



PINE STREET LOFTS

306 SE 8TH AVE, PORTLAND, OR 97214

\$1,500,000 PRICE REDUCTION

A FULLY-ENTITLED
DEVELOPMENT OPPORTUNITY



PRESENTED BY CAPACITY COMMERCIAL GROUP



FOR SALE



FULLY-ENTITLED SE PORTLAND MIXED-USE DEVELOPMENT

- Permit Ready Development Site
- 144 Units with 26 Parking Spaces
- Vested Pre-Inclusionary Zoning
- Located in Opportunity Zone
- 7 Story (5-over-2 Construction)
- 3,255 SF of Commercial Space

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PINE STREET LOFTS



Property Overview

Address	306 SE 8th Ave, Portland, OR 97214
Asset Type	144 Unit Apartments
Reduced Sale Price	\$5,000,000 (\$34,722/Unit)
Status	Shovel Ready
Commercial SF	3,255 SF
Avg Unit Size	569 SF
Gross Building Area	109,586 SF & 5,659 SF of Amenity Space
Parking Spaces	26 Garage Stacking Spaces
Gross Land Area	19,088 SF
Parcel ID #	R150356

Capacity Commercial Group is pleased to exclusively present for sale **Pine Street Lofts in Portland, Oregon.**

Nearby transit includes TriMet Bus Lines (6, 12, 19, 20, and 70 routes) as well as the Portland Street Car A & B Loops.

Site Highlights

- Demolded and Clean Site
- Includes All Architectural and Engineering Plans
- Includes Plan Review Fees Paid
- Includes PG&E Utility Line Extension
- Includes Parking Stacker Deposit



LOCAL AERIAL



Nearby Highlights

- Soho House (New)
- Afuri
- Bao Bao
- Bar Casa Vale
- Canard Burnside
- Cascade Brewing Barrel House
- Dos Hermanos Bakery
- GNARLYS
- Hey Love
- Ironside Training
- Jackie's
- Kachka
- Kann
- Loyal Legion
- NORMADIE
- Olympia Provisions
- Portland Coffee Roasters
- Produce Row
- Rum Club
- The Coffin Club
- Wayfinder Beer

TriMet Bus Lines

- 3-4 blocks to routes 6, 12, 19, 20, and 70.

Portland Street Car

- The A & B Loops operate two routes connecting the Pearl District, Lloyd, Central Eastside Industrial District, Central Business District and PSU in loops around the Central City.

PORTLAND STREETCAR



Soho House - 221 SE 11th Ave.

Developed by AJ Capital Partners, Soho House opened in 2023. The Soho House is a members' club for like-minded creative thinkers to meet, relax, have fun and grow. The 94,207 square foot club includes a restaurant, lounge, 4,400 square foot gym, and a rooftop pool.



District Office - 555 SE M L King Blvd.

Developed by Beam Development, District Office opened in 2020. Winner of the 2017 Design Excellence Award, this six-story mass timber building features ground-floor retail and 63,200 square feet of modern open plan office space.



Modera Belmont - 685 SE Belmont St.

Developed by Mill Creek Residential, Modera Belmont opened in 2018. The LEED Silver certified community features 200 apartment homes above 11,362 square feet of ground-floor retail.



