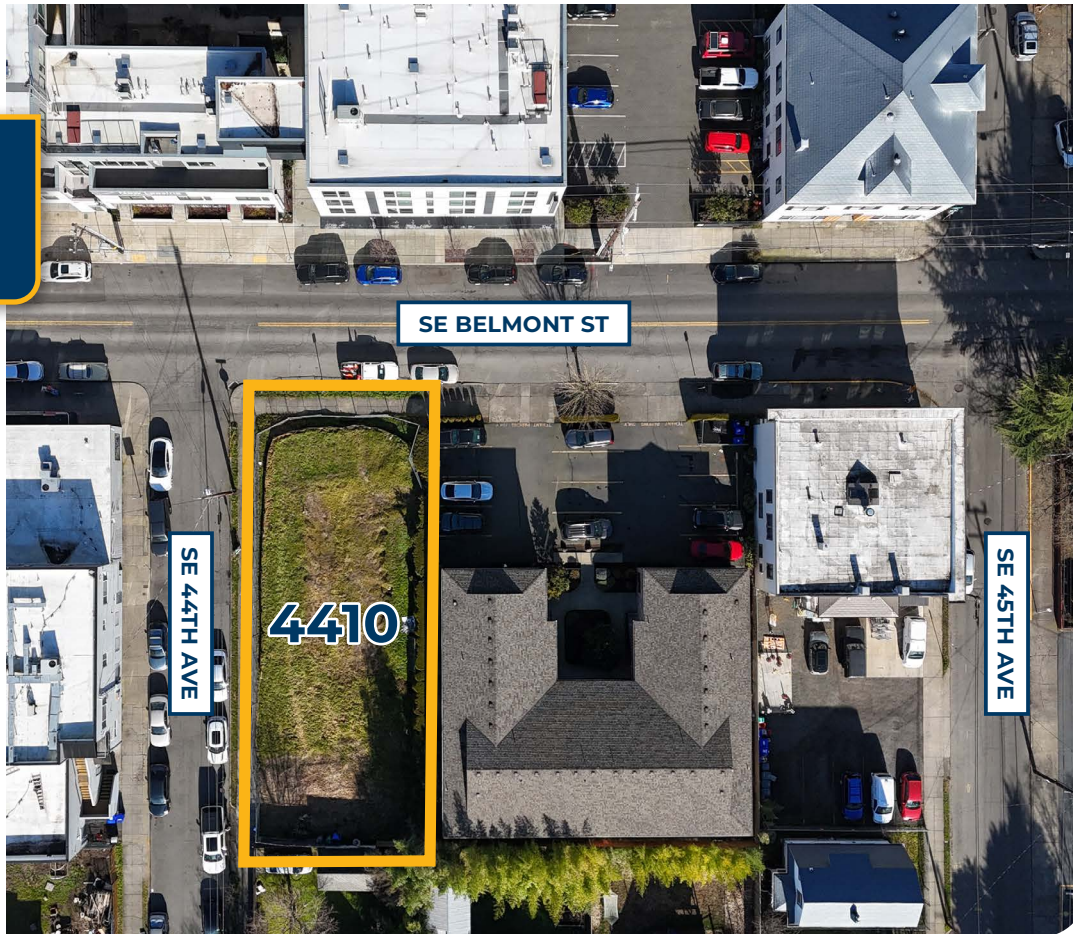




FOR SALE



BELMONT ST DEVELOPMENT OPPORTUNITY

Permit Ready Mixed-Use Investment Land
Price \$1,500,000

4410 SE Belmont St, Portland, OR 97215

- Permit Ready
- 19 Unit Building + Retail
- Corner Development Parcel
- Close to Restaurants

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA
503-222-2655 | ndiamond@capacitycommercial.com

RILEY M. HENDERSON

Senior Associate Broker | Licensed in OR & WA
503-975-9301 | riley@capacitycommercial.com

GEORGE N. DIAMOND

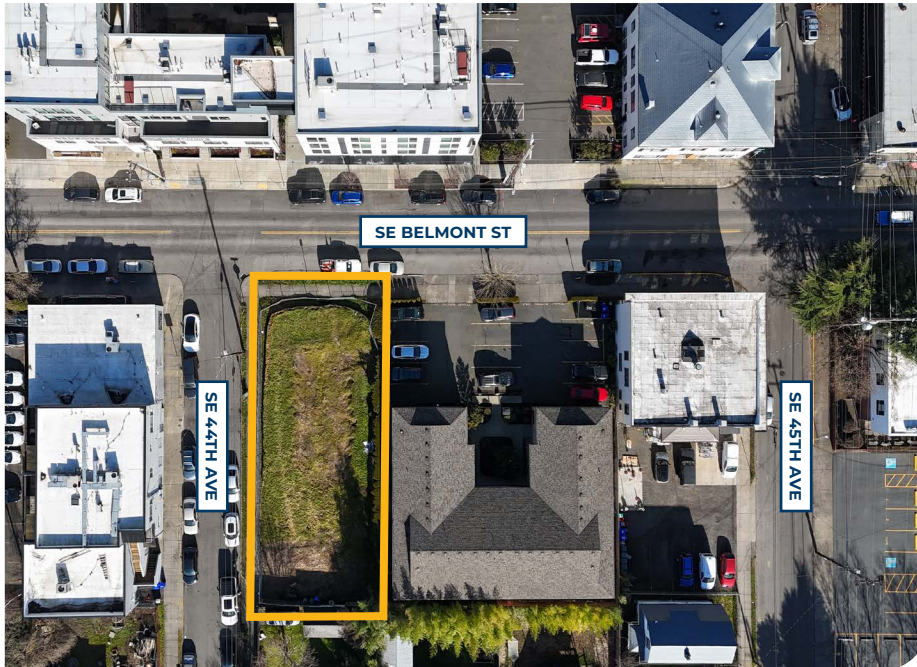
Principal Broker | Licensed in OR & WA
503-222-2178 | gdiamond@capacitycommercial.com



