



FOR SALE



## GOOSE HOLLOW MEDICAL OFFICE

**2nd-Gen Veterinary Clinic and Redevelopment Opportunity**

**Lot Area:** ± 8,500 SF (2 Tax Lots) | **Building Size:** ± 4,489 SF

**Sale Price:** \$925,000 (\$109/SF Land | \$206/SF Building)

**1411 SW 14th Ave, Portland, OR 97201**

- Owner-User / Redevelopment Opportunity
- Two Contiguous Tax Parcels in Goose Hollow Neighborhood
- Convenient Access to I-405
- Development Potential: CX Zoning | 180' Height & 6:1 Max FAR

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PROPERTY SUMMARY



FOR SALE

PROPERTY DETAILS

Address	1411 SW 14th Ave, Portland, OR 97201
Sale Price	\$925,000 (\$109/SF Land   \$206/SF Building)
Total Lot Area	± 8,500 SF (2 Tax Lots)
Parcel Numbers	R246914, R246918
Building Size	± 4,489 SF
Building Construction	1982
Use Type	Retail, Service, Medical Office
Space Condition	2nd-Gen Medical Buildout
Property Zoning	CXd
Base Height	180' (No Bonus)
Maximum FAR	6:1
Parking	17 At-Grade Covered Stalls

Location Features

- Goose Hollow Neighborhood in Southwest Downtown Portland, Next to I-405 and Close to HWY 26
- Highly-Walkable Area Just Blocks to Retail, Dining, MAX Light Rail, and Portland State University Campus

