

FOR SALE
DEVELOPMENT PROPERTY

1310-1338

NORTHWEST

23rd

PORTLAND, OR



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23
rd
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SITE OVERVIEW

NW PETTYGROVE ST.

NW OVERTON ST.

NW 23RD AVE.



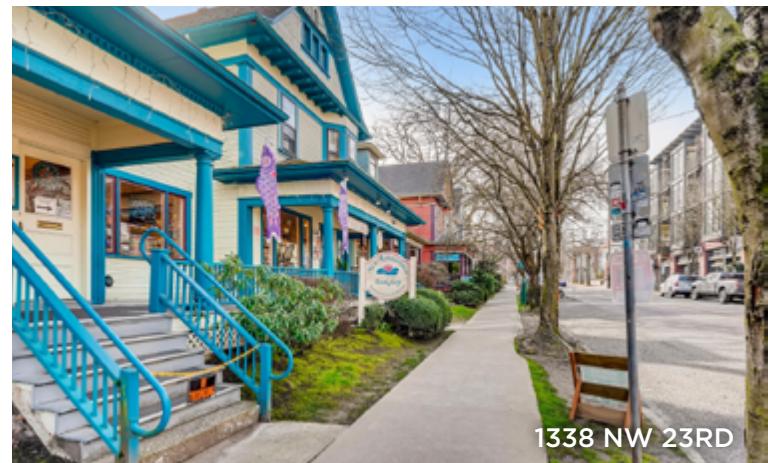
PROPERTY OVERVIEW

The Property is well situated in the heart of NW 23rd between NW Overton and NW Pettygrove. The site is zoned mostly Commercial Mixed Use 2 (CM2) which allows for a wide range of uses, including residential, office, schools and more. The back portion of the site fronting Overton is zoned Residential Multi-Dwelling 3 (RM3) which focuses on medium to high density residential developments.

PROPERTY ADDRESS	1310-1338 NW 23rd Avenue Portland, OR
PARCEL NO.	1N1E33BB 00900
LEGAL DESCRIPTION	Couchs Addition, Block 307, Lot 13, W 65' of Lot 15 & 16, Lot 17 & 18
SITE AREA	21,500 square feet / 0.4936 acres
ZONING	<ul style="list-style-type: none">• 16,500 square feet of property zoned CM2• 5,000 square feet of property zoned RM3



1320, 1310 NW 23RD



1338 NW 23RD

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PROPERTY
ZONING



PROPERTY STREET VIEW

CM2

CM2 COMMERCIAL MIXED USE

THE CM2 ZONE is a 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.

- Maximum Height - 45'
Generally 4 stories, increasing to 55' or 5 stories with bonus provisions
- FAR - 2.5:1

RM3

RM3 RESIDENTIAL MULTI-DWELLING

THE RM3 ZONE is a medium- to high-density multi-dwelling zone applied near the Central City, and in centers, station areas, and along civic corridors. Housing is characterized by a high percentage of building coverage, with building setbacks that provide a green street frontage. Allowed housing is characterized by mid-rise buildings, typically from 3 to 6 stories.

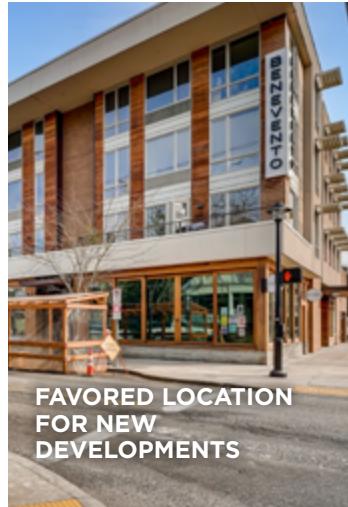
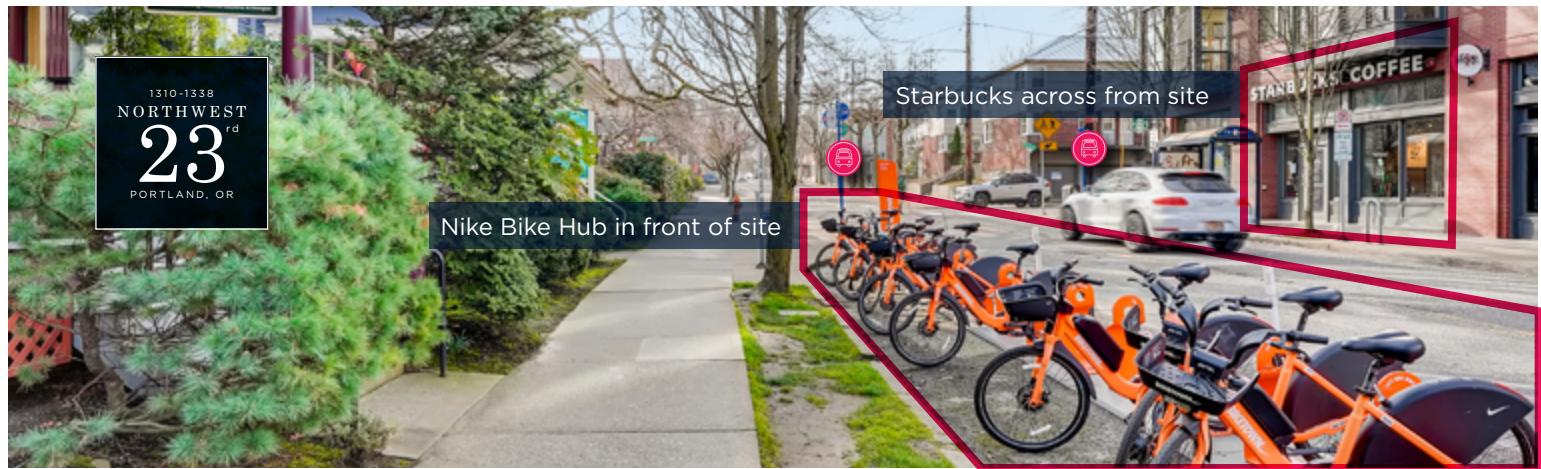
- Maximum Height - 65'
- Up to 6 stories
- FAR - 2.0:1 Increasing to 3.1:1 with bonus provisions