PROPERTY SUMMARY



Building Rendering



Property Overview

| | |
|------------|--|
| Address | 4410 SE Belmont St, Portland, OR 97215 |
| Sale Price | \$1,500,000 |
| Units | 19 Unit Buildings + Retail |
| Zoning | CM2 (<u>Commercial/Mixed Use 2</u>) |
| Lot Size | 5,336 SF |
| Status | Permit Ready |

Capacity Commercial Group is pleased to exclusively present for sale 4410 SE Belmont 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.

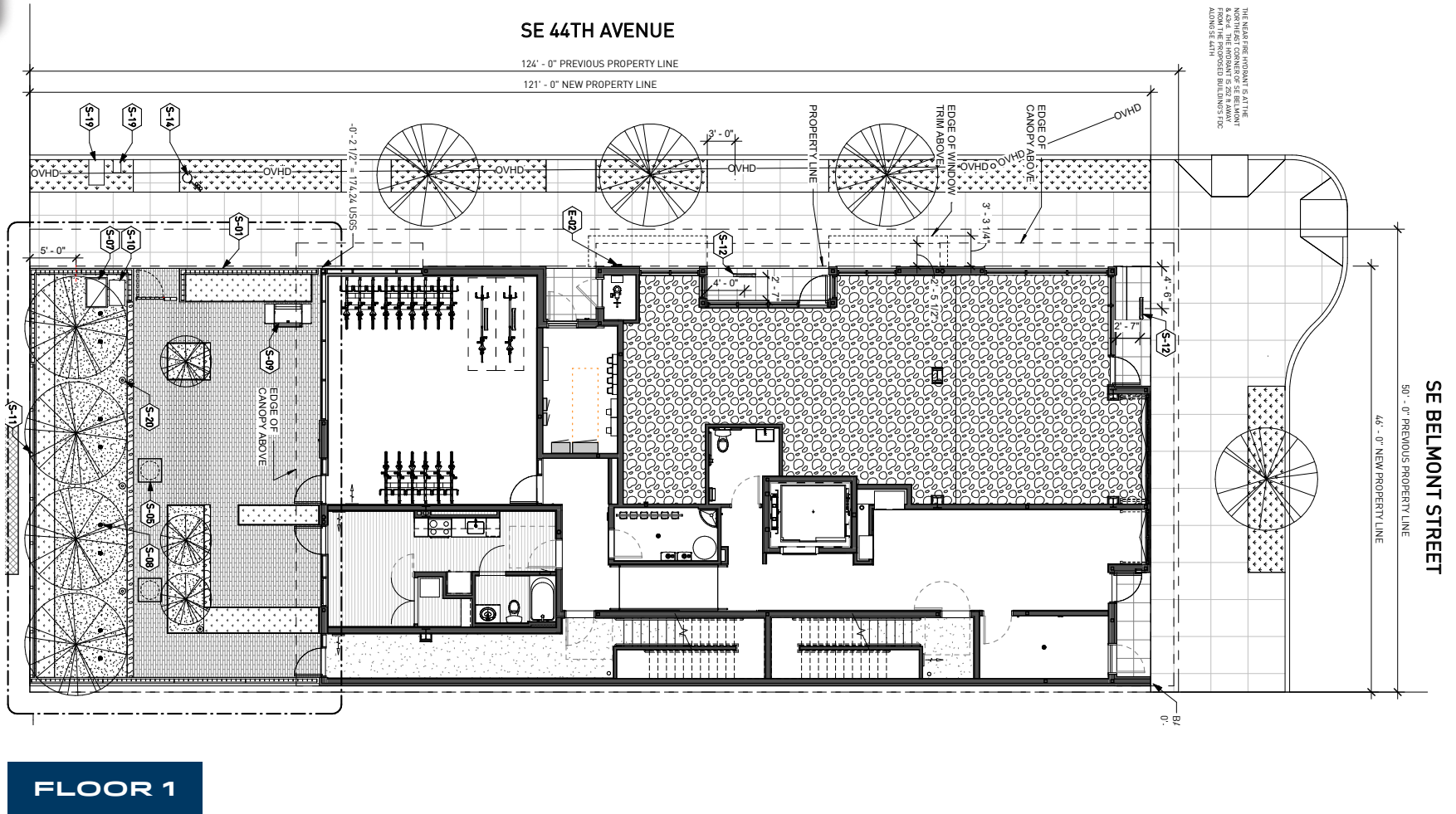
Nearby Highlights

- New Seasons Market - Hawthorne
- Fred Meyer
- Belmont Station Beer
- Common Grounds Coffeehouse
- El Salto PDX
- Horse Brass Pub
- Kure Superfood Cafe
- Movie Madness Video
- Never Coffee
- Norah (Vegan)
- Red Square Cafe
- Roosevelt's Terrariums
- Sivalai Thai
- Slappy Cakes
- SOMA Kombucha Taproom
- Tabor Bread
- Taborly Wines
- The Whole Bowl
- Two Brothers Rakia Bar + Grill
- Walgreens

