



FOR SALE



## SELLWOOD DEVELOPMENT OPPORTUNITY

**Permit Ready Mixed-Use Investment Land**  
**Price \$3,000,000**

**1269 SE Tenino St, Portland, OR 97202**

- Permit Ready
- 2, 19 Unit Buildings + Retail
- Adjacent to New Seasons

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# PROPERTY SUMMARY



## Property Overview

Address	1269 SE Tenino St, Portland, OR 97202
Sale Price	\$3,000,000
Units	2, 19 Unit Buildings + Retail
Zoning	CM2 (Commercial/Mixed Use 2)
Lot Size	10,000 SF
Status	Permit Ready

**Capacity Commercial Group** is pleased to exclusively present for sale 1269 SE Tenino St in Portland, Oregon.

Properties not subject to Inclusionary Zoning, but Buyer has the ability to apply new Inclusionary Zoning Rules at Buyer's Option\*.

General Overview of the new IH code changes.

The Ordinance itself, including the actual code changes.

\*Buyer to verify.

## Nearby Highlights

- New Seasons Market
- Blue Kangaroo Coffee Roasters
- Cafe 57 PDX
- Columbia Factory Store
- Gino's
- Harney Street Cafe
- Henry Higgins Boiled Bagles
- Jade Tea House
- Junbi Matcha
- KAEDE
- Mio Sushi Sellwood
- Mud Bay
- Piknik Park Food Cart Pod
- Pizzeria Stellina
- Portland Tea Company
- R. Spencer Antiques
- Splendor On 13th Salon
- Spoons on 13th
- Taste of Casablanca
- The Muddy Rudder Public House

South Portland Neighborhood of Sellwood-Moreland.  
Nearby transit includes TriMet Bus Lines (99 and 70 routes).





