

# FOR SALE

## Former Used Auto Dealership Building (Vacant)

Busy triangular lot with day and night foot and auto traffic  
5220 SE Foster Rd Portland, OR 97206

**H|S|T**  
COMMERCIAL GROUP

**kw** PORTLAND  
CENTRAL  
KELLERWILLIAMS. REALTY

**SALE PRICE: \$799,000**

GLA: 1,231 SF

Lot: 0.24 Acres



## CONTACT US

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## PROPERTY INFORMATION

PROPERTY TYPE:	Commercial building
Zoning	Commercial Mixed Use 2 (CM2)
ADDRESS:	5220 SE Foster Rd, Portland, OR 97206
PRICE:	\$799,000
BUILDING SIZE	1231 <b>SF</b>
LAND SIZE	10,336 SF (.24 Acres)
YEAR BUILT	1957

## PROPERTY DESCRIPTION

1,231 SF building on a 0.24-acre corner lot, formerly an auto dealership. This is a high traffic and very high visibility area with day and night foot as well as vehicle traffic. The area is a busy commercial district which is densely populated with a variety of businesses all around it along with residential area too. There is great public transport available in the area with a bus stop right next to the property entrance on the North end. The area is popular for food carts and eateries due to the busy traffic around it. It would offer an idyllic location for any business catering to heavy foot and vehicular traffic which passes it on two sides of this triangular property. There is ample parking on the premises apart from street parking all around it. As per [Portlandmaps.com](http://Portlandmaps.com); it is zoned **CM2** which 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, Specific allowable uses include: retail sales and services, office space, household living, vehicle repair, institutional uses and limited manufacturing uses. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories. Max height can be between 45'-55' which is up to 5 stories.

For specific zoning code details, visit the [zoning code website](#) . The regulations for this zone are found in [Chapter 33.130](#) .

## HIGHLIGHTS

•**High Traffic and Visibility:** Positioned in a busy commercial district with significant day and night foot and vehicle traffic.

•**Prime Corner Lot:** 1,231 SF building on a 0.24-acre triangular lot, previously an auto dealership.

•**Public Transport Access:** Excellent connectivity with a bus stop right next to the property entrance on the North end.

•**Commercial District:** Densely populated with a variety of businesses and residential areas, enhancing customer reach.

•**Popular for Eateries:** Ideal location for food-related businesses due to the high traffic in the area.

•**Ample Parking:** Includes on-premises parking and additional street parking around the property.

•**Development Potential:** Zoned CM2, a medium-scale, commercial mixed-use zone suitable wide range of use.