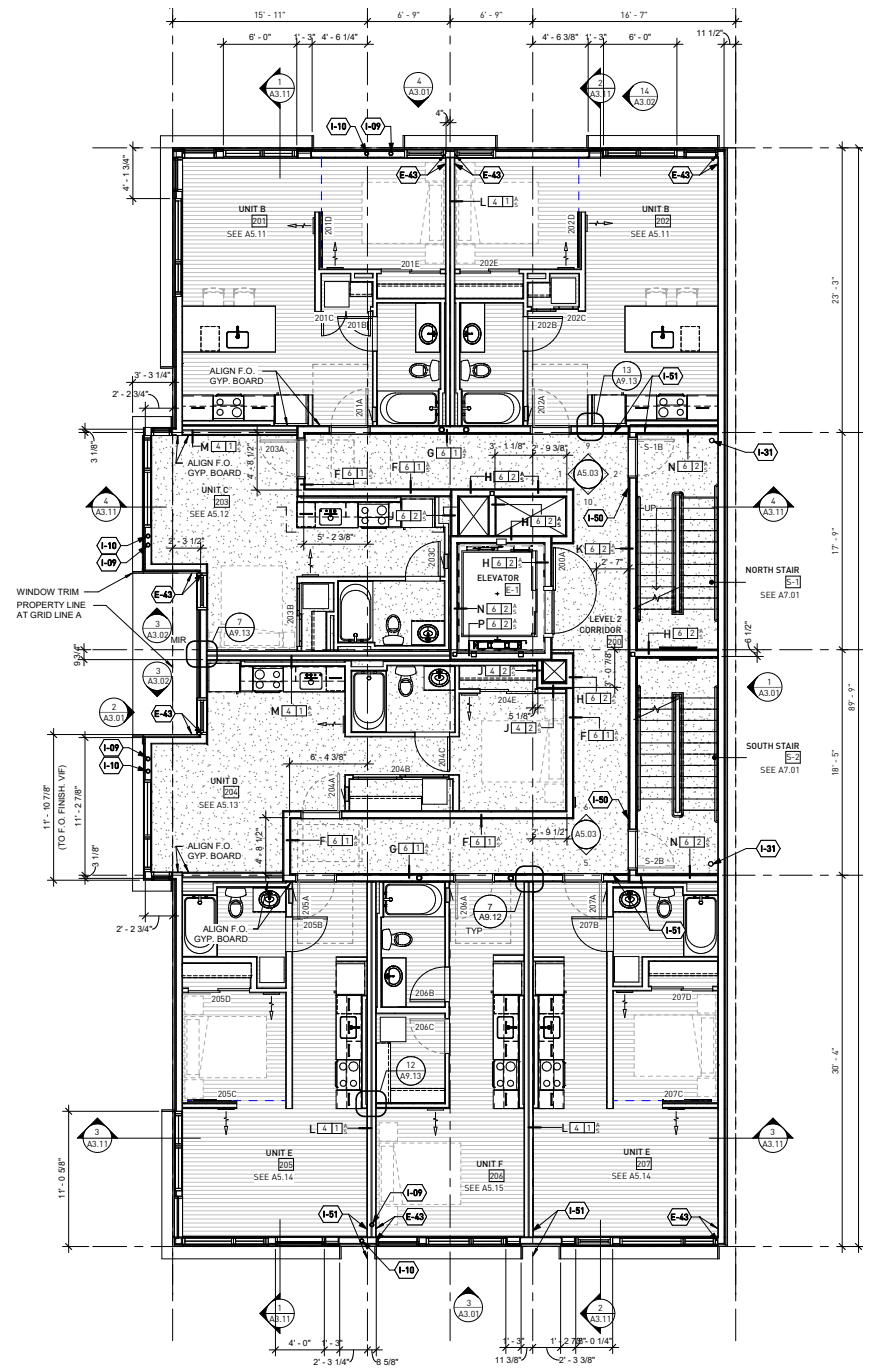
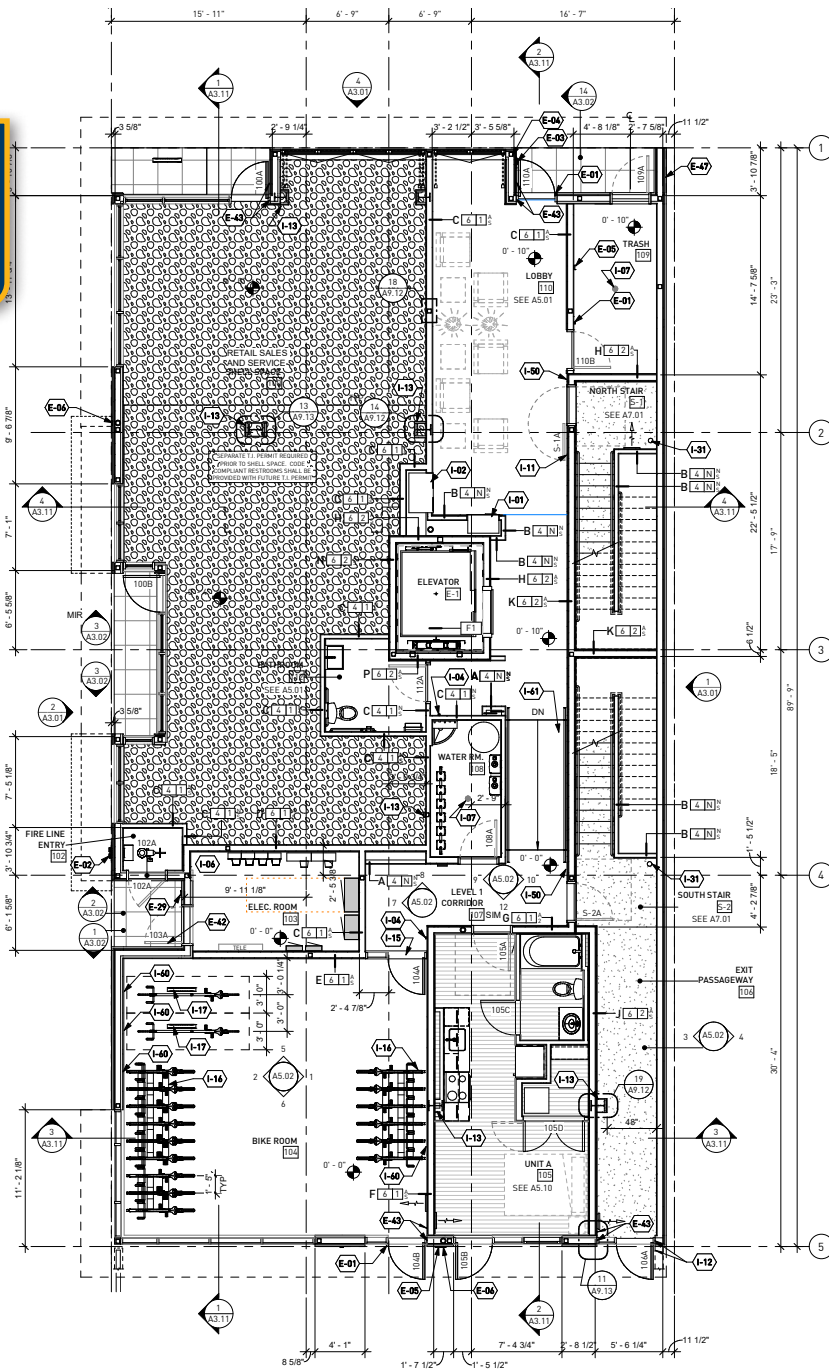
Central Portland Neighborhood of Sunnyside. Nearby transit includes TriMet Bus Lines (14, 15, and 75 routes).