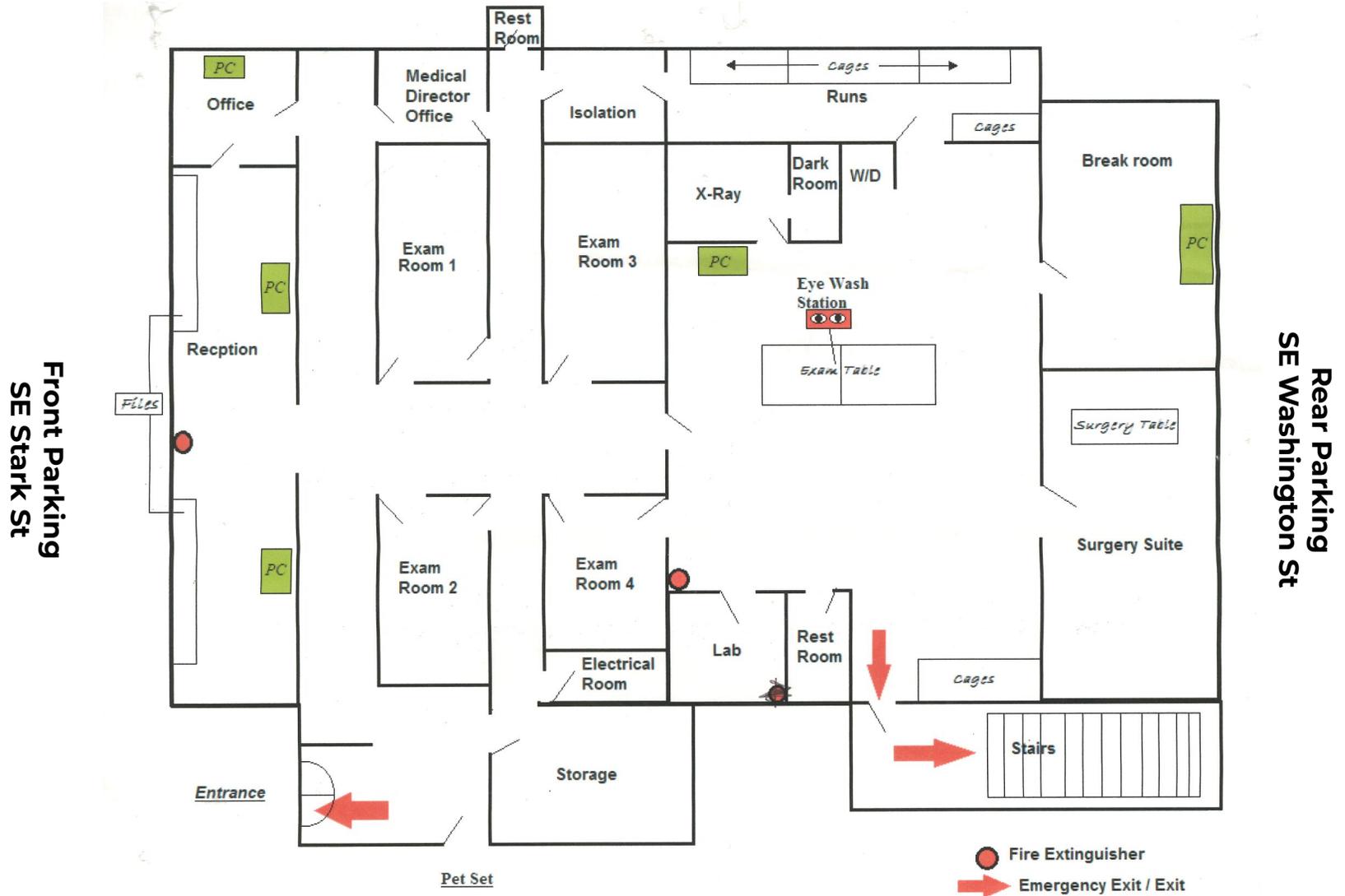
Nearby Highlights

- Arlene Schnitzer
- Artists Repertory Theatre
- Behind the Museum Cafe
- Bellagios Pizza
- Caffe Umbria
- Coco Donuts
- Downtown Portland
- Goose Hollow Inn
- Higgins
- Hotel deLuxe
- Karam Restaurant and Bar
- Leaky Roof Gastro Pub
- Loving Hut Vegan Cuisine
- McMenamins Market St.
- Multnomah Athletic Club
- Portland Art Museum
- Portland Japanese Garden
- Providence Park Stadium
- Rose Test Garden
- Safeway
- Southpark Seafood
- Thai Chili Jam
- Vista Bridge
- Washington Park
- Zupan's Markets Burnside



# FLOOR PLAN

## FLOOR PLAN



**Pictured:** Vacant 3,589 SF Suite - Former Veterinary Clinic

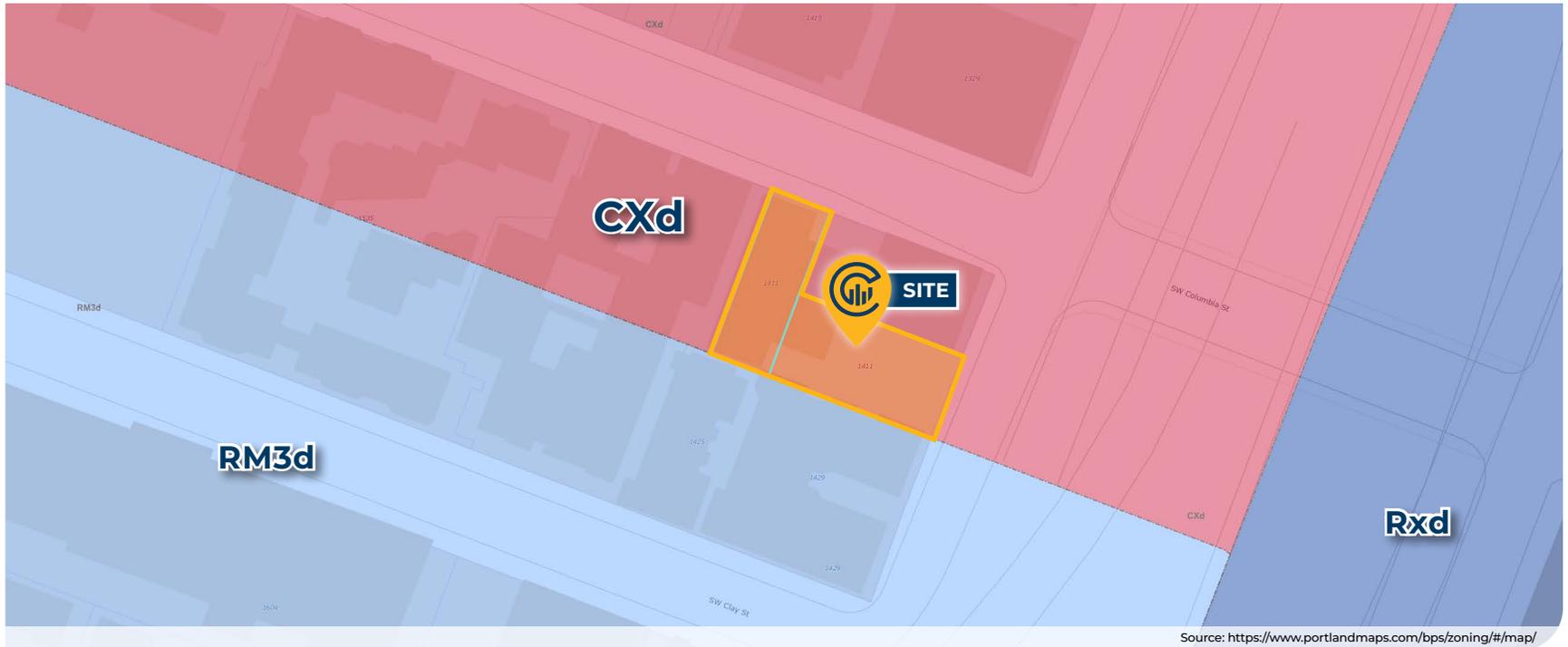
**Not Pictured:** 900 SF Suite (Month-to-Month Lease to Heather's Finest Dog & Cat Grooming)