# BUILDING RENDERINGS

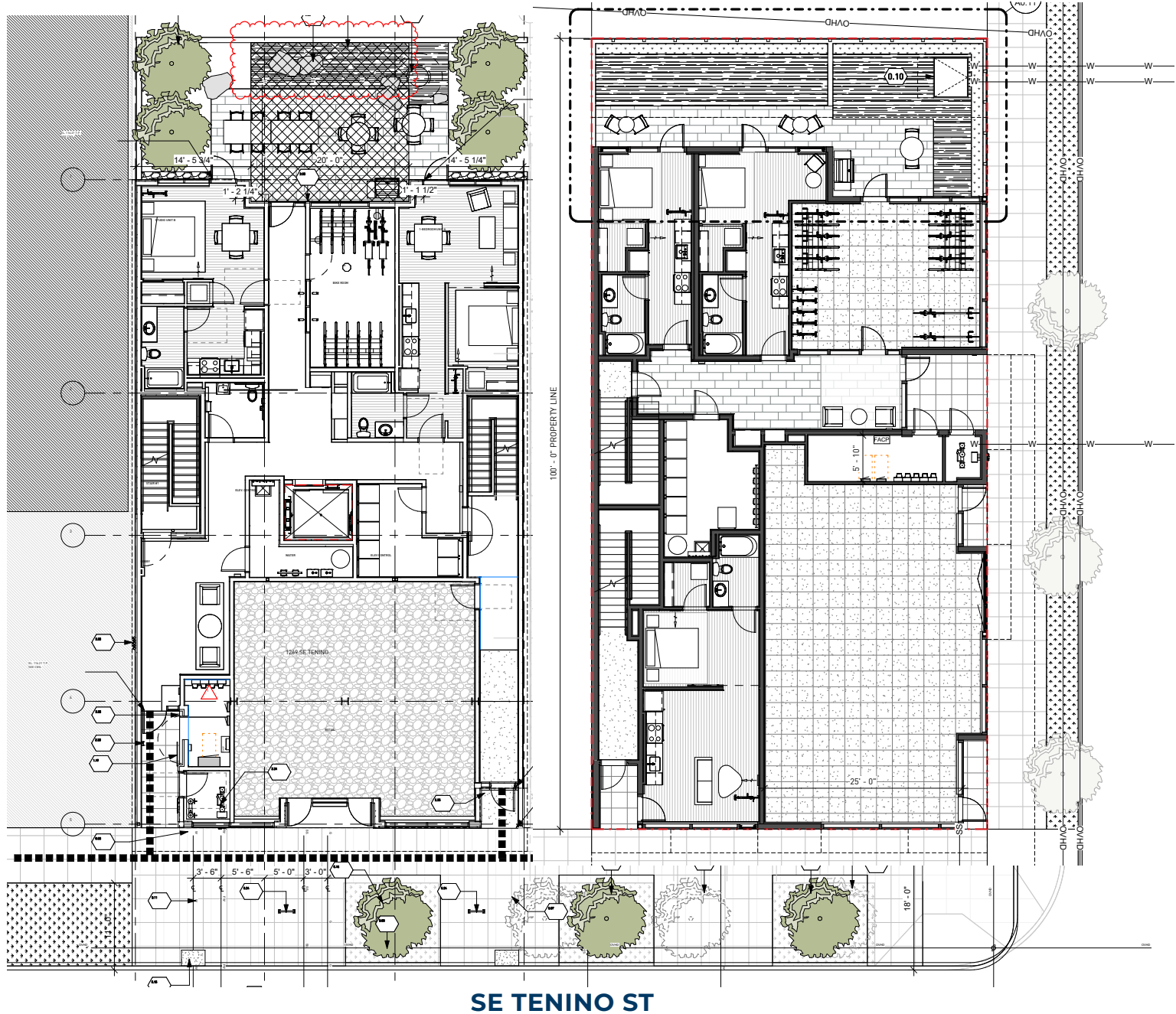




# CONCEPTUAL SITE PLANS

## BUILDING 2

## BUILDING 1





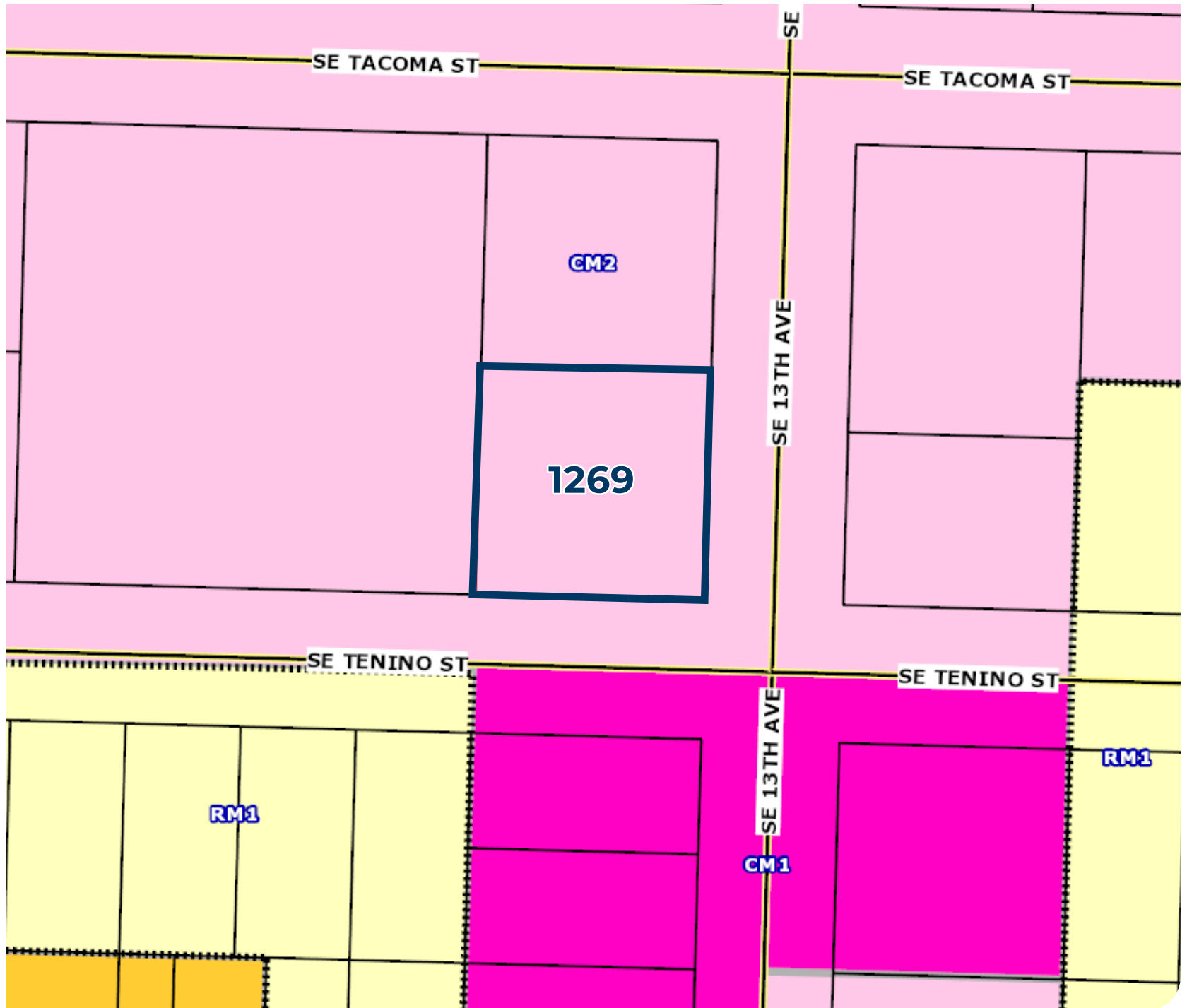


## SITE AERIAL





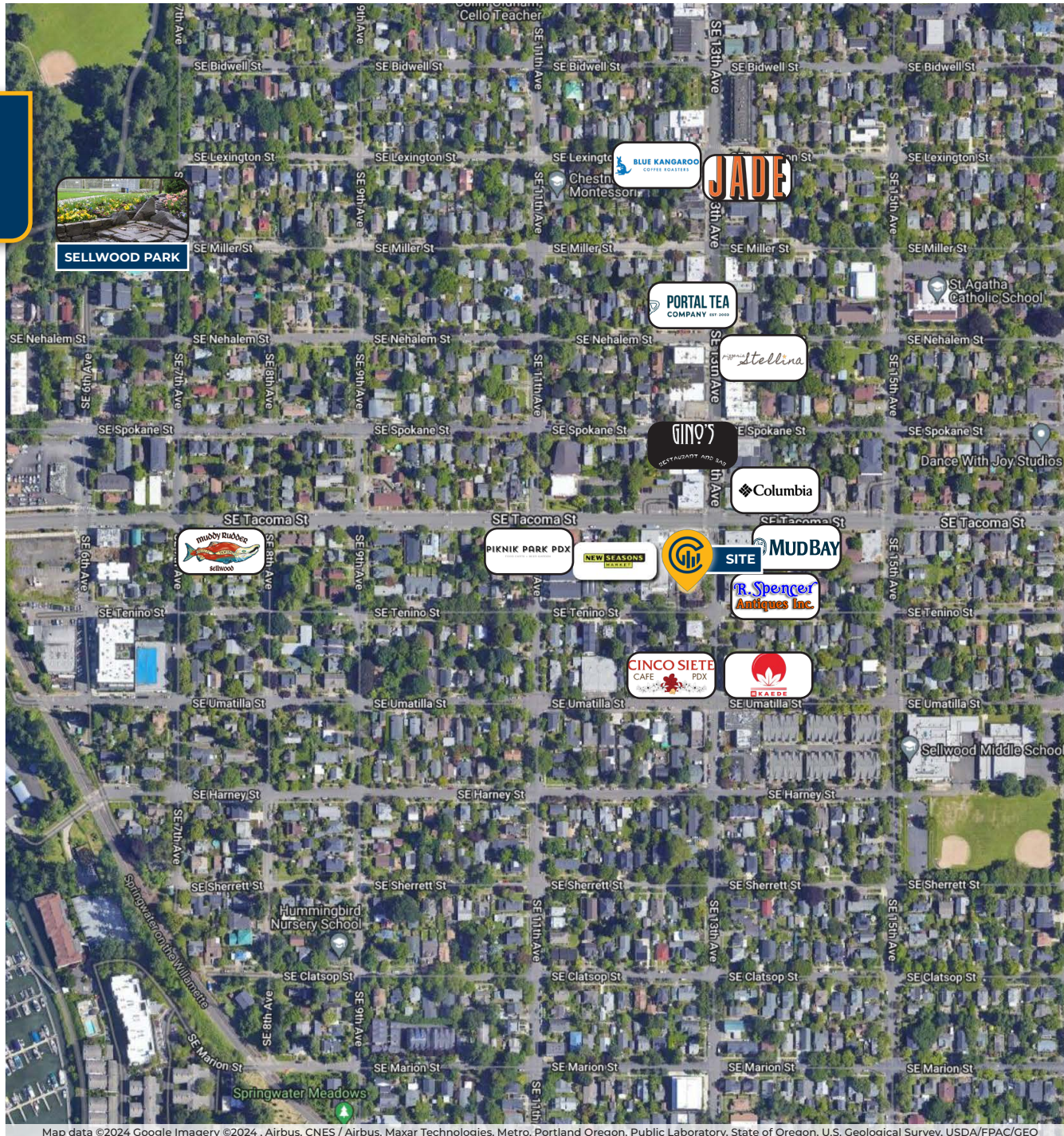
# ZONING MAP







# LOCAL AERIAL



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

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## TriMet Bus Lines

- 2-4 blocks to routes 99 and 70.





## MAJOR EMPLOYERS IN THE REGION



**The greater Portland-Vancouver-Hillsboro metro area is a West Coast cultural and economic hub. It occupies center stage in Oregon and southwest Washington's economic performance.**

**Historically reliant on timber, fishing and agriculture, the area is now known as a hotbed for technology, healthcare, finance, and apparel industries.**

**Often called the "Silicon Forest", the area enjoys the presence of major information and technology companies such as Intel, Hewlett-Packard, Tektronix, Siemens, Salesforce, and Boeing.**

**Healthcare is a major employment driver** in the region. Numerous hospitals and medical research centers including OHSU, Kaiser Permanente, Providence, Legacy Health and PeaceHealth are integral to the physical and economic health of the region.

**Globally-recognized sports and outdoor performance apparel** companies such as Nike and Columbia Sportswear are headquartered in the area.