CONCEPTUAL FLOOR PLANS

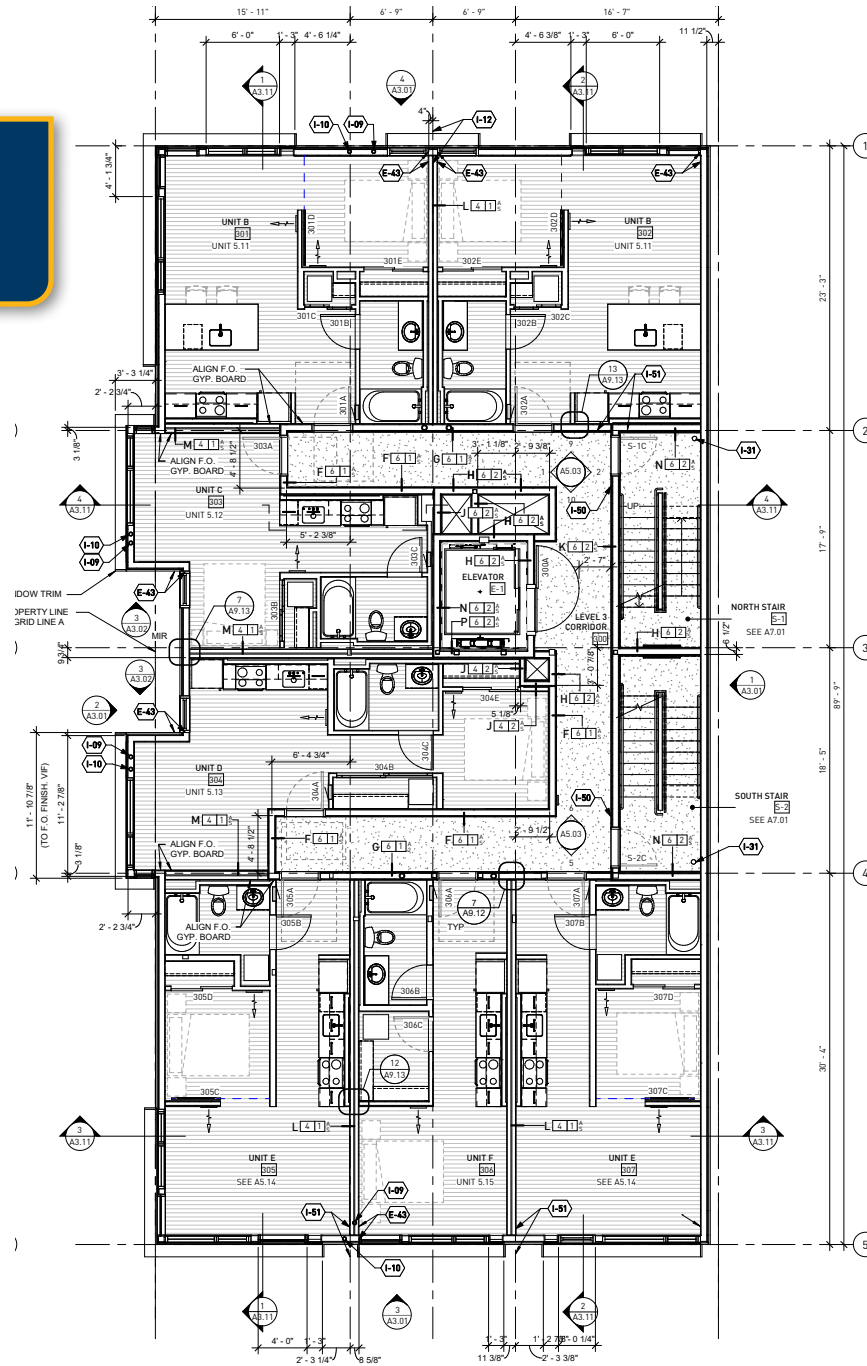


FLOOR 1

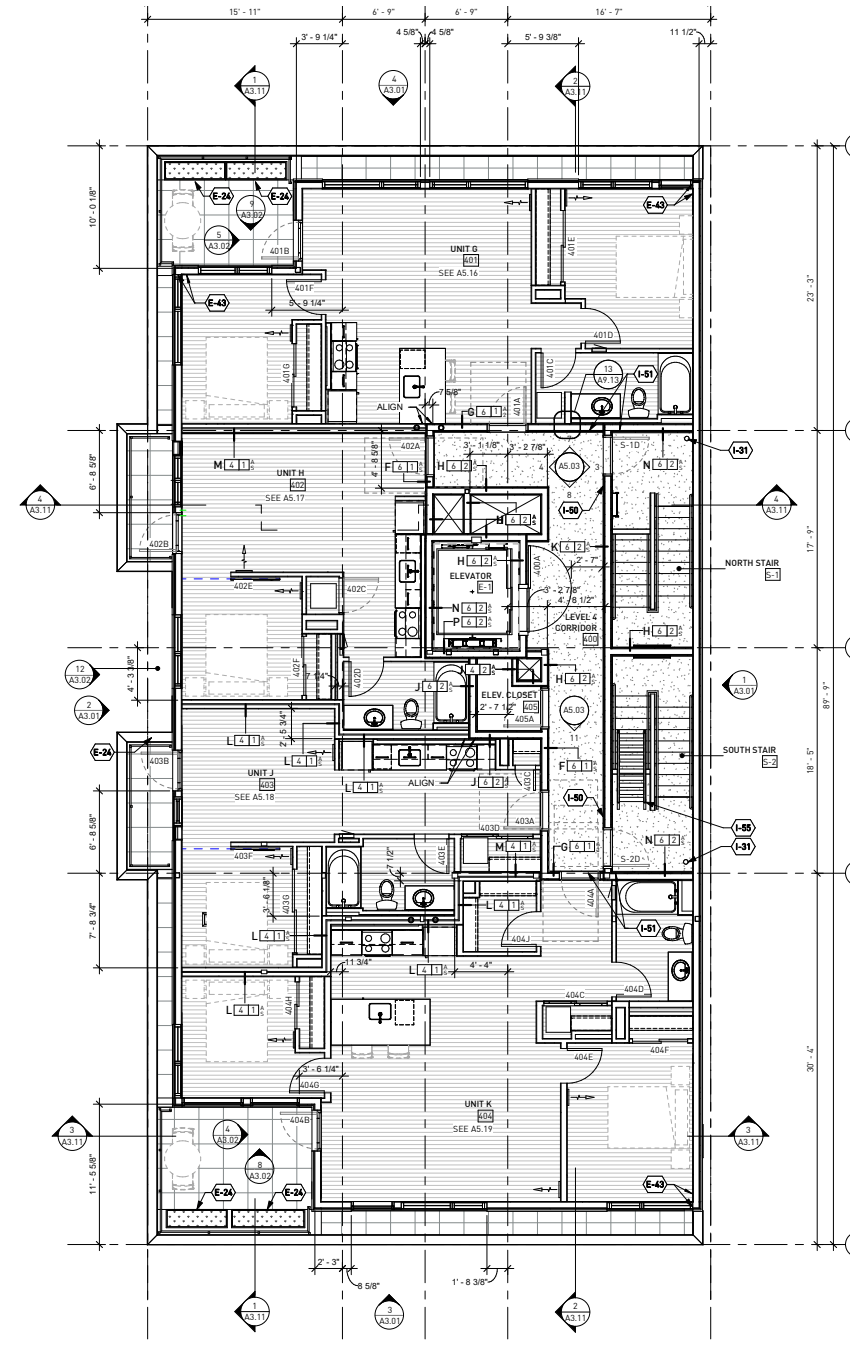