# INTERIOR PHOTOS







Source: <https://www.portlandmaps.com/bps/zoning/#/map/>

**Table 130-1  
Commercial/Mixed Use Zone Primary Uses**

Use Categories	CR	CM1	CM2	CM3	CE	CX
<b>Residential Categories</b>						
Household Living	Y	Y	Y	Y	Y	Y
Group Living	Y	Y	Y	Y	Y	Y
<b>Commercial Categories</b>						
Retail Sales And Service	L [1]	L [1]	Y	Y	Y	Y
Office	L [1]	L [1]	Y	Y	Y	Y
Quick Vehicle Servicing	N	L [1]	L [1]	L [1]	Y	N
Vehicle Repair	N	N	Y	Y	Y	L [4]
Commercial Parking	N	N	L [8]	L [8]	Y	CU [8]
Self-Service Storage	N	N	N	L [3]	L [3]	L [3]
Commercial Outdoor Recreation	N	N	Y	Y	Y	Y
Major Event Entertainment	N	N	CU	CU	CU	Y
<b>Industrial Categories</b>						
Manufacturing and Production	N	L/CU [2,4]				
Warehouse and Freight Movement	N	N	N	L [2,4]	L [2,4]	N
Wholesale Sales	N	N	L [2,4]	L [2,4]	L [2,4]	L [2,4]
Industrial Service	N	N	CU [2,4]	CU [2,4]	CU [2,4]	CU [2,4]
Bulk Fossil Fuel Terminal	N	N	N	N	N	N
Railroad Yards	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N
<b>Institutional Categories</b>						
Basic Utilities	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]
Community Service	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]
Parks and Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	Y	Y	Y
Colleges	N	Y	Y	Y	Y	Y
Medical Centers	N	Y	Y	Y	Y	Y
Religious Institutions	Y	Y	Y	Y	Y	Y
Daycare	Y	Y	Y	Y	Y	Y

**Table 130-1  
Commercial/Mixed Use Zone Primary Uses**

Use Categories	CR	CM1	CM2	CM3	CE	CX
<b>Other Categories</b>						
Agriculture	L [9]	L [9]	L/CU [10]	L/CU [11]	L/CU [11]	L/CU [10]
Aviation and Surface Passenger Terminals	N	N	N	N	CU	CU
Detention Facilities	N	N	N	CU	CU	CU
Mining	N	N	N	N	N	N
Radio Frequency Transmission Facilities	N	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]
Rail Lines and Utility Corridors	N	CU	CU	CU	CU	CU

Y = Yes, Allowed  
 CU = Conditional Use Review Required  
 L = Allowed, But Special Limitations  
 N = No, Prohibited

- Notes:
- The use categories are described in Chapter 33.920.
  - Regulations that correspond to the bracketed numbers [ ] are stated in 33.130.100.B.
  - Specific uses and developments may also be subject to regulations in the 200s series of chapters.

