

The View

3325 N INTERSTATE AVE

@ Overlook Park



DEVELOPMENT LAND SITE | PORTLAND, OR 97202

CBRE

CAPITAL MARKETS | INVESTMENT PROPERTIES

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01

EXECUTIVE SUMMARY

The View

3325 N INTERSTATE AVE

@ Overlook Park

THE Offering

CBRE, as exclusive advisor, is pleased to present the opportunity to acquire The View @ Overlook Park, an approximate 3.22 acre urban development site located at 3325 N Interstate Ave – Portland, OR.

The site offers unparalleled views of the Fremont Bridge, Willamette River, central Portland, and is located directly next to one of Portland's most cherished parks – Overlook Park.



Forever Views of the Fremont Bridge, Willamette River, & central Portland



Neighbors Overlook Park – Offering abundant green space right next door



Located on a MAX line and within a few hundred feet from the Overlook Park MAX stop



Sits amongst some of Portland's most popular neighborhoods – including Mississippi, Albina, Alberta Arts District, Killingsworth, & Kenton communities

02

PROPERTY
DESCRIPTION

The View

3325 N INTERSTATE AVE

@Overlook Park

PROPERTY

Summary



ADDRESS

3325 N Interstate Ave
Portland, OR 97227



TAXLOT

R139500



LAND AREA

3.22 Acres (±)



JURISDICTION

City of Portland



PLAN DISTRICT

NI – North Interstate



BASE FAR

3:1



MAX. FAR W/ BONUSES

3.75:1*



USES

A variety of uses are potentially permitted to promote a pedestrian-oriented and mixed-use environment. Such uses include:

- Household Living
- Group Living
- Retail Sales & Services
- Office
- Commercial Parking
- Major Event Entertainment



ZONING

CI2 - Campus Institutional 2
(Majority of the Property)

Overlay :: d- Design

A small western portion of the property includes the “s-Scenic Resource overlay”

For Additional Information and Regulations Refer to the City of Portland Zoning Code by Clicking Here →



MAX HEIGHT

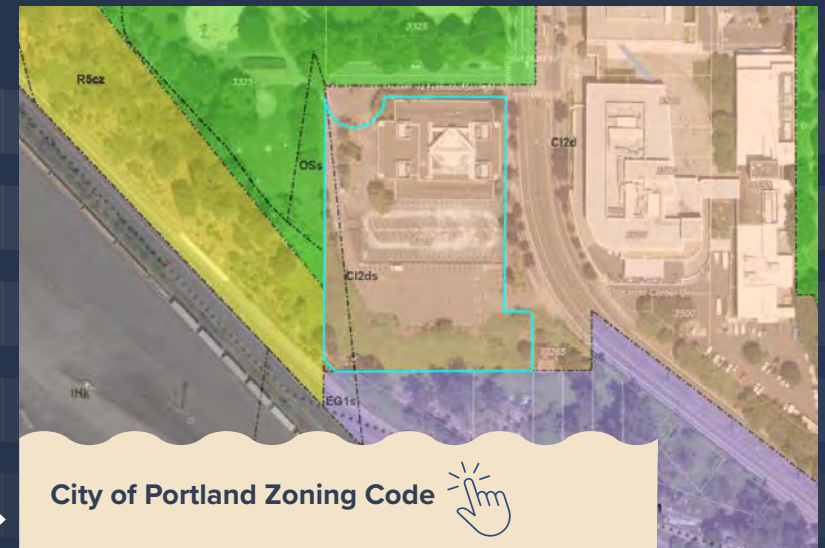
150 ft.*

Maximum height requirements are stepped down on portions of the property that are across from, or adjacent to certain zones.



BUILDING SITE COVERAGE MAXIMUM

85%



*Height and FAR Bonus conditions apply. Refer to the City of Portland Zoning code for additional information

SITE

Aerial

The View

3325 N INTERSTATE AVE

@ Overlook Park

OVERLOOK PARK
MAX STOP

KAISER
PERMANENTE

OVERLOOK PARK

N INTERSTATE AVE

N FREMONT ST

MAX YELLOW LINE



INVESTMENT Highlights

MULTIFAMILY DEVELOPMENT LAND SITE

The The View @ Overlook Park is located on a sizable urban development parcel. This paired with the site's great location and flexible zoning, makes it an attractive multifamily development land site.

FOREVER VIEWS

The site is nicely perched above Portland's low-lying industrial district, with uninhibited views of the Fremont Bridge, Willamette River, and Central Portland.

OUTSTANDING PORTLAND LOCATION

It is situated amongst some of Portland's most popular neighborhoods including Mississippi, Albina, Alberta Arts District, Killingsworth, & Kenton communities. The area is rich with new multifamily developments, closeby amenities like restaurants, bars, grocery stores, and popular boutiques.



Parcel outline is approximate

SUPERIOR ACCESS

to Transit

TRI MET
Rail System

The View

3325 N INTERSTATE AVE

@ Overlook Park



|||||

FLEXIBLE ZONING

The Campus Institutional 2 (CI2) zone is intended for large medical centers, colleges and universities located in or near a Regional, Town or Neighborhood Center, or along a civic or neighborhood corridor that is served by frequent transit service. Development is intended to be pedestrian-oriented and at a scale that encourages urban-scale medical and educational facilities, while also ensuring compatibility with nearby mixed-use commercial and residential areas. Retail Sales, Service and Office uses are allowed to support the medical or college campus, and to provide services to the surrounding neighborhoods.



03

PORTLAND
MARKET
OVERVIEW

The View

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GREATER PORTLAND Market

#8

Best Big Cities
in the U.S.