CONCEPTUAL FLOOR PLANS



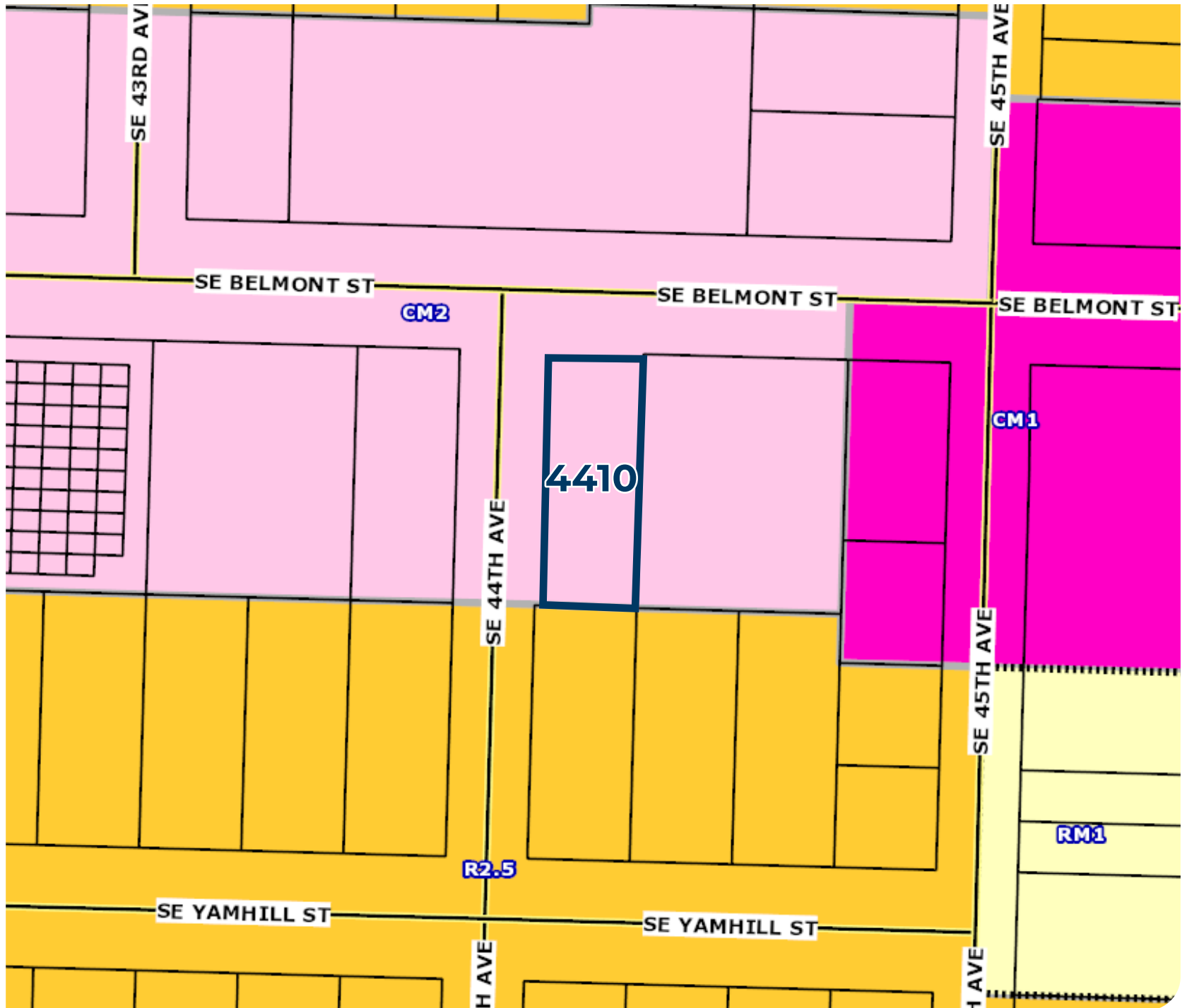
1 LEVEL 3 FLOOR PLAN
374' x 110'