[View Zoning Code Online](#)

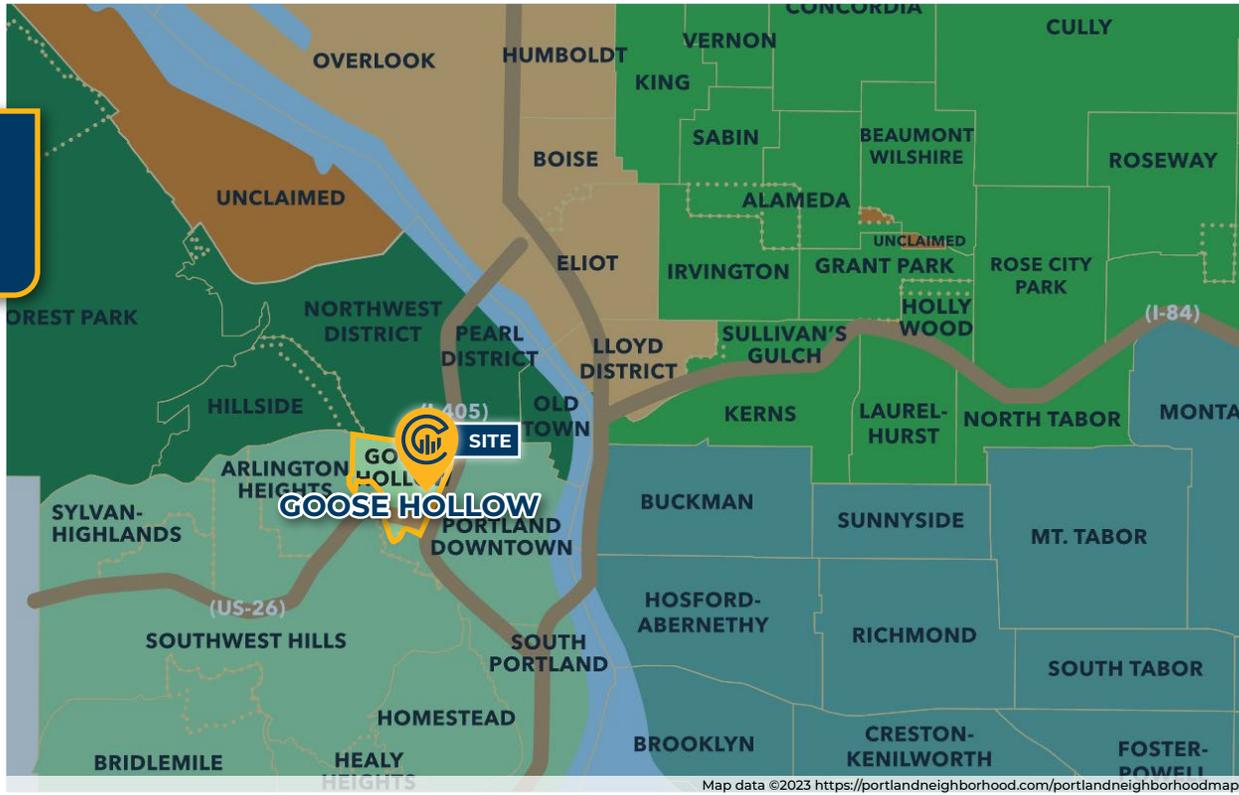


# LOCAL AERIAL MAP





# GOOSE HOLLOW NEIGHBORHOOD



## PROVIDENCE PARK

HOME OF THE PORTLAND TIMBERS AND THE PORTLAND THORNS

- Walking distance from 1411 SW 14th Ave. (<0.5 miles)
- This historic stadium hosts about 150 events per year, including professional sports games, concerts, youth camps and business events.

<https://www.portland.gov/venues/providence-park>



Goose Hollow is a neighborhood in Portland, Oregon with a population of 2,142. Goose Hollow is in Multnomah County and is one of the best places to live in Oregon. Living in Goose Hollow offers residents a dense urban feel and most residents rent their homes. In Goose Hollow there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in Goose Hollow and residents tend to be liberal. The public schools in Goose Hollow are highly rated. - Read more about [Goose Hollow](#) on Niche.

