

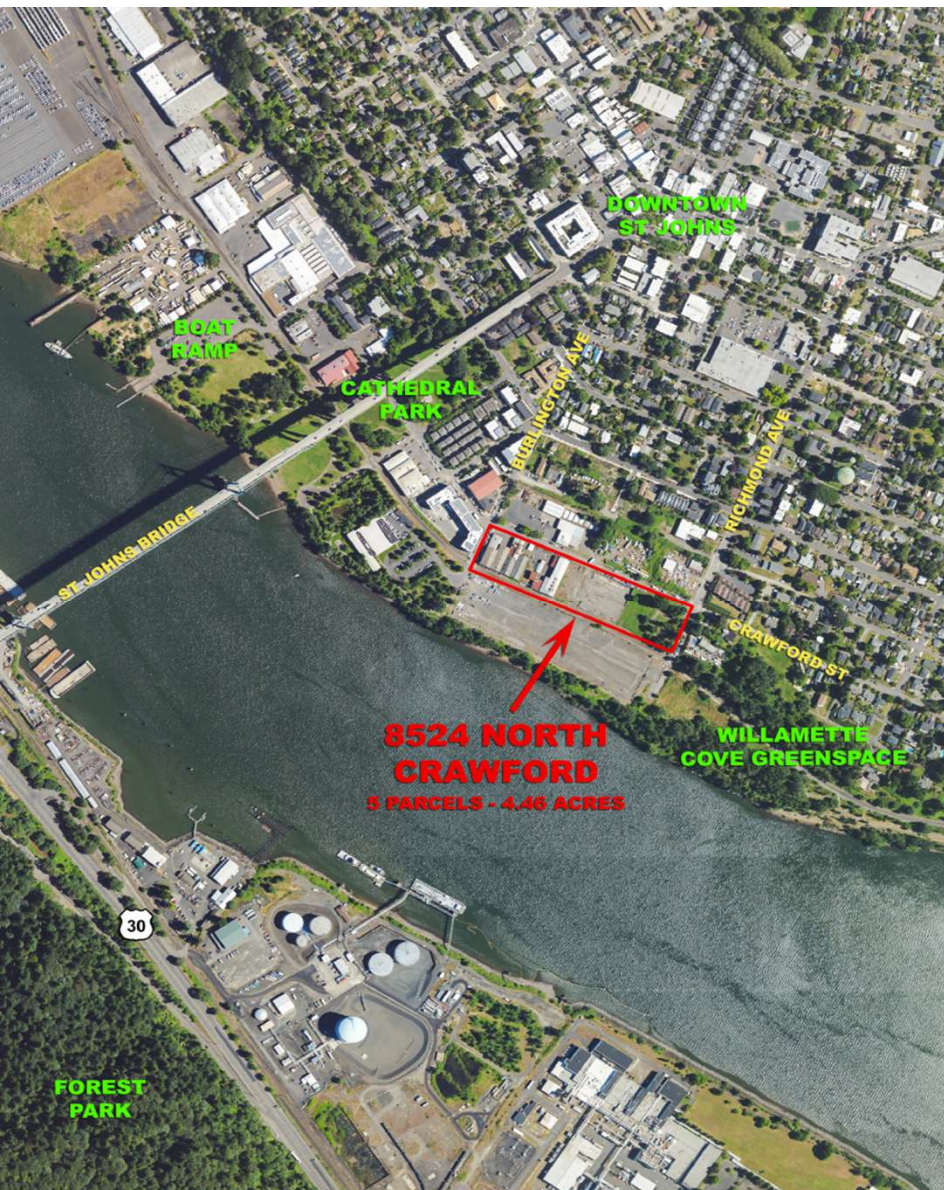



Cascade Commercial
REAL ESTATE, LLC

 ARDENT

STEEL HAMMER DEVELOPMENT

DEVELOPMENT INVESTMENT OFFERING
8524 N CRAWFORD STREET | PORTLAND, OR



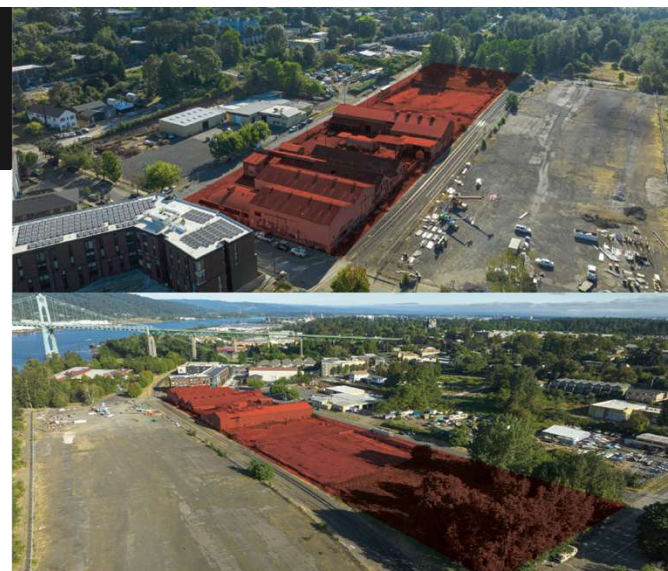
PROPERTY OVERVIEW

THE OFFERING

The 4.46-acre site represents one of the largest contiguous mixed-use development sites in the City of Portland. Strategically located just 10 minutes from the downtown core, the property offers unobstructed views of the Willamette River and the iconic St. Johns Bridge. Further, the site is within walking distance to the revitalizing St. Johns neighborhood—a rapidly emerging live-work-play district with a growing base of restaurants and entertainment venues.