2 LEVEL 4 FLOOR PLAN
374' x 110'

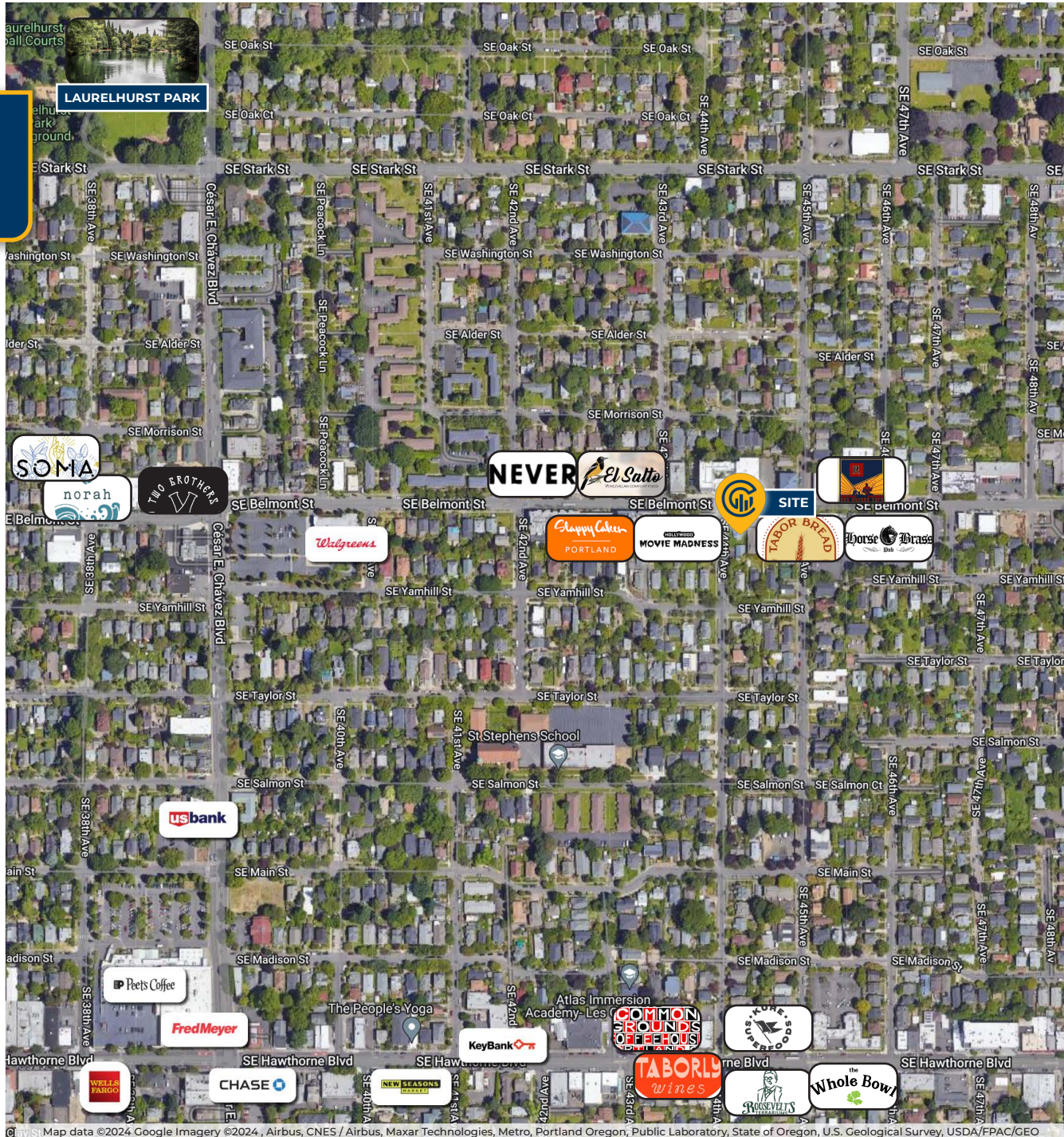


ZONING MAP





LOCAL AERIAL



Nearby Highlights

- New Seasons Market - Hawthorne
- Fred Meyer
- Belmont Station Beer
- Common Grounds Coffeehouse
- El Salto PDX
- Horse Brass Pub
- Kure Superfood Cafe
- Movie Madness Video
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- Sivalai Thai
- Slappy Cakes
- SOMA Kombucha Taproom
