

Jade District / Redevelopment Opportunity

8560 SE Division Street & 2536 SE 85th Avenue, Portland, Oregon 97266



PROPERTY DESCRIPTION

A 36,494 SF site across two adjacent parcels at 8560 SE Division St & 2536 SE 85th Ave in Portland's thriving Jade District. Zoned CM2, allowing for a mix of residential and commercial uses. 8560 SE Division St includes a 1,250 SF restaurant building, and the site currently generates rental income. 2536 SE 85th Ave has an existing home on the property. The location along SE Division St offers strong visibility, transit access, and a notable redevelopment opportunity.

PROPERTY HIGHLIGHTS

- 36,494 SF (combined) CM2 zoned land
- Existing rental income in-place
- Jade District Urban Renewal Area
- East Portland Enterprise Zone
- 2025 HUD Qualified Census Tract (QCT)

OFFERING SUMMARY

Sale Price:	\$2,200,000
Combined Lot Size:	36,494 SF
Zoning:	CM2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households:	7,889	84,618	199,520
Total Population:	20,153	213,342	484,784
Average HH Income:	\$102,173	\$107,770	\$113,347

ADAM BEAN

director, sior
Licensed in Oregon
C: 503.887.5100
O: 503.222.5100
adambean@dougbean.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction



Additional Photos

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Zoning

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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	Y	Y	Y	Y	Y	Y
Commercial Categories						
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
Industrial Categories						
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
Institutional Categories						
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

COMMERCIAL MIXED USE ZONING

The Commercial/Mixed Use 2 (CM2) zone is a medium scale zone intended for sites in a variety of centers, along corridors, and in other mixed use areas that have frequent transit service. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to four stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, provide a strong relationship between buildings and sidewalks, and complement the scale of surrounding residentially zoned areas.

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Retailer Map

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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,153	213,342	484,784
Average Age	41	40	40
Average Age (Male)	40	39	40
Average Age (Female)	43	41	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,889	84,618	199,520
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$102,173	\$107,770	\$113,347
Average House Value	\$525,913	\$582,972	\$616,344

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