**BUILDING SIZE**

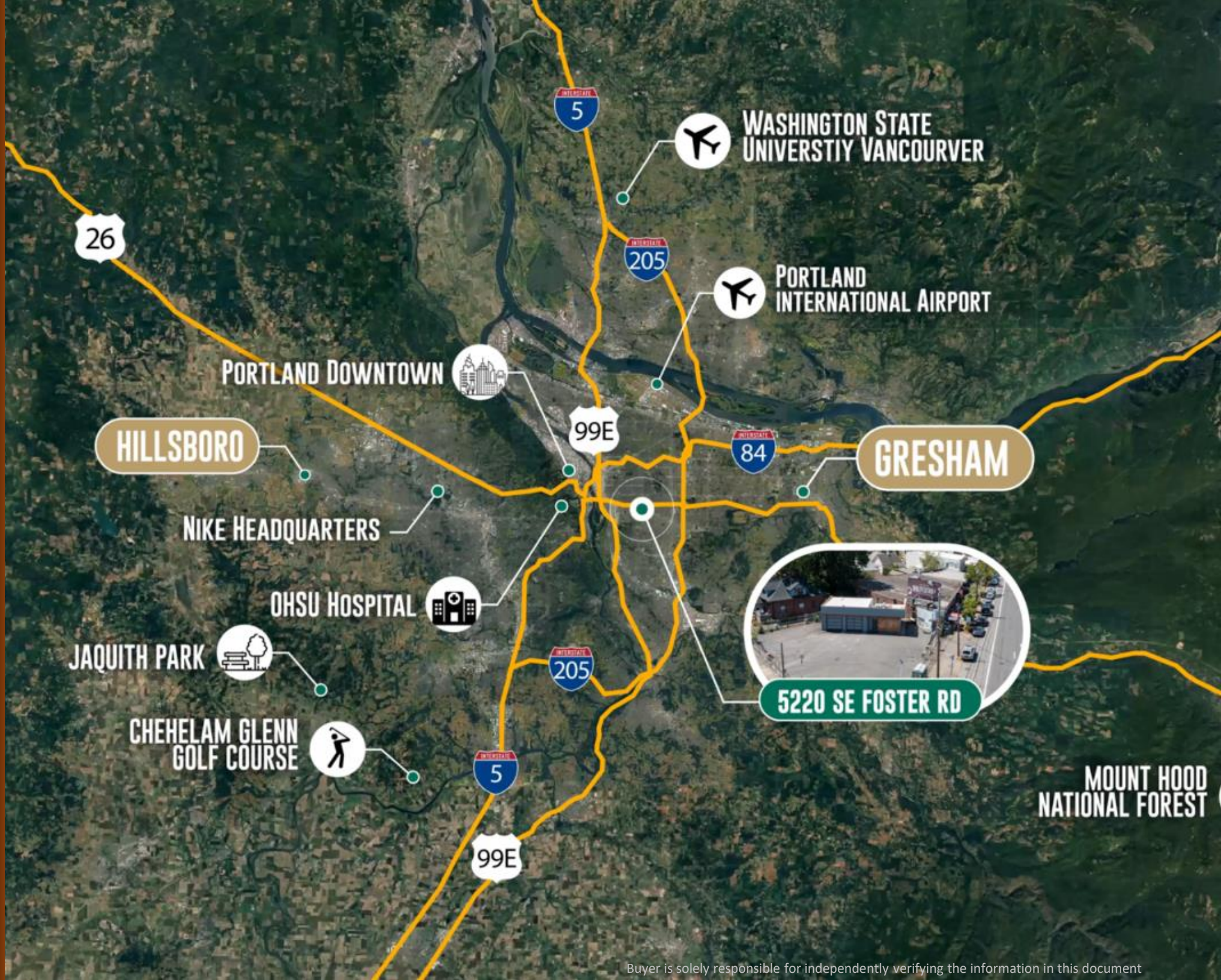
**1,231 SF**

**PARCEL SIZE**

**0.24 ACRES**







26

INTERSTATE 5



WASHINGTON STATE  
UNIVERSITY VANCOUVER

INTERSTATE 205



PORTLAND  
INTERNATIONAL AIRPORT

PORTLAND DOWNTOWN



HILLSBORO

99E

INTERSTATE 84

GRESHAM

NIKE HEADQUARTERS

OHSU HOSPITAL



JAQUITH PARK



CHEHELAM GLENN  
GOLF COURSE



INTERSTATE 205



5220 SE FOSTER RD

INTERSTATE 5

99E

MOUNT HOOD  
NATIONAL FOREST



CLICK HERE TO SEE INTERACTIVE MAP

O'Reilly AUTO PARTS

Valvoline

George Morlan PLUMBING SUPPLY Est. 1927, Portland OR The Supermarket of Plumbing

WinCo FOODS

SAFeway

SUBWAY

SE POWELL BLVD 42,000 VPD

CRESTON ELEMENTARY SCHOOL



FOSTER FITNESS CENTER

Walgreens

PORTLAND FIRE STATION



5220 SE FOSTER RD

LENOX APARTMENTS

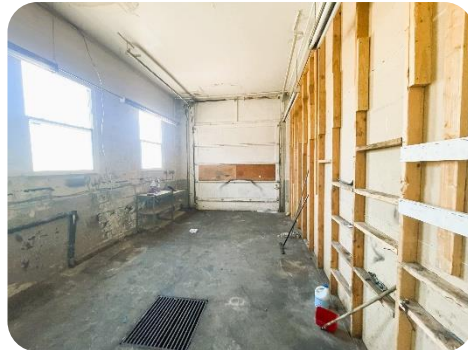


SE FOSTER RD 21,000 VPD





AERIAL AND MAPS





# DEMOGRAPHICS



## DEMOGRAPHICS

**1 MILE**



**27,864**



**\$11,939**

**3 MILE**



**202,430**



**\$86,776**

**5 MILE**

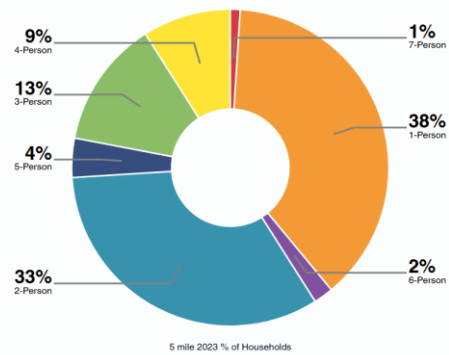


**503,115**

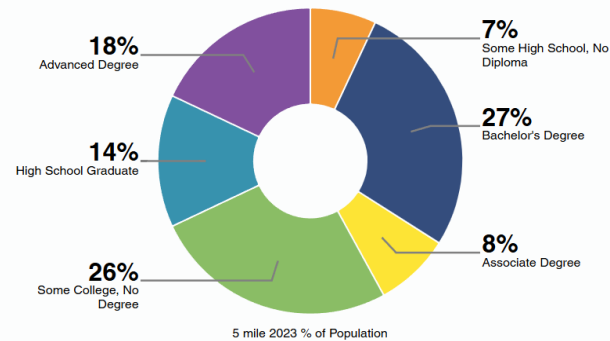


**\$220,416**

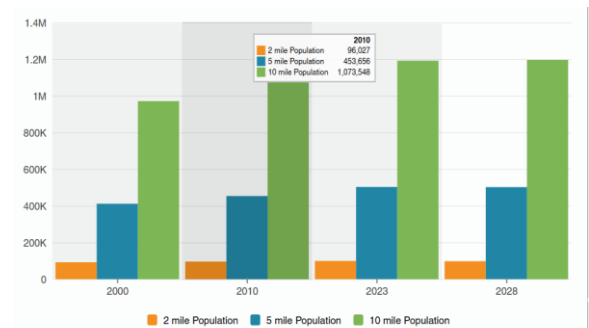