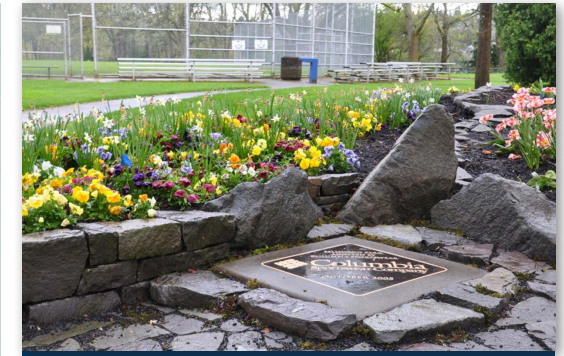
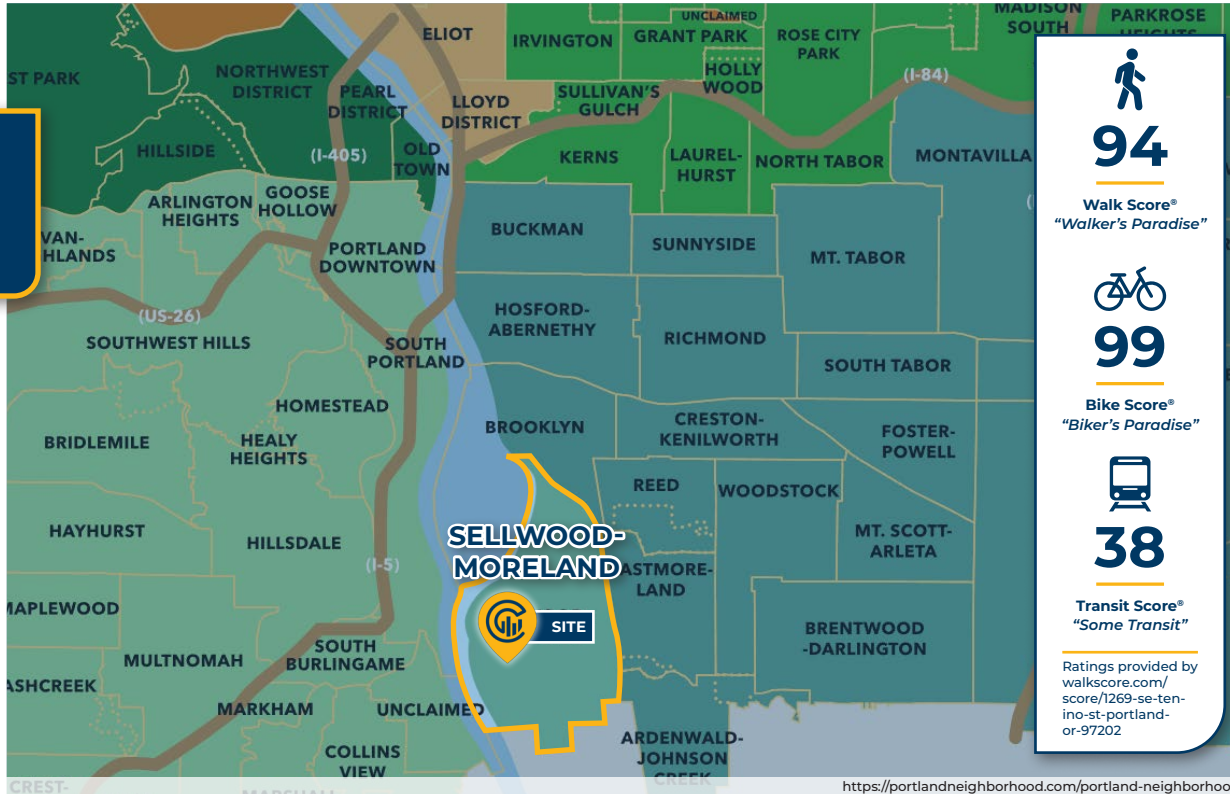
**Portland's proximity to Silicon Valley and Seattle** has made it an attractive destination for many California and Washington-headquartered technology companies to maintain operations in the area with its business-friendly environment and growing inventory of class-A office-focused real estate.

<https://www.greaterportlandinc.com/research-center/major-employers>





# SELLWOOD-MORELAND NEIGHBORHOOD



## SELLWOOD PARK

- 16.65 Acres
- Accessible Picnic Area
- Accessible Restroom
- Horseshoe Pit
- Picnic Table
- Playground
- Public Art
- Paths
- Baseball Field
- Soccer Field
- Softball Field
- Basketball Court
- Tennis Backboard

Sellwood Park is a 15 minute walk from 1269 SE Tenino St.