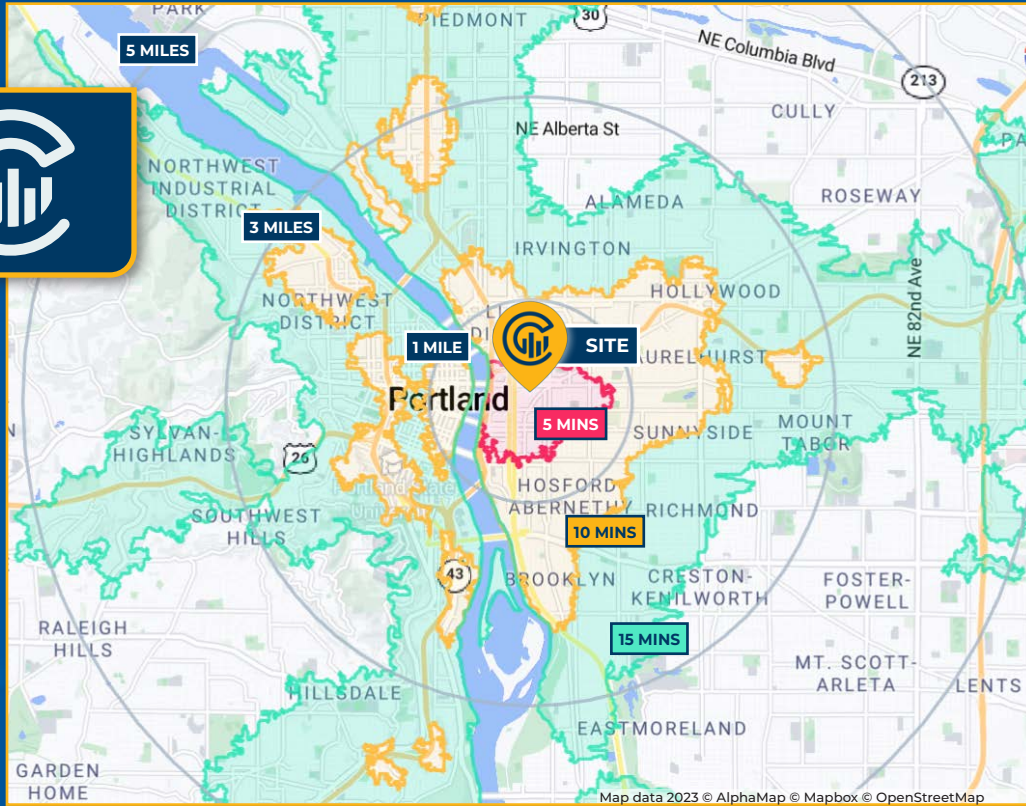
Grand Stark Hotel - 509 SE Grand Ave.

Developed by Beam Development, the Grand Stark Hotel opened in 2021. The independent upscale hotel features 57 rooms. Hotel Grand Stark is home to Grand Amari and Little Bitter Bar by Olympia Provisions, serving hotel guests and locals alike.



Alder 9 - 820 SE Alder St.

Designed by TVA Architects, Alder 9 Apartments is set to deliver in December 2024. The multifamily community features 159 apartment homes above 5,337 square feet of ground-floor retail.



AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2023 Estimated Population	25,281	229,264	452,810
2028 Projected Population	26,259	236,980	466,583
2020 Census Population	25,211	230,360	456,041
2010 Census Population	18,246	191,387	400,167
Projected Annual Growth 2023 to 2028	0.8%	0.7%	0.6%
Historical Annual Growth 2010 to 2023	3.0%	1.5%	1.0%
Households & Income			
2023 Estimated Households	14,854	118,562	212,128
2023 Est. Average HH Income	\$88,239	\$137,733	\$138,582
2023 Est. Median HH Income	\$70,214	\$100,550	\$101,125
2023 Est. Per Capita Income	\$52,974	\$71,666	\$65,301
Businesses			
2023 Est. Total Businesses	5,525	25,004	38,115
2023 Est. Total Employees	61,949	223,378	322,575

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - R51

Offering Terms

Offers should be presented in the form of a non-binding letter of intent, spelling out the significant terms and conditions, including, but not limited to:

1. Asset pricing,
2. Due diligence and closing time frame,
3. Earnest money deposit,
4. A description of the debt/equity structure, and
5. Qualifications to close

Offers should be delivered to the attention of **Capacity Commercial Group**

DO NOT DISTURB TENANT(S) OR INDIVIDUALS ON PREMISES REGARDