

FOR SALE OR LEASE

# CAPITOL PARK

*Multi-Tenant Leased Investment with  
Development Upside on Capitol Hwy*

9700 SW CAPITOL HWY, PORTLAND, OR 97219

 **Kidder  
Mathews**

# PREMIER CLASS B OFFERING IN *SW* *PORTLAND*

## *Investor or developer opportunity*

99 on-site parking spaces

Large window line with an abundant of natural light

Spectacular views of Mt. Hood

Easy access to downtown and I-5

Numerous shopping and restaurants nearby

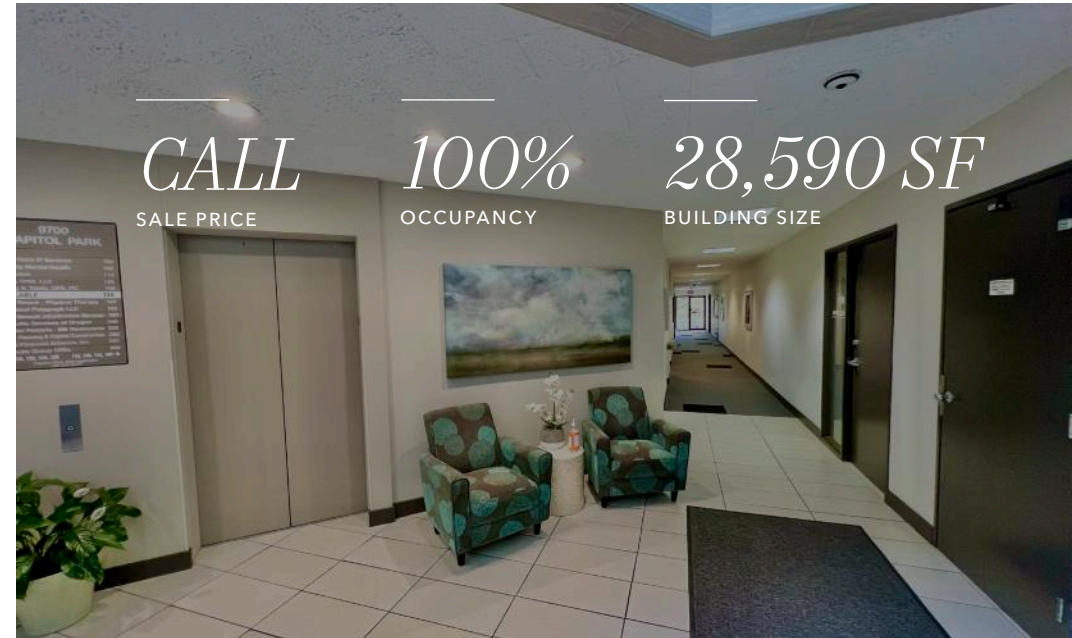
Stabilized asset with large mix-use development opportunity

Recent capital improvements include a roof replacement in 2017 with a 25-year warranty, skylight replacement in 2017, and HVAC replacement with 5 of 14 units replaced since 2018

Common area upgrades include a lobby remodel with added PDK systems in 2018 and security cameras added in 2021

Restrooms remodeled totaling roughly \$250,000

Landscaping improvements include additional retaining walls in 2021, an outdoor eating area and garden



*CALL*  
SALE PRICE

*100%*  
OCCUPANCY

*28,590 SF*  
BUILDING SIZE

BUILDING SIZE	28,590 SF
YEAR BUILT	1984
LOT SIZE	1.36 acres
BUILDING TYPE	Two-story office building
OCCUPANCY	100%
TENANTS	12
PARKING RATIO	3.5/1,000
ANCHOR TENANT	Portland Community College (PCC)
ZONING	Commercial Mixed Use 2 (CM2)

# PROPERTY ZONING

## *Base Zone — Commercial Mixed Use 2 (CM2)*

- The CM2 zone is medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.
- Generally, the uses and character of this zone are oriented towards retail, office, and residential. Specific allowable uses include: retail sales and services, office space, household living, vehicle repair, institutional uses and limited manufacturing uses.
- This zone is generally applied on prominent streets that are well served by transit.
- Maximum building height of 45; which is generally 4 stories
- FAR of 2.5:1
- Parking is generally not required for non-residential uses, or for residential development that contains fewer than 30 dwelling units when development is located near transit.

