



FOR SALE



## MIXED-USE COMMERCIAL OPPORTUNITY

**Exceptional Mixed-Use Commercial Opportunity**

**Building Size: 6,400 SF | Lot Size: 9,000 SF)**

**Sale Price: \$1,899,500 (\$296.80/SF)**

**1032 – 1038 N Killingsworth St Portland, OR 97217**

- Great opportunity for more development
- CM2 zoning allows up to 4 stories and 5th with bonus provision
- Investment or owner occupied
- Multi parcel site
- Public transit
- Easy access to interstate 5

**TIM PHOMMANY**

**Senior Associate Broker | Licensed in OR & WA**  
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## PROPERTY SUMMARY



**FOR  
SALE**



Source: Google EarthPro 2025

### PROPERTY DETAILS

Address	1032 – 1038 N Killingsworth St Portland, OR 9721
Building Size	±6,400 SF
Lot Size	9,000 SF
Sale Price	\$1,899,500 (\$296.80/SF)
Use Type	Mixed-Use Commercial
Zoning	CM2 zoning allows up to 4 stories and 5th with bonus provision
Property APN	R210679 & R210680

### Location Features

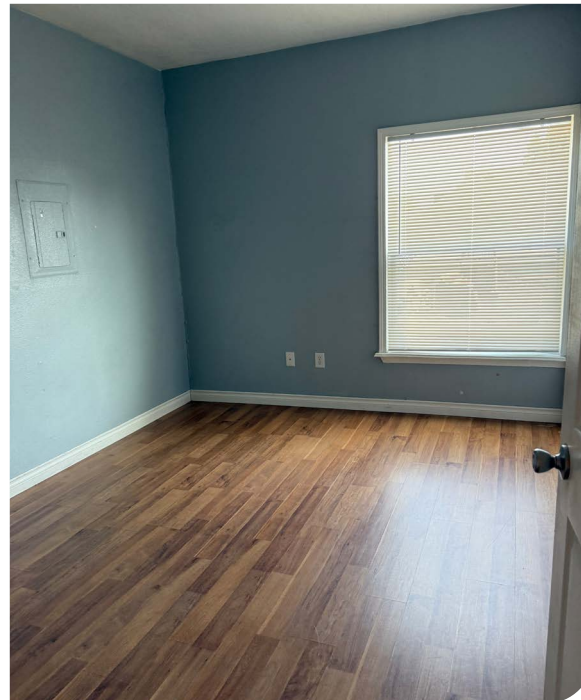
This multi-parcel property, zoned CM2 for up to 4 stories (5th with bonus), is a developer's dream. Ideal for retail, office, or multifamily projects, it suits both investors and owner-occupiers. With prime access to Interstate 5 and public transit, plus significant development potential, this site is your gateway to creating a vibrant commercial destination. Act now to capitalize on this rare find!

### Nearby Highlights

- Auntea Ha
- Albina Press
- Double Mountain Taproom
- Just Botta Coffee
- La Perlita
- Lovely's Fifty Fifty
- McMenamins Chapel Pub
- New Seasons
- Pollo Bravo
- Portland Community College Cascade
- Prost!
- Satellite Tavern
- Spitz
- The Florida Room
- Tulip Shop Tavern
- Turn! Turn! Turn!
- Victoria Bar