ZONING
MAP



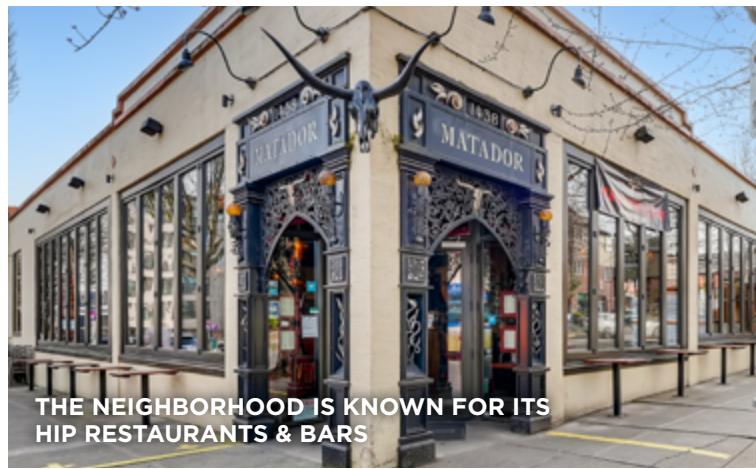
PROPERTY BACK



NEIGHBORHOOD AND SITE HIGHLIGHTS

- Nike Bike Hub in front of site
- Starbucks across the street
- Walking distance to Legacy Good Samaritan Hospital (employees) and adjacent medical clinics
- 6 Grocery stores including New Seasons, Zupan's and Trader Joe's within walking distance
- Quick commute to downtown and Northeast Portland
- Forest Park access nearby

41+
food/drink spots
WITHIN A 1/2 MILE RADIUS



THE NEIGHBORHOOD IS KNOWN FOR ITS HIP RESTAURANTS & BARS



6 GROCERY STORES NEARBY INCLUDING TRADER JOE'S

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DEVELOPMENT &
AMENITIES

BAKERIES

- 1 St. Honore Boulangerie
- 2 Spielman Bagels
- 3 Ken's Artisan Bakery
- 4 Taste On 23rd
- 5 Muse Winebar
- 6 Bartini
- 7 McMenamins Pool & Bar
- 8 Pope House Bourbon Lounge

CAFE/COFFEE

- 9 Starbucks
- 10 Barista
- 11 KIVA Cafe & Spa

RESTAURANTS

- 12 Bamboo Sushi
- 13 Papa Haydn Northwest
- 15 Siri Indian Cuisine
- 16 Gastro Mania
- 17 Bing Mi Food Truck
- 18 Red Onion Thai Cuisine
- 19 Grassa
- 20 Paley's Place
- 21 The Matador
- 22 Southland Whiskey Kitchen
- 23 Besaw's
- 24 Serratto
- 25 Life of Pie
- 26 Moberi
- 27 St. Jack
- 28 Top Burmese
- 29 The Fireside
- 30 Breakside Brewery
- 31 Little Big Burger
- 32 Salt & Straw
- 33 Pine State Biscuits
- 34 Boxer Ramen

GROCERY

- 35 New Seasons Market
- 36 Zupans

SHOPPING

- 37 Prana
- 38 Urban Outfitters
- 39 Warby Parker
- 40 Lucky Brand Clothing Store
- 41 Sloan Boutique
- 42 Betsy & Iya

FITNESS

- 43 Orange Theory
- 44 Studio Blue Pilates

HEALTH/MEDICAL

- 45 Legacy Good Samaritan
- 46 Zoom + Care
- 47 CVS Pharmacy
- 48 Legacy Urgent Care
- 49 Legacy Weight and Diabetes Institute
- 50 Elevate Natural Health





SITE BACK



NEARBY BOUTIQUE SHOPPING



WALK TO BRUNCH AT BESAW'S



DENSE WALKABLE NEIGHBORHOOD

FOR INFORMATION

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