- Tabor Bread
- Taborly Wines
- The Whole Bowl
- Two Brothers Rakia Bar + Grill
- Walgreens

TriMet Bus Lines

- 2-4 blocks to routes 14, 15, and 75.



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.

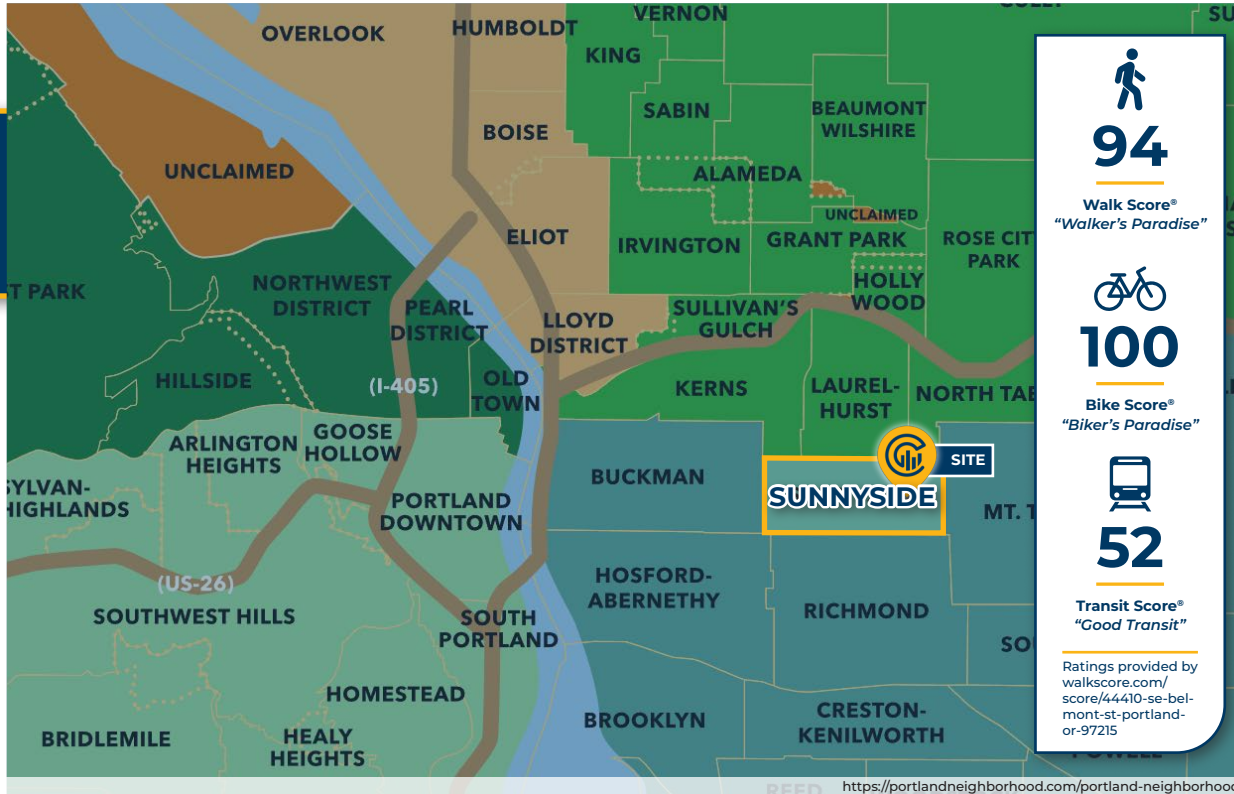
Globally-recognized sports and outdoor performance apparel companies such as Nike and Columbia Sportswear are headquartered in the area.

