est. Per Capita Income	\$34,277	\$33,825	\$35,902
2018 Est. Total Businesses	739	9,588	30,868	
2018 Est. Total Employees	5,123	79,655	320,506	

**Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com*