

FOR SALE

Close In Eastside 6000 sf Warehouse
Attractive Seller Financing.
1737 S.E. 12th Ave 97214



This 6000 sf classic concrete tilt Warehouse was a former Car Repair Shop but can accommodate many uses. The property is highly accessible in the Central Eastside and is located on the SE 12th Couplet two blocks south of bustling SE Hawthorne retail district.

- 6000 sf warehouse on 10,000 sf lot.
- 14' ceiling heights.
- 4 large grade doors.
- Small office. Bathroom.
- Light 3 Phase power.
- Parking for up to 10 Vehicles.
- 2024-25 Taxes. \$8634.00

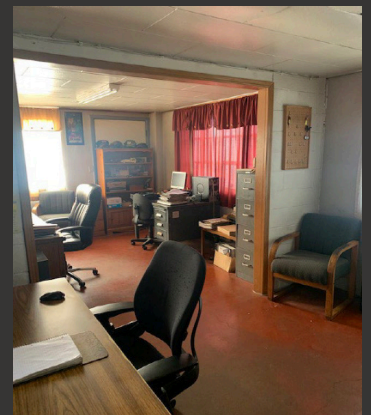
Located in Prosper Portland's New Tax Increment Financing District. As well in an Opportunity Zone and City Enterprise Zone all of which provides potential tax savings; grant programs and more.

Current Owner has Seller carried financing that is assignable to a new buyer. Terms are very favorable and better than any conventional financing source.

For More Information Contact:
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The information contained herein is deemed to be accurate but there are no guarantees as to its complete accuracy and any interested parties or their representatives should make their own verification of any aspects of the property.



Surrounding Neighborhood

The 1737 SE 12th Property is located at the entrance to one of Portland's Classic and most desirable neighborhood; Ladd's Addition. There is a plethora of retail and food/beverage options nearby. The best coffee shop in the Central Eastside; Upper Left Roasters then great food options like sandwich mecca: Lardo; the variety of 20 tasty food carts at the Asylum and Cartopia blocks away. Helium Comedy Club; Lucky Lab Brewery; Grassa: Juniors Café round out the wonderful options nearby.



The Central Eastside

STILL THRIVING



The Central Eastside

of Portland is one of the most diverse, robust, eclectic, always-changing and prosperous areas of any major city in America. Served by 5 bridges, this 1000 acre 150 year old neighborhood has it all...cool preserved vintage industrial buildings many smartly renovated into bustling creative office: some of the best purveyors and makers of a cornucopia of the best, food, beer, spirits and wine on the planet; hip hotels, dozens of impactful non-profit organizations working every day to make Portland a better place and businesses and entrepreneurs of all sorts in tech, medical, architecture/design, engineering, energy storage and more.

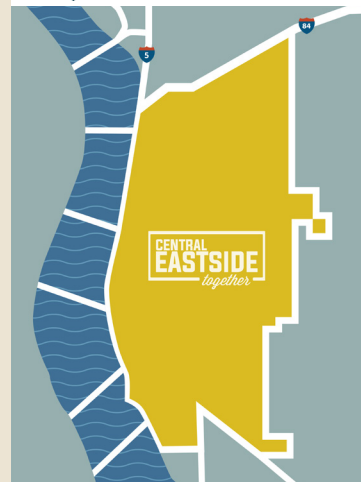
Sip and buy some of the best tea in the world (Steve Smith Tea).take your kids to an exhibition of their favorite super heroes or dinosaurs at a world class educational and science museum (OMSI)...Savor exotic flavors at one of hottest and best restaurants in the country (Kann)...or nibble at dozens of the best food carts anywhere at no less than 6 cart pods...Stay in one of the hippest and comfy hotels in Portland (Kex; Grand & Stark; Jupiter) Buy great brands and everything you need for your next outdoor outing or activity at sweet prices (Next Adventure).. Pick out and pick up everything for your new or renovated home or office at over two dozen distributors and makers of some of best and diverse selections of tile and surfaces, furniture, appliances, doors/ windows, home décor, moldings, paint etc...live in an apartment with views of the river, city, 5 bridges and Mt Hood with a dozen great restaurants, bars and cafes within walking distance... talk to an PHD engineer and his research group about how they are solving the energy storage problem...rent an office in a cool renovated vintage 100 year old warehouse with parking and transit nearby....Find award winning building and space designers in over half a dozen of the best architectural firms in the city...Unwind with a cocktail, glass of beer, an exotic cocktail, cappuccino, cider or wine at over a dozen breweries, coffee shops,urban wineries or spirits makers...or enjoy a play, learn to create art, rock to a local or national band at an intimate music venue (Revolution Hall; Aladdin; Holocene) or listen to a best-selling author talk about their latest literary masterpiece (Literary Arts).... buy an electric bike and ride along the river, get a new tattoo, your car fixed, a soothing massage, find vintage clothes,

Wow! Do I need to drive for hours?...hop on a plane several times?... to see, enjoy and partake of these services, businesses and diversions? NO WAY...it is all in one place in the Central Eastside of Portland!!