### HOUSEHOLD SIZE



### EDUCATIONAL ATTAINMENT



### POPULATION



# DAYTIME EMPLOYEMENT

Radius	1 mile			3 mile			5 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industries</b>	<b>6,605</b>	<b>1,155</b>	<b>6</b>	<b>82,323</b>	<b>11,934</b>	<b>7</b>	<b>413,084</b>	<b>41,592</b>	<b>10</b>
Trade Transportation & Utilities	896	161	6	17,261	1,815	10	46,991	4,699	10
Information	93	19	5	3,454	259	13	12,940	862	15
Financial Activities	370	109	3	5,068	1,192	4	32,468	4,410	7
Professional & Business Services	441	109	4	7,264	1,449	5	45,597	6,018	8
Education & Health Services	2,986	505	6	25,273	4,461	6	157,368	18,188	9
Leisure & Hospitality	1,285	125	10	15,520	1,438	11	46,788	3,595	13
Other Services	492	122	4	6,284	1,225	5	49,979	3,292	15
Public Administration	42	5	8	2,199	95	23	20,953	528	40
<b>Goods-Producing Industries</b>	<b>428</b>	<b>96</b>	<b>4</b>	<b>8,524</b>	<b>1,064</b>	<b>8</b>	<b>28,875</b>	<b>2,596</b>	<b>11</b>
Natural Resources & Mining	31	9	3	127	31	4	395	88	4
Construction	164	53	3	3,784	611	6	10,980	1,630	7
Manufacturing	233	34	7	4,613	422	11	17,500	878	20
<b>Total</b>	<b>7,033</b>	<b>1,251</b>	<b>6</b>	<b>90,847</b>	<b>12,998</b>	<b>7</b>	<b>441,959</b>	<b>44,188</b>	<b>10</b>





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