



FOR SALE



POTENTIAL BUILDING RENDERING

SE 17TH AVE & SE SCHILLER ST

Land for Sale

2.53 Acres with 12,000 SF Building | \$11,500,000.00 Sale Price

SE 17th Avenue & SE Schiller St, Portland, OR

- Rare opportunity to purchase a multiple acre industrial/commercial site, close in SE Portland
- Investor/Development opportunity or headquarters location for user
- Utilities available to site
- Recent road infrastructure in SE 17th completed

JOHN FETTIG, SIOR

Principal | Licensed in OR

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PROPERTY SUMMARY



| PROPERTY DETAILS | |
|------------------------|---|
| Address | SE 17th Ave & SE Schiller St, Portland OR |
| Available Space | 2.53 Acres 12,000 SF Building |
| Zoning | IG1 - General Industrial CE - Commercial Employment |
| Use Type | <ul style="list-style-type: none"> • Manufacturing • Industrial Service • Wholesale Sales • Warehouse and Freight • Retail / Sales and Service • Office • Vehicle Repair • Self Service Storage |
| Sale Price | \$11,500,000.00 |

Location Features

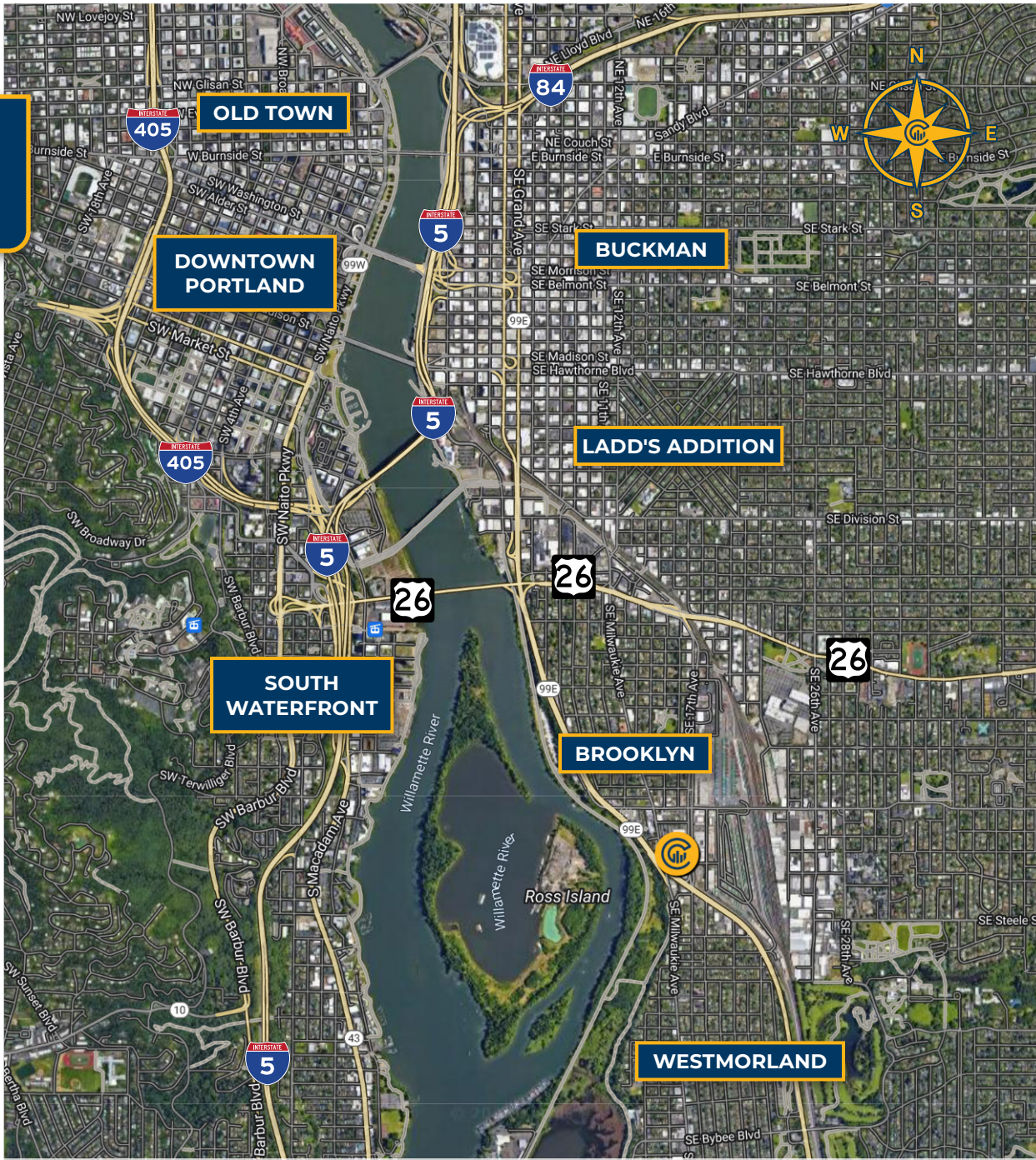
- Enjoy local amenities in the thriving SE Portland district
- Directly adjacent to light rail MAX Line and public transportation
- Commute directly to the property via the Orange MAX Line