## *Overlays — Centers Main Street (M), Design (D)*

- The Centers Main Street (m) overlay zone emphasizes pedestrian and transit oriented design by requiring active ground floor commercial uses, ground floor windows and minimum floor areas in new development. This overlay zone also limits certain auto-oriented uses.
- The Design (d) overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:
  - Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
  - Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience;
  - Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

CAPITOL PARK



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

CAPITOL PARK



CAPITOL PARK



SW BARBUR BLVD

99W

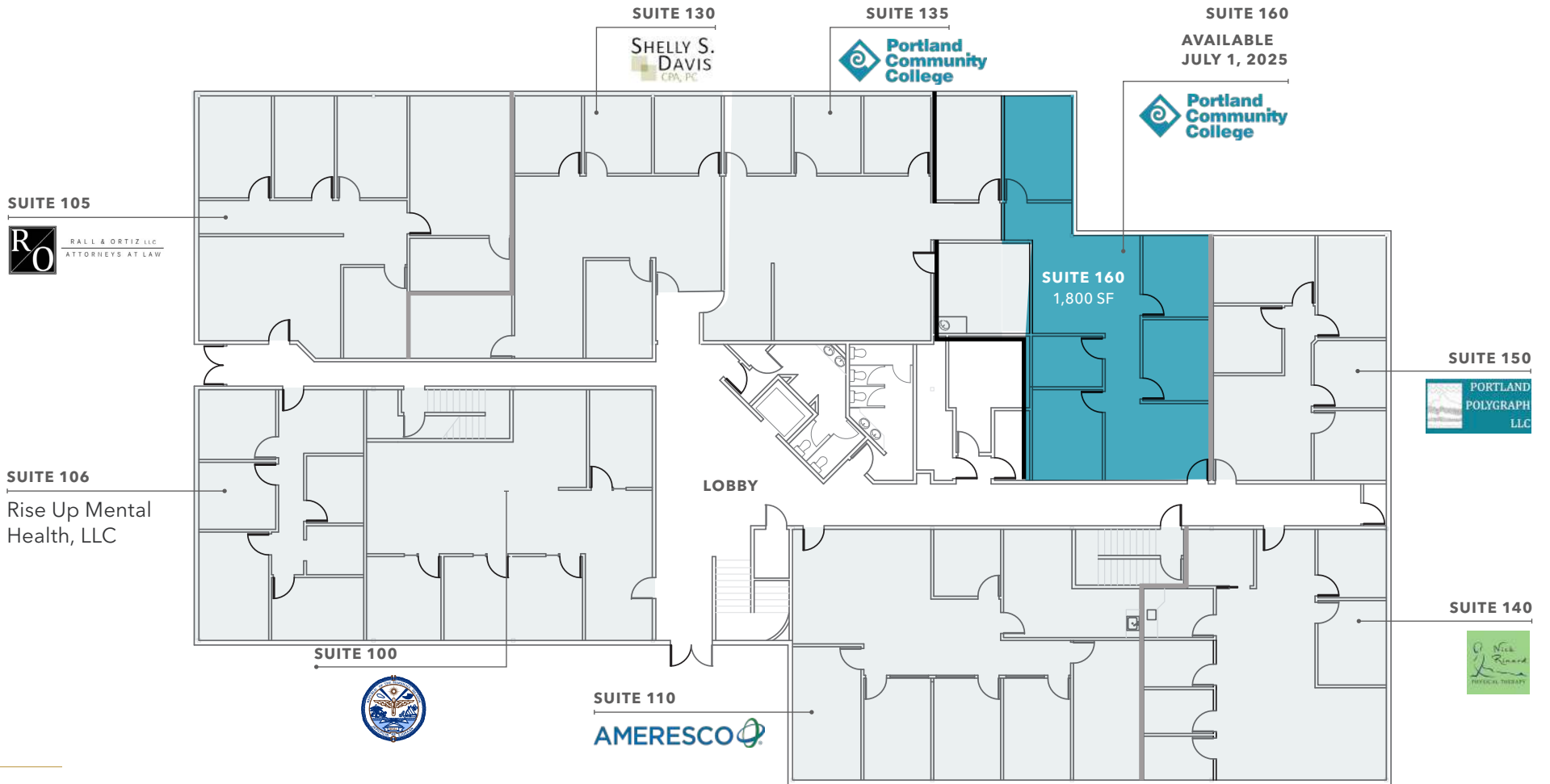
SW TAYLORS FERRY RD

SW CAPITOL HWY

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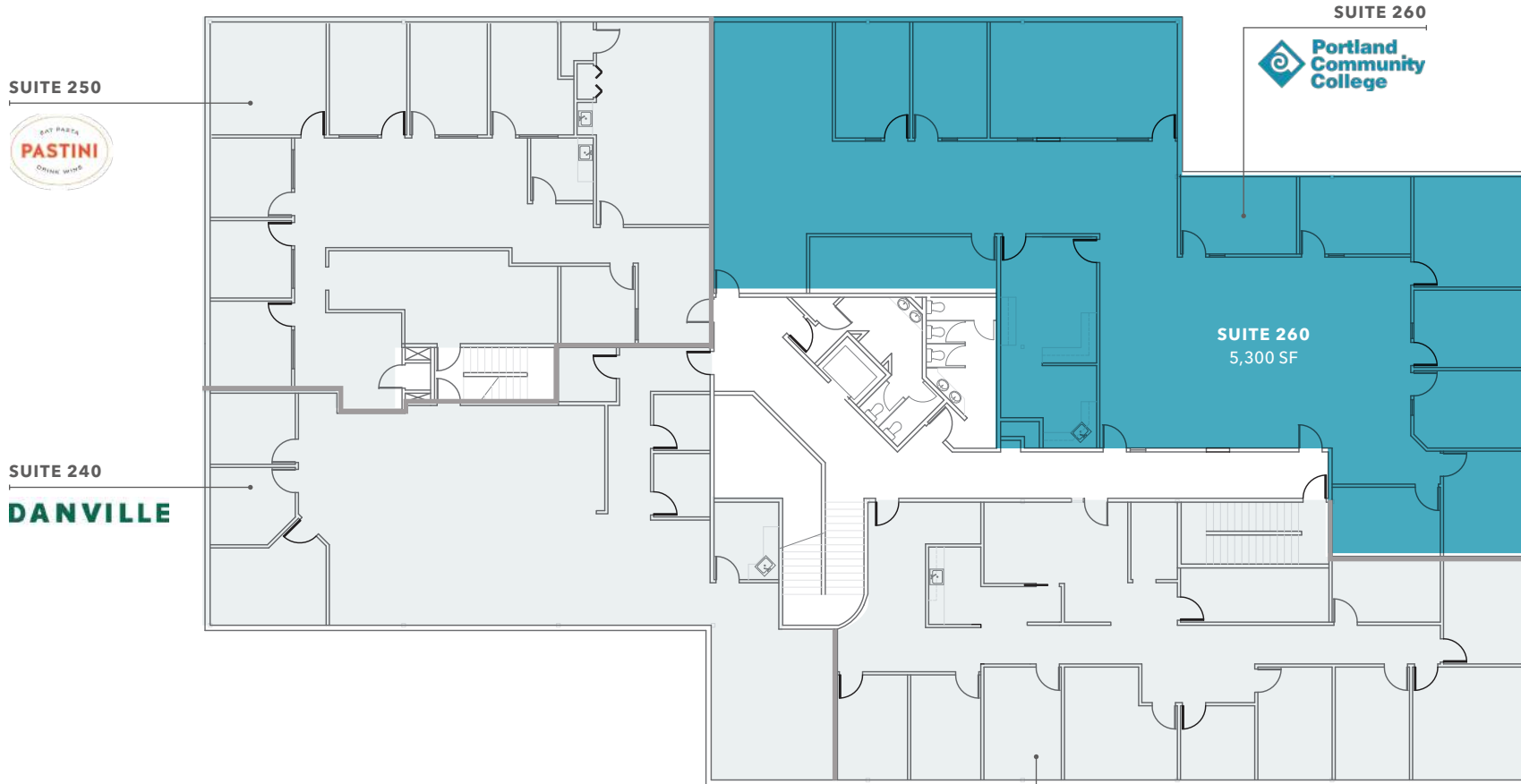
# FIRST FLOOR



1,800 SF

SUITE 160

# SECOND FLOOR



5,300 SF

SUITE 260 (AVAILABLE JULY 1, 2025)



CAPITOL PARK

PORTLAND GOLF CLUB

BEAVERTON

<b>TRADER JOE'S</b>	<b>ACE Hardware</b>	<b>MudBay</b>
<b>dogtopia</b>	<b>Great Clips</b>	<b>Starbucks</b>