# A-

Sellwood-Moreland is a neighborhood in Portland, Oregon with a population of 14,839. Sellwood-Moreland is one of the best places to live in Oregon. Living in Sellwood-Moreland offers residents an urban suburban mix feel and most residents own their homes. In Sellwood-Moreland there are a lot of bars, restaurants, coffee shops, and parks. Many families and young professionals live in Sellwood-Moreland and residents tend to be liberal. The public schools in Sellwood-Moreland are highly rated. - Read more about [Sellwood-Moreland](#) on Niche.

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DIVERSITY

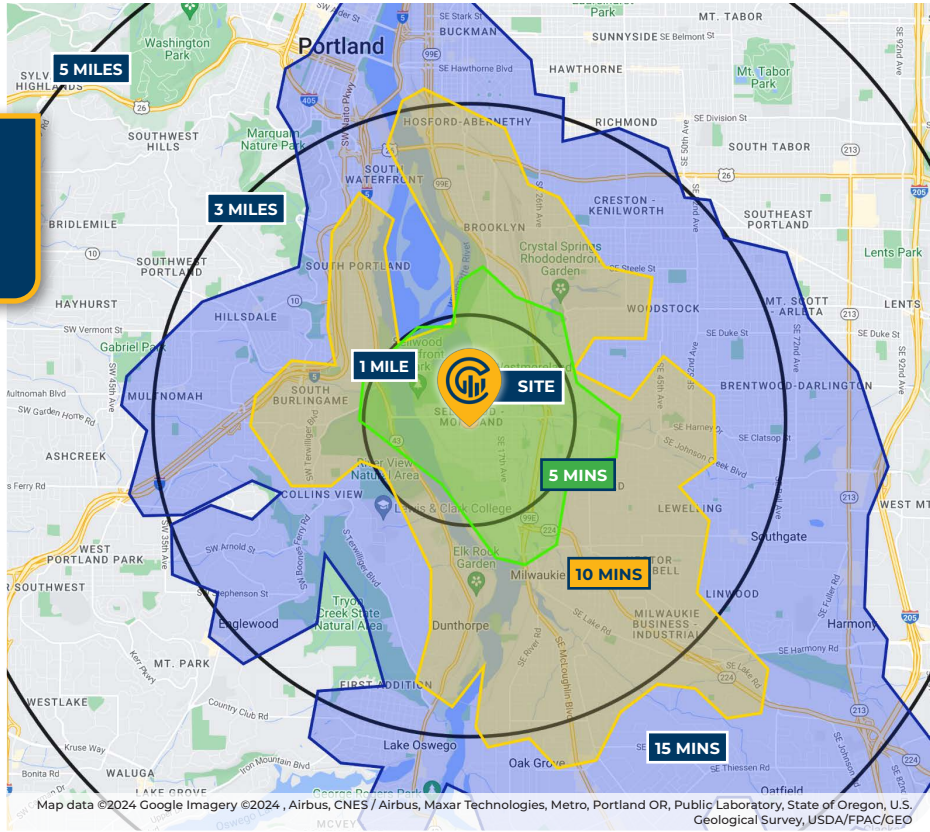
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COMMUTE





# DRIVE TIMES & DEMOGRAPHICS



## AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2023 Estimated Population	12,730	124,975	412,444
2028 Projected Population	12,622	118,924	396,230
2020 Census Population	12,765	128,104	416,090
2010 Census Population	10,318	116,818	375,053
Projected Annual Growth 2023 to 2028	-0.2%	-1.0%	-0.8%
Historical Annual Growth 2010 to 2023	1.8%	0.5%	0.8%
<b>Households &amp; Income</b>			
2023 Estimated Households	6,158	56,842	194,699
2023 Est. Average HH Income	\$126,450	\$151,522	\$141,076
2023 Est. Median HH Income	\$100,790	\$106,934	\$101,594
2023 Est. Per Capita Income	\$61,280	\$69,188	\$66,933
<b>Businesses</b>			
2023 Est. Total Businesses	1,018	8,420	34,201
2023 Est. Total Employees	5,711	56,598	275,093
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 11/2023, TIGER Geography - RS1			

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