

SE Powell Multi-Family Development Opportunity

3659 SE POWELL BOULEVARD, PORTLAND, OR 97202



Rhys Konrad
503.972.7293
rhys@macadamforbes.com
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

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FOR SALE &
LEASE

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PROPERTY DESCRIPTION

Rare large lot opportunity in SE Portland's desirable Creston-Kenilworth neighborhood. This neighborhood offers residents an urban-suburban mixed feel with most residents renting their homes. The property is within walking distance of many restaurants & retail amenities as well as transit.

PROPERTY HIGHLIGHTS

- Minimal existing improvements
- CM2 Zoned
- Readily available
- Nearby popular SE Powell food carts and John's Market on the expanding SE Powell corridor
- Full acre of paved commercial land
- Highly visible corridor

OFFERING SUMMARY

Sale Price:	\$4,225,000 (\$100/SF)
Lease Rate:	\$15,000.00 per month (NNN)
Lot Size:	0.97 Acres

QUICK FACTS CM2 ZONING OVERVIEW

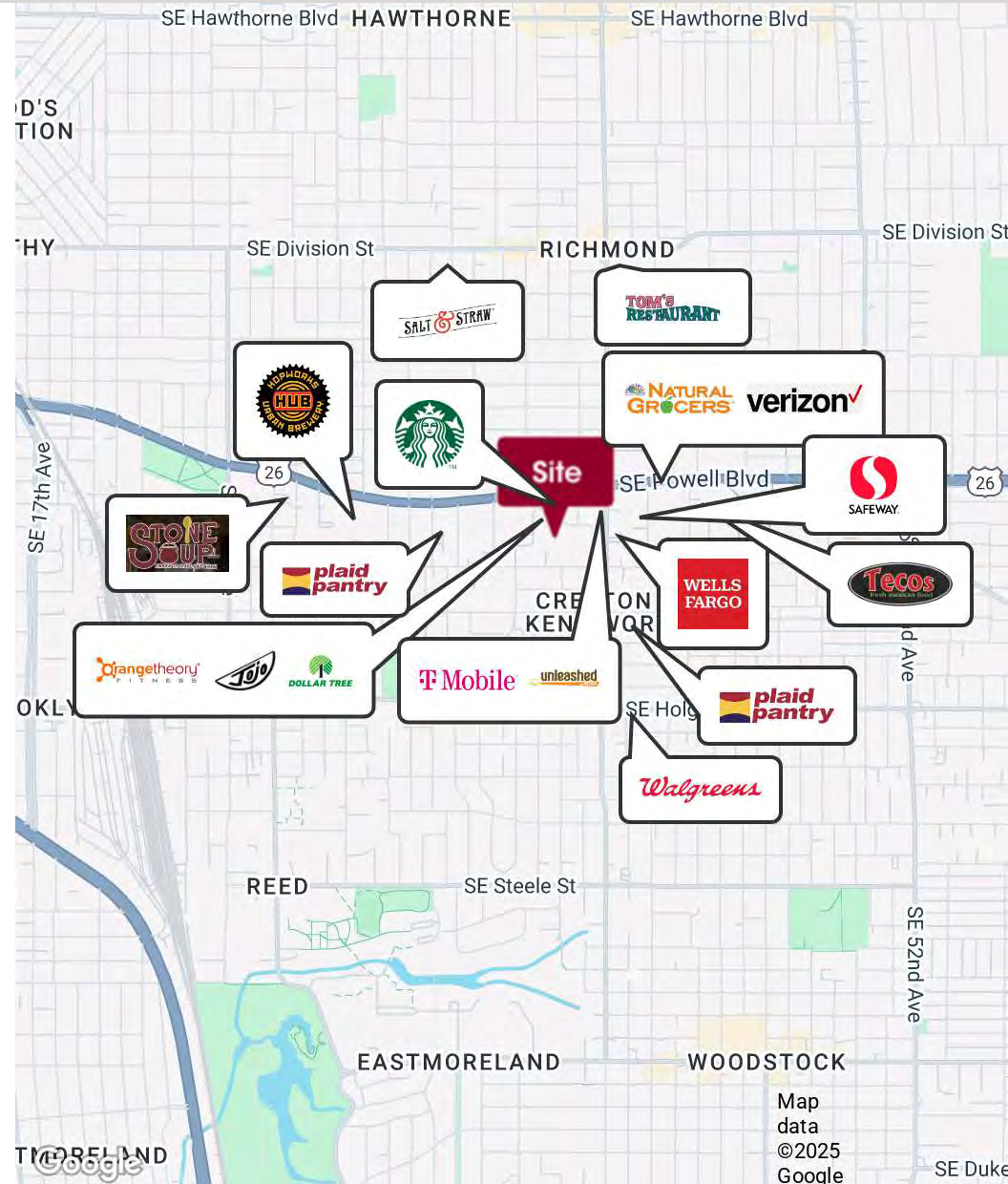
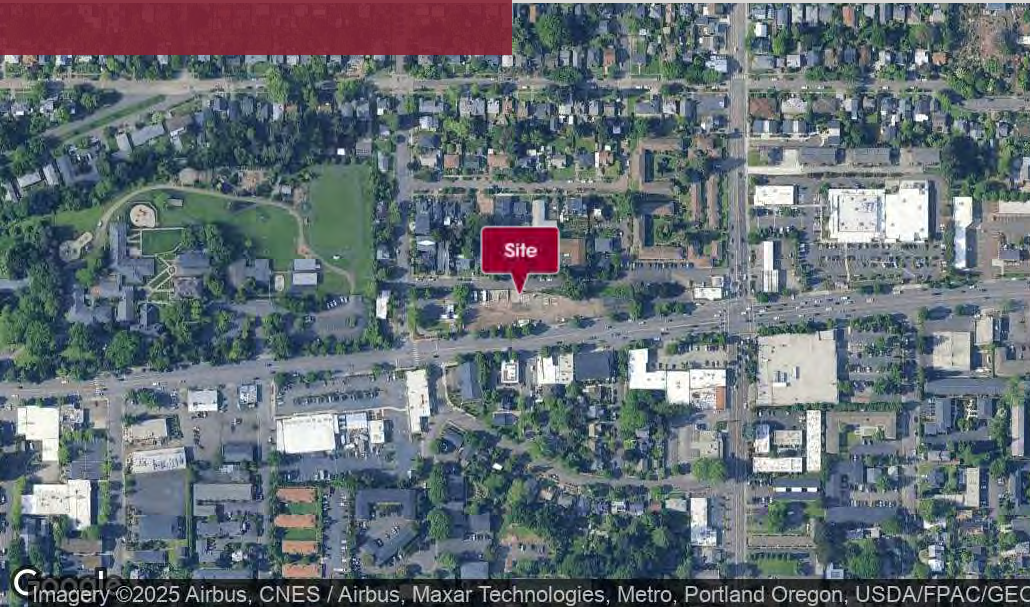
- **Allowable Uses:** Retail sales and services, office space, household living, vehicle repair, institutional uses, and limited manufacturing uses
- **Maximum Height:** 45' which is generally 4 stories, increasing to 55' (5 stories) with bonus provisions in some areas.
- **FAR:** 2.5:1 increasing to 4:1 with bonus provisions.



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DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total population	26,026	96,346	191,820
Median age	34.3	35.2	36.2
Total households	11,803	44,186	87,668
Average HH income	\$57,954	\$65,291	\$65,095

LOCATION OVERVIEW

Located within close proximity to Portland's inner eastside. Thriving retail corridors such as SE Division & SE Hawthorne are within walking distance. Property has convenient access to major arterials including I-5, Ross Island Bridge, and SE Grand/MLK.



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