(Conde Nast Traveler)

2.5M

Population in
Portland Metro

#1

Most Bike Friendly
city in America

(www.embracesomeplace.com)

#4

50 Best Cities for
Millennials to Live

(Forbes)

3.7%

Unemployment Rate

*(BLS, State of Oregon
Employment Department -
August 2023)*

#2

Best Foodie Cities

(WalletHub, October 2023)

Portland's setting at the confluence of the Willamette and Columbia Rivers – surrounded by picturesque mountains, forests and sea – have made it a destination for those in search of high quality of life and access to outdoor recreation.

DISTRICTS OF Portland

The six sections of Portland consist of nearly 100 distinct neighborhoods. These neighborhoods are what truly define “Portland”— the people and independent businesses who make up the character of these neighborhoods.

PORTLAND NEIGHBORHOOD STATS



40+

Art Galleries & Museums within Portland



600+

Restaurants within the city of Portland



200+

Food Carts in Portland



50+

Dance/Night Clubs around Portland



Over 21

Performing Arts Venues



70+

Breweries & Distilleries



57+

Bicycle Shops



80 Miles

Hiking Trails in Forest Park

Source: portland.gov



DEMOGRAPHIC Profile

Portland's diversity is also one of its greatest strengths. It allows the city to celebrate its many cultures and traditions, and provides a vibrant and exciting atmosphere for residents and visitors alike. The city's diversity is also reflected in its food, art, music, and other cultural offerings. Portland is also a young city with the median age of 37 years old, making Portland a great place for young people to start their careers and families.

Affluent Population Average Household Income		
	2021	2027
Austin	\$122,586	\$138,483
Portland	\$119,209	\$140,782
Salt Lake	\$111,236	\$130,531
Nashville	\$107,775	\$124,758

Source: CBRE Research

Population Growth		
	Estimated 2022	Projected 2027
Austin	2,623,410	2,676,053
Portland	2,572,359	2,623,410
Nashville	2,082,550	2,201,526
Salt Lake	1,302,051	1,353,770

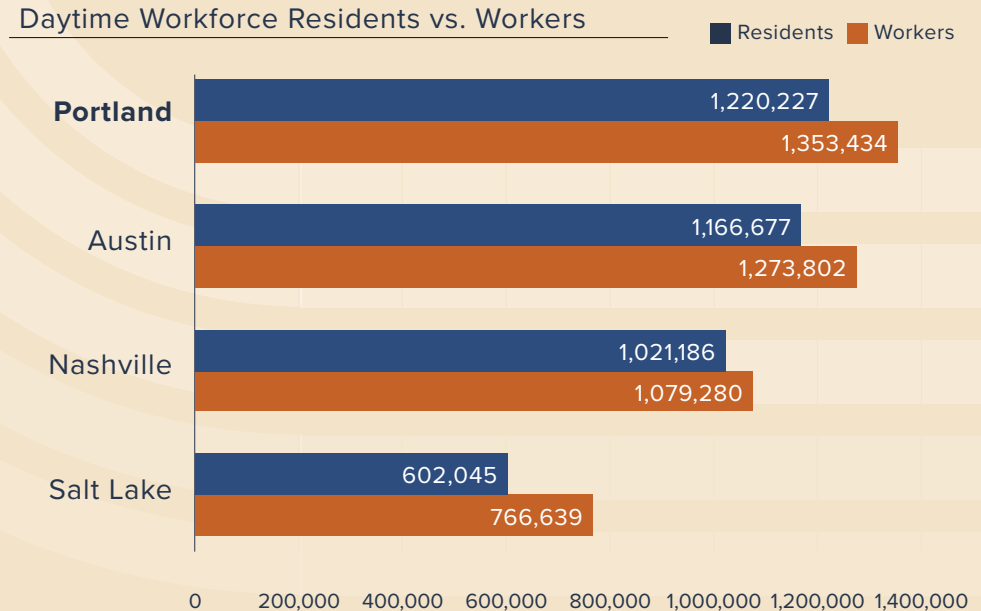
Source: CBRE Research

Experienced Workforce Average Age	
	2022
Portland	38.80
Nashville	37.90
Austin	34.90
Salt Lake	32.90

Source: CBRE Research

Associate Degree or higher	
Austin	55%
Portland	53%
Nashville	48%
Salt Lake	47%

Source: CBRE Research



OUR People

TOP WEST COAST MARKET FOR YOUNG PROFESSIONALS

With 7.3% employment growth in 2021, Greater Portland is the fourth-fastest growing labor market in the U.S., according to an analysis of federal data for the 100 largest metros by The Business Journals.

Greater Portland is the fourth-fastest growing labor market in the U.S.



66

Colleges, universities & satellite campuses within 100 Mi. of Greater Portland

234,000

Total metro enrollment in higher education

53%

of Portlanders have at least a bachelor's degree. The national average is 33%

#7

among the top 50 major cities in the U.S. for residents with graduate degrees

04

PORTLAND
SUBMARKET
OVERVIEW

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Portland's North/Northeast neighborhoods are well known in Portland for encompassing the classic Portland charm with small artisanal businesses, popular restaurants and bars, as well as a variety of retailers. N Interstate continues to welcome new multifamily developments with quaint cafés, restaurants, and bars with outdoor seating areas and is nicely located amongst some of Portland's most popular commercial strips – like N Mississippi, NE Alberta, N Williams, and NE Killingsworth.





The View
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NEIGHBORHOOD
 map

Downtown Portland
 2.7 Miles



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Offering Contact

Graham Taylor

Senior Vice President

+1 503 200 9216

Licensed in OR & WA

CA Lic. 01429996

graham.taylor@cbre.com

Jay Sholl

Senior Vice President

+1 415 772 0371

Lic. 01164561

jay.sholl@cbre.com

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