Nearby Highlights

- Ruse Brewing
- Coco Donuts & Coffee
- 24 Hour Fitness
- Houndogs Bar & Grill
- Shell
- West Coast Self Storage
- AdaptCafe
- Labarre Machine
- Psanctum Thrift
- Enthea Teahouse
- Rose City Coffee Co
- Brooklyn Cooperative Grocery
- The Bear Paw Inn
- Ochoa Lupita's Tacos
- Original Hotcake House
- Aladdin Theater
- Botto's BBQ
- Edelweiss Sausage & Delicatessen
- Portland Juice Co.
- Subway



LOCAL AERIAL MAP



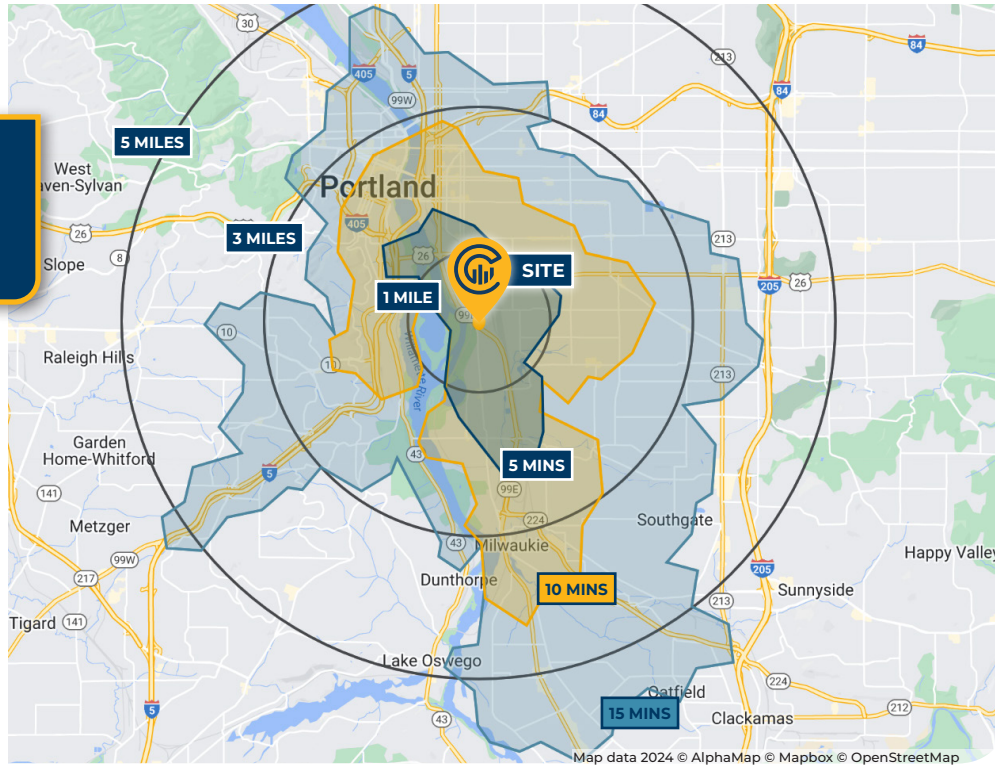
*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024
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PUBLIC TRANSPORTATION





DRIVE TIMES & DEMOGRAPHICS



| AREA DEMOGRAPHICS | | | |
|---------------------------------------|-----------|-----------|-----------|
| Population | 1 Mile | 3 Mile | 5 Mile |
| 2023 Estimated Population | 13,736 | 184,828 | 460,761 |
| 2028 Projected Population | 13,148 | 179,369 | 440,834 |
| 2020 Census Population | 14,218 | 185,965 | 465,997 |
| 2010 Census Population | 13,110 | 162,145 | 412,765 |
| Projected Annual Growth 2023 to 2028 | -0.9% | -0.6% | -0.9% |
| Historical Annual Growth 2010 to 2023 | 0.8% | 1.5% | 1.3% |
| Households & Income | | | |
| 2023 Estimated Households | 6,695 | 93,424 | 219,262 |
| 2023 Est. Average HH Income | \$118,526 | \$130,111 | \$143,281 |
| 2023 Est. Median HH Income | \$93,312 | \$98,530 | \$101,996 |
| 2023 Est. Per Capita Income | \$58,270 | \$66,210 | \$68,523 |
| Businesses | | | |
| 2023 Est. Total Businesses | 1,130 | 18,724 | 38,047 |
| 2023 Est. Total Employees | 9,250 | 165,963 | 306,430 |

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 11/2023, TIGER Geography - RS1

Neighborhood Scores

61

Walk Score®
"Very Walkable"

95

Bike Score®
"Biker's Paradise"

51

Transit Score®
"Good Transit"

Ratings provided by <https://www.walkscore.com>

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