

**FOR SALE**  
**DEVELOPMENT PROPERTY**

1310-1338  
**NORTHWEST**  
**23<sup>rd</sup>**  
PORTLAND, OR



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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"><li>• 16,500 square feet of prop- erty zoned CM2</li><li>• 5,000 square feet of prop- erty zoned RM3</li></ul>







## PROPERTY ZONING



### 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 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







## 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





## DEVELOPMENT & AMENITIES

### BAKERIES

- 1 St. Honore Boulangerie
- 2 Spielman Bagels
- 3 Ken's Artisan Bakery

### BAR/LOUNGE

- 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



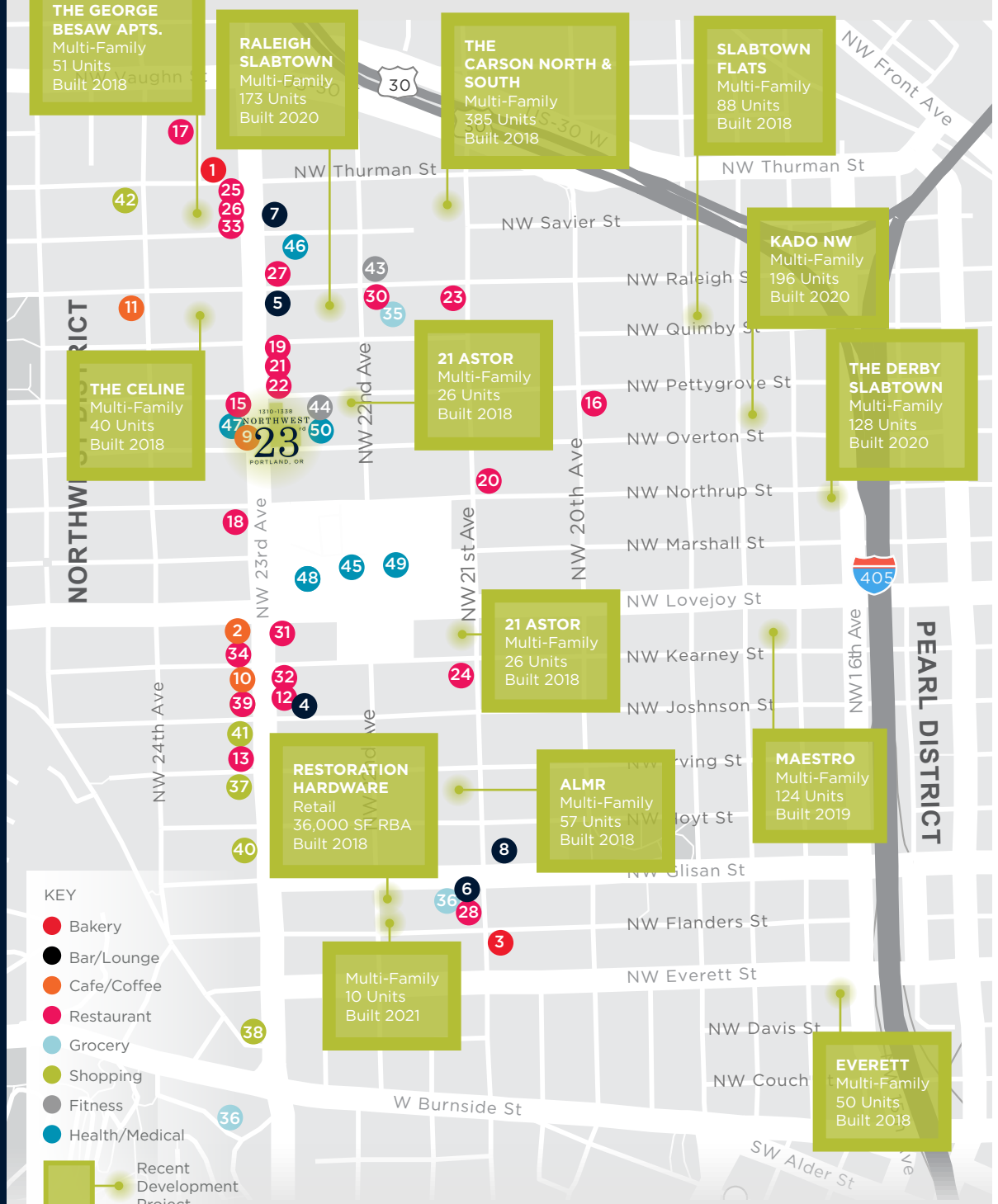
**THE GEORGE BESAW APTS.**  
Multi-Family  
51 Units  
Built 2018



**RALEIGH SLABTOWN**  
Multi-Family  
173 Units  
Built 2020

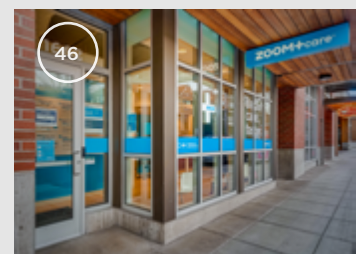
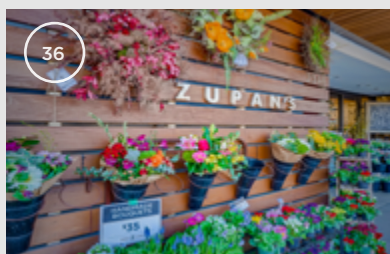


**SLABTOWN FLATS**  
Multi-Family  
88 Units  
Built 2018



#### KEY

- Bakery
- Bar/Lounge
- Cafe/Coffee
- Restaurant
- Grocery
- Shopping
- Fitness
- Health/Medical
- Recent Development Project





**SITE BACK**



**NEARBY BOUTIQUE SHOPPING**



**WALK TO BRUNCH AT BESAW'S**



**DENSE WALKABLE NEIGHBORHOOD**

FOR INFORMATION  
**CONTACT**

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