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>



SUNNYSIDE NEIGHBORHOOD



94

Walk Score®
"Walker's Paradise"

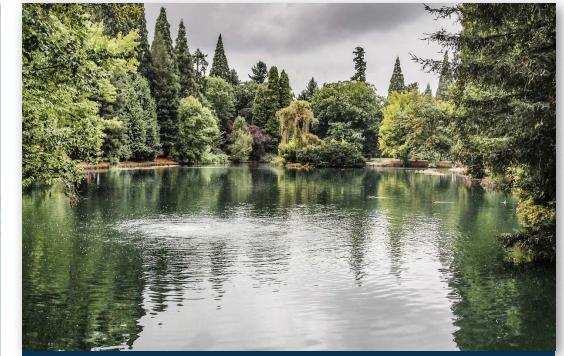
100

Bike Score®
"Biker's Paradise"

52

Transit Score®
"Good Transit"

Ratings provided by
walkscore.com/
score/44410-se-bel-
mont-st-portland-
or-97215



LAURELHURST PARK

- 32.27 Acres
- Accessible Picnic Area
- Accessible Play Area
- Accessible Restroom
- Horseshoe Pit
- Picnic Table
- Playground
- Public Art
- Off-leash Area
- Paths
- Soccer Field
- Basketball Court
- Tennis Backboard
- Volleyball Court

A+

Sunnyside is a neighborhood in Portland, Oregon with a population of 8,057. Sunnyside is in Multnomah County and is one of the best places to live in Oregon. Living in Sunnyside offers residents an urban suburban mix feel and most residents rent their homes. In Sunnyside there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in Sunnyside and residents tend to be liberal. The public schools in Sunnyside are highly rated. - Read more about [Sunnyside](#) on Niche.

POWERED BY

NICHE®

A-

PUBLIC SCHOOLS

C+

CRIME & SAFETY

A+

HEALTH & FITNESS

C

HOUSING

A+

NIGHT LIFE

A

OUTDOOR ACTIVITIES

A

GOOD FOR FAMILIES

B+

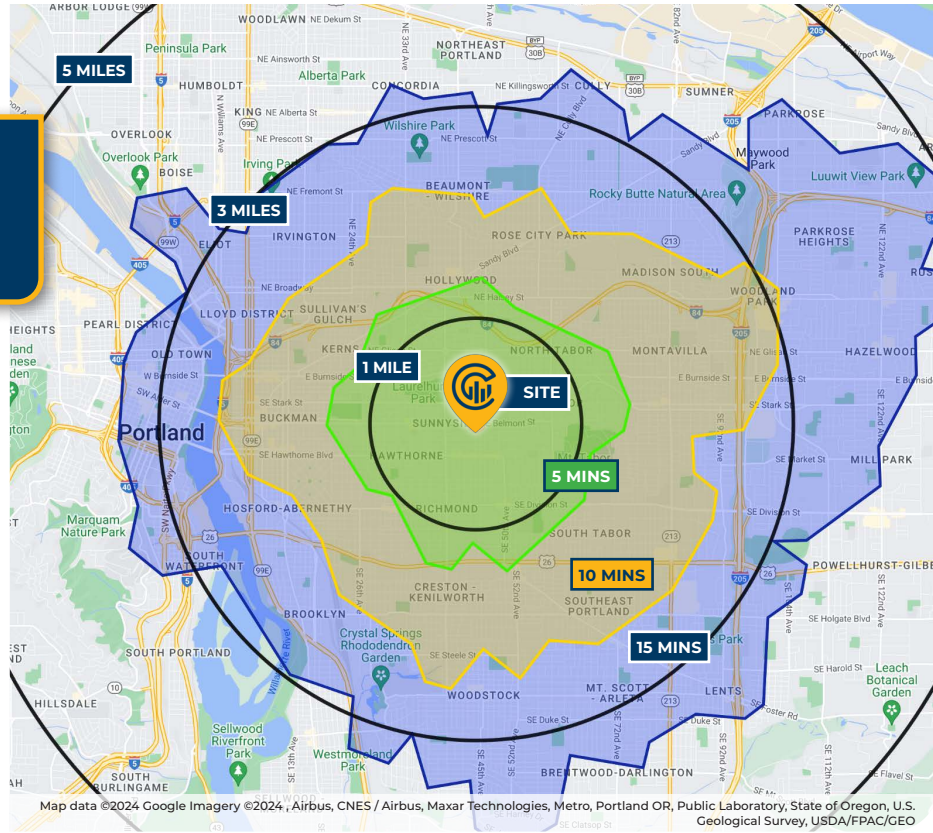
DIVERSITY

A+

COMMUTE



DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

| Population | 1 mi area | 3 mi area | 5 mi area |
|--|-----------|-----------|-----------|
| 2023 Estimated Population | 30,960 | 215,794 | 502,372 |
| 2028 Projected Population | 28,624 | 204,055 | 480,436 |
| 2020 Census Population | 32,175 | 222,946 | 509,296 |
| 2010 Census Population | 28,533 | 197,103 | 450,984 |
| Projected Annual Growth 2023 to 2028 | -1.5% | -1.1% | -0.9% |
| Historical Annual Growth 2010 to 2023 | 0.7% | 0.7% | 0.9% |
| Households & Income | | | |
| 2023 Estimated Households | 14,274 | 101,449 | 230,511 |
| 2023 Est. Average HH Income | \$157,337 | \$135,069 | \$131,228 |
| 2023 Est. Median HH Income | \$108,772 | \$98,133 | \$96,314 |
| 2023 Est. Per Capita Income | \$72,786 | \$63,903 | \$60,601 |
| Businesses | | | |
| 2023 Est. Total Businesses | 2,042 | 18,631 | 39,347 |
| 2023 Est. Total Employees | 10,043 | 151,336 | 328,450 |
| 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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BELMONT ST DEVELOPMENT OPPORTUNITY