Garden Home

GABRIEL PARK

UNITED STATES POSTAL SERVICE

YALLA

Bishops

<b>Spelman's Bagels</b>	<b>unitus</b>
<b>Starbucks</b>	<b>little big burger</b>

Multnomah Village

SAFEWAY

SW MULTNOMAH BLVD

FRENCH QUARTER FOOD CARTS

JOHN'S MARKETPLACE

FRANK'S CUPCAKES

<b>NORDSTROM rack</b>	<b>ROSS DRESS FOR LESS</b>	<b>CRUNCH</b>
<b>Party City</b>	<b>BENIHANA</b>	<b>MATTRESS WORLD</b>
<b>Burlington</b>	<b>PETSMART</b>	<b>OLD NAVY</b>

CASCADE PLAZA

DQ

7 ELEVEN

GARDEN HOME PARK

SMITH SCHOOL SPORTS FIELDS

WOODS MEMORIAL NATURAL AREA

SUBJECT PROPERTY

SW BARBUR BLVD

Kroger

PORTLAND

Walgreens

INTERSTATE 5

99W

DICKINSON PARK & WOODS

Kroger

JACKSON MIDDLE SCHOOL

WASHINGTON SQUARE MALL		
<b>macy's</b>	<b>NORDSTROM</b>	<b>Chesecake Factory</b>
<b>Apple</b>	<b>TESLA</b>	<b>鼎泰豐</b>
<b>DICK'S SPORTING GOODS</b>	<b>JCPenney</b>	<b>AMERICAN EAGLE OUTFITTERS</b>

Metzger

Fred Meyer

MARKHAM ELEMENTARY SCHOOL

COSTCO WHOLESALE

WinCo FOODS

PORTLAND COMMUNITY COLLEGE SYLVANIA

TIGARD



# CAPITOL PARK

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**km** Kidder  
Mathews