No other neighborhood in any major US city offers the diversity and quality of businesses, transit, architecture, food/beverages, innovative and diverse products/services, housing, entertainment and cultural options then the Central Eastside of Portland. Sure our city has been wounded by the pandemic and some chronic but improving quality of life and business issues. While the Central Eastside has not been immune to these challenges this unstoppable neighborhood has displayed like always in its 150 year old history an uncanny resiliency and ability to grow, create and prosper even in tough times.



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A few Facts and Figures about the Central Eastside

- Home to over 1200 businesses and over 20,000 employees.
- Added over 3000 jobs and 200 businesses in the last 7 years far exceeding city projections. Huge given Covid!
- GNP (Gross Neighborhood Product) has doubled in the last 15 years.
- 4500 residential units have been built since 2013 with over 500 new units under construction or planned.
- \$1.5 billion of new development completed since 2015 with \$250 million of new construction underway or in planning/permitting stages.
- The lowest office/industrial vacancy rate in the Central City.
- An Opportunity Zone; Enterprise Zone and an Urban Renewal Area all providing substantial tax savings and investment dollars for businesses or new development.
- The fastest increasing property values in Portland over the last 15 years.
- Over 20 full building Murals with some of Portland's most creative visual artists. The Central Eastside is now considered a Mural District.
- A new Tax Increment Financing (TIF) district encompassing over 250 acres in the Central Eastside that will provide tens of millions of dollars of public investment.
- Excellent and varied transportation infrastructure with light rail, trolley, bus, bike and pedestrian options all coming together to provide the best accessibility in the city.



**COMING SOON
OR
JUST OPENING**

To the Central Eastside



Soho House opened in 2024. Soho House is one of the hottest hospitality brands in the World over the last 20 years. Soho House is a place for a diverse membership to connect, grow, have fun, and make an impact. Mixing co-working, health/wellness and world class food and beverage options; all with a flavor of eclectic art, culture and design from around the world but with a Portland Oregon vibe and feel. Memberships quickly sold out now with a waiting list.

Hopscotch Immersive Art Experience

Opened in 2023!. Hopscotch started in San Antonio and picked Portland and the Central Eastside from over a dozen cities for its second location. Hopscotch is a uniquely curated, permanent experiential art gallery that features distinct interactive installations created by artists from around the world. They aim to elicit a sense of joy and wonder in the spaces we curate, where guests may participate in a playful manner and explore beyond their day-to-day reality. Ten of thousands of visits are occurring every month and reservations are now booked out months!




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Live Nation: A proposed new 3500 seat live music venue is coming and will be curated by the world's largest and most successful live entertainment company; Live Nation. To be located strategically on vacant land on SE Water Avenue, this first new live music venue in Portland in decades will fill a venue size that Portland has lacked that will allow many artists a setting to perform who previously skipped Portland. The positive ripple effects of this development will be to provide thousands of new jobs and millions of dollars in increased business for suppliers/servicers as well for hospitality and food/beverage business both in Portland's downtown and the Central Eastside. Our vibrant live music scene will just get bigger and much more exciting!!



Our Cutting Edge and much revered Literary Organization has committed big time to the Central Eastside. Literary Arts is Portland's beloved 40 year-old non-profit known the world over, brings regularly some of the best authors, artists and thinkers from around the world and also sponsors the Oregon Book awards. In addition, Literary Arts provides events, classes, and seminars to bring the community together to hear, learn, and discuss the most compelling issues and ideas of our day. Literary Arts bought and renovated a large community oriented HQ space on SE Grand which triples their space and adds an expanded library, coffee shop and event space for the community all opened winter 2025.

The Oregon Museum of Science and Industry, our 80 year old 225,000 sf award winning interactive and hands on science and technology museum occupies a key 20 acre site along the Willamette River in the south end of the Central Eastside. For 10 years now, OMSI has been dreaming, designing, coordinating and executing on a bold masterplan vision for their campus that will bring 10 developable sites that at full build out may accommodate over 2000 living units and 1 million square feet of office, technology, R & D and entertainment/education space resulting in over a \$1 billion investment. All while making their "educational village" a sustainable, walkable/bikeable and vibrant neighborhood. With the approval of their Masterplan by the city in 2024, this game changing development is moving forward!



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