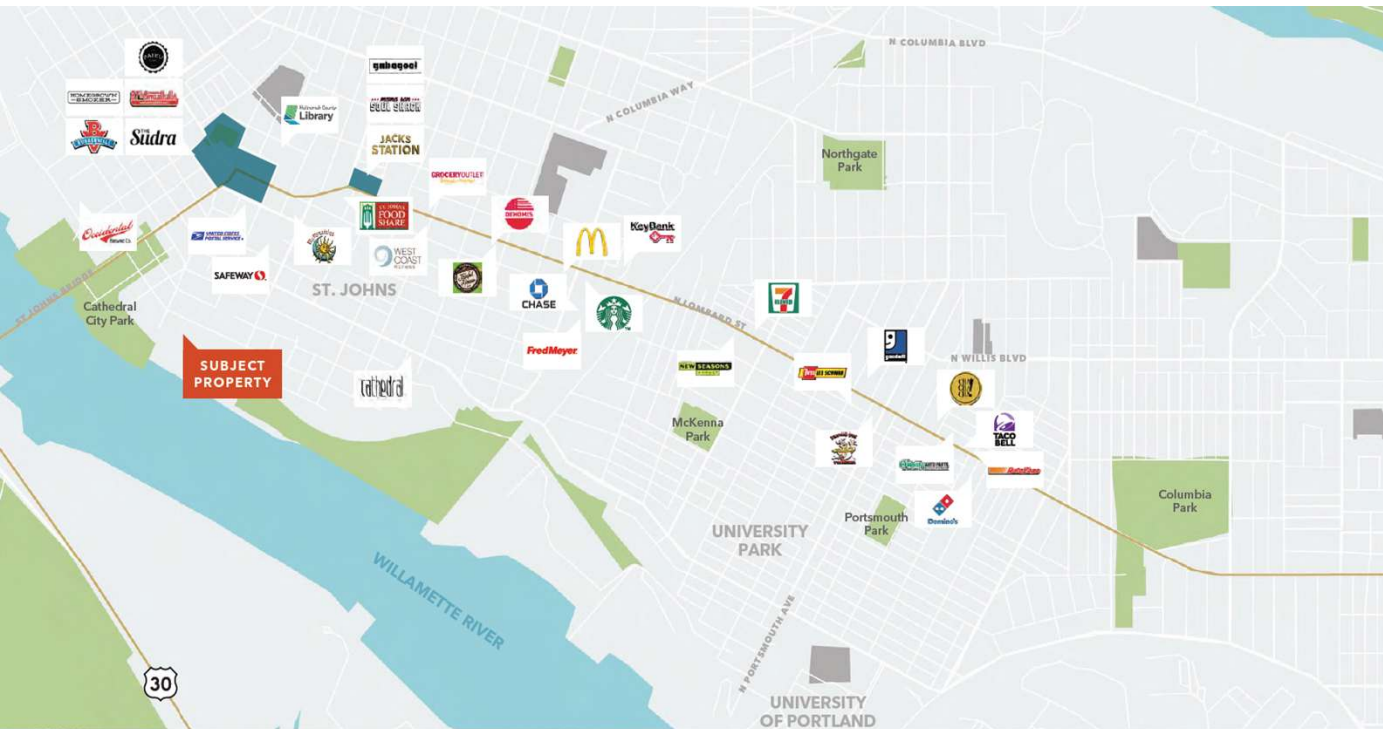
While the site has historically operated as an industrial manufacturing and storage facility—earning its “Steel Hammer” moniker—it is strategically located within Portland’s Mixed-Use Urban Center (MU-U) overlay zone. ***Ownership is currently pursuing a zone change to CM3 (Commercial Mixed Use), which will be completed prior to closing, mitigating entitlement risk and enhancing the site’s readiness for immediate redevelopment.***

In the July 2024, City Council approved the formation of a Local Improvement District (LID). ***The \$15.7 million project will construct street, sidewalk, stormwater, sanitary sewer, water main and railroad grade crossing improvements on multiple streets surrounding the site.*** The LID will substantially reduce offsite infrastructure obligations, lowering upfront capital requirements and enhancing project feasibility.



PROPERTY DETAILS

Address	8524 N Crawford Street Portland, OR
Acres	4.46 - 5 Parcels
Current Zoning	EG1 - Employment General 1
Zoning at Closing	CM3 – Commercial Mixed-Use 3
Plan District	St. Johns
Parcel Numbers	R263877, R263876, R263878, R263880, R263881
FAR/Height Limit	3:1 with 5:1 bonus provisions
LID Improvement Locations	N Richmond Avenue, N Burlington Avenue, N John Avenue, N Crawford Street and N Decatur Street



EXCLUSIVELY
REPRESENTED BY

Todd DeNeffe

Todd@cascadecre.com

503-705-6380

www.cascadecommercialnw.com


Cascade Commercial
REAL ESTATE, LLC