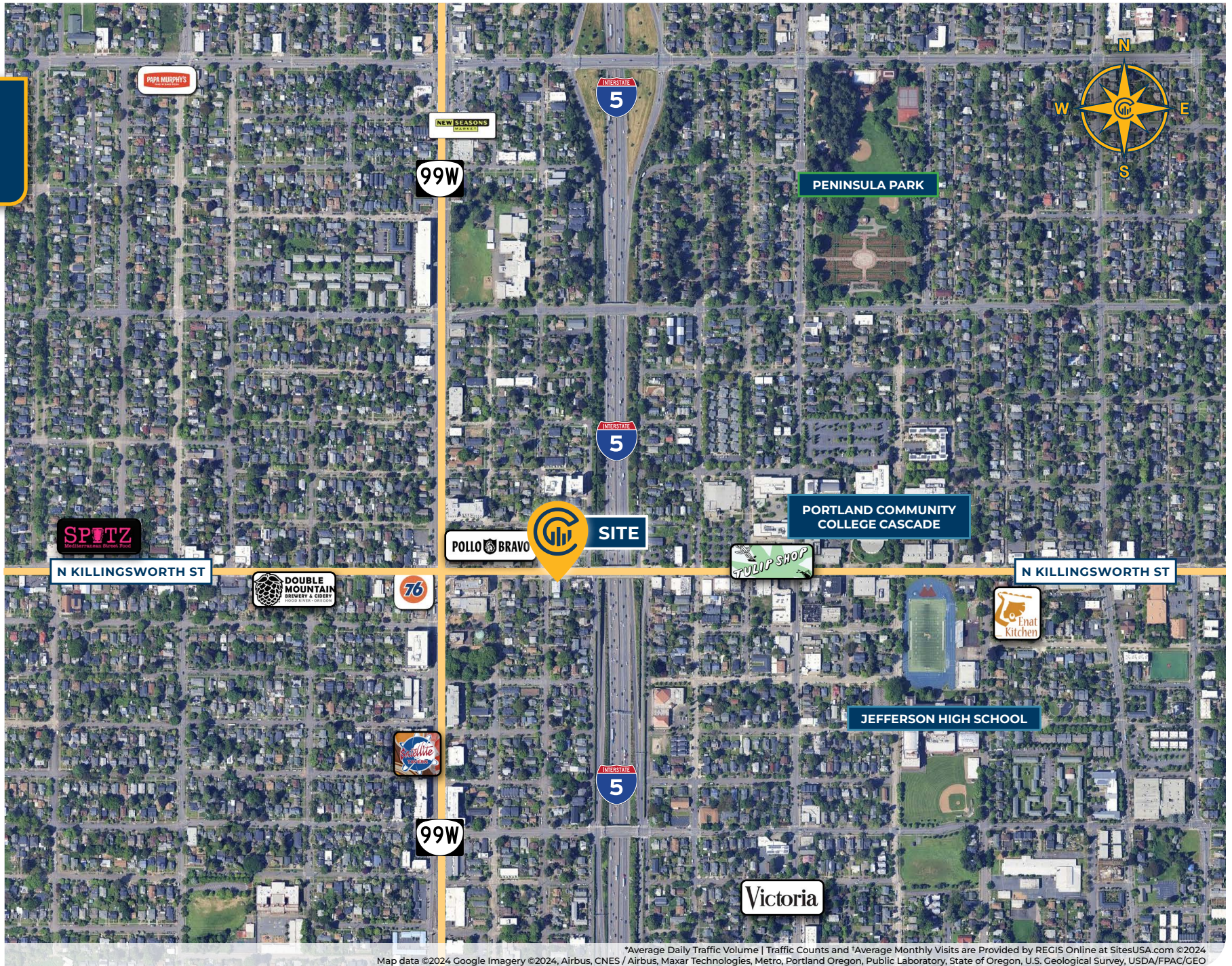


# PROPERTY PHOTOS





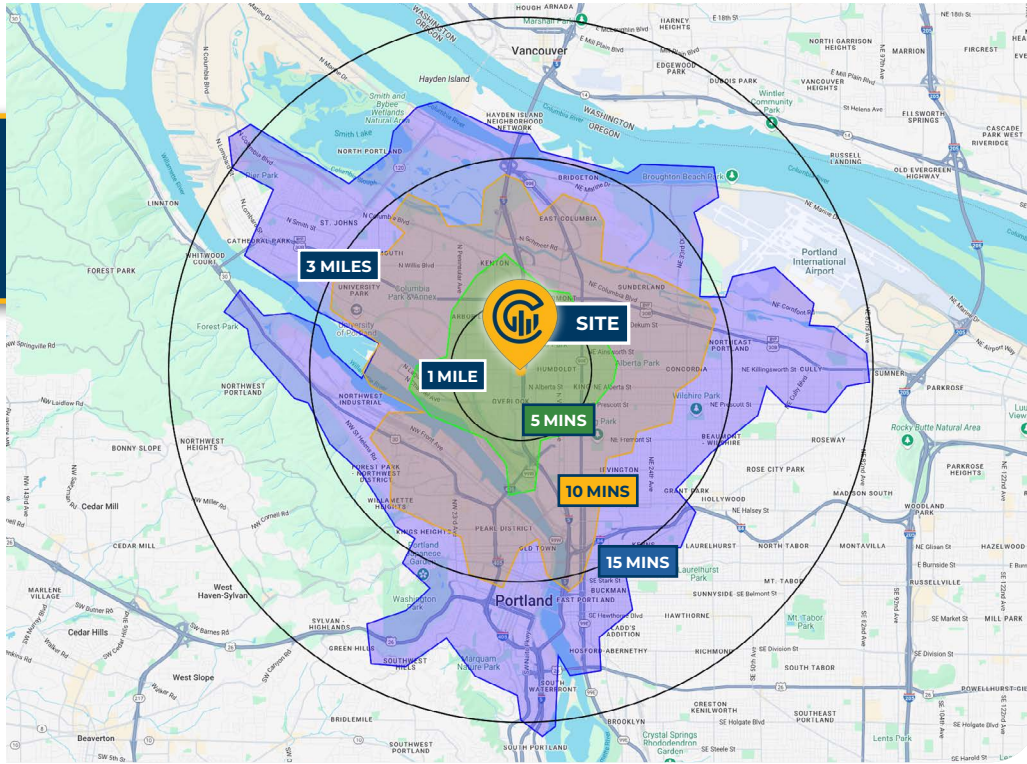
# LOCAL AERIAL MAP



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



# DRIVE TIMES & DEMOGRAPHICS



**87**  
Walk Score®  
"Very Walkable"

**87**  
Bike Score®  
"Very Bikeable"

**56**  
Transit Score®  
"Good Transit"  
Ratings provided by  
www.walkscore.com/

## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	28,188	171,487	345,329
2029 Projected Population	29,140	170,509	344,692
2020 Census Population	28,960	165,922	337,508
2010 Census Population	23,458	137,124	288,580
Projected Annual Growth 2024 to 2029	0.7%	-0.1%	-
Historical Annual Growth 2010 to 2024	1.4%	1.8%	1.4%
Households & Income			
2024 Estimated Households	13,104	82,410	168,607
2024 Est. Average HH Income	\$148,021	\$140,638	\$138,978
2024 Est. Median HH Income	\$111,971	\$103,543	\$102,652
2024 Est. Per Capita Income	\$68,971	\$68,044	\$68,218
Businesses			
2024 Est. Total Businesses	1,587	15,702	32,995
2024 Est. Total Employees	7,884	153,797	300,609

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024,  
TIGER Geography - R51

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