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**A** PUBLIC SCHOOLS

**B-** JOBS

**A+** HEALTH & FITNESS

**C+** HOUSING

**A+** NIGHT LIFE

**A** OUTDOOR ACTIVITIES

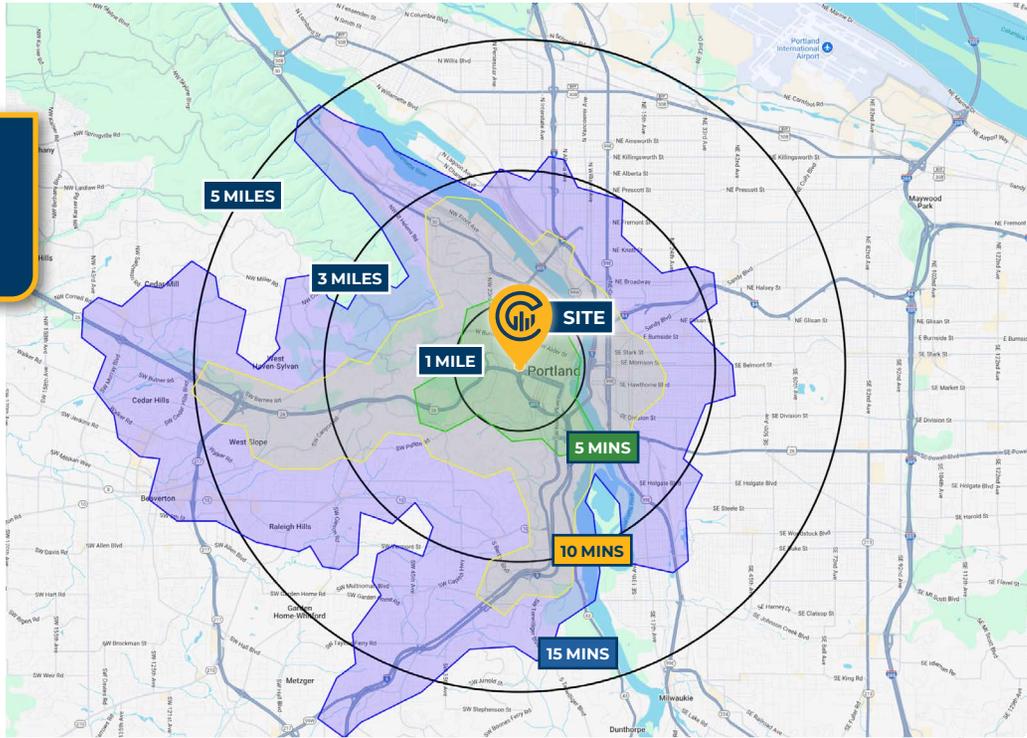
**A** GOOD FOR FAMILIES

**A** DIVERSITY

**A+** COMMUTE



# DRIVE TIMES & DEMOGRAPHICS



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**95**

Walk Score®  
"Walker's Paradise"



**91**

Bike Score®  
"Biker's Paradise"



**94**

Transit Score®  
"Rider's Paradise"

Ratings provided by  
www.walkscore.com/

## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	52,385	183,576	437,732
2030 Projected Population	51,815	183,906	432,008
2020 Census Population	40,529	166,913	429,480
2010 Census Population	36,156	134,954	374,575
Projected Annual Growth 2025 to 2030	-0.2%	-	-0.3%
Historical Annual Growth 2010 to 2025	3.0%	2.4%	1.1%
<b>Households &amp; Income</b>			
2025 Estimated Households	27,995	96,010	206,670
2025 Est. Average HH Income	\$113,893	\$138,512	\$150,818
2025 Est. Median HH Income	\$80,154	\$98,191	\$111,646
2025 Est. Per Capita Income	\$61,446	\$72,850	\$71,520
<b>Businesses</b>			
2025 Est. Total Businesses	8,125	21,788	37,665
2025 Est. Total Employees	92,769	211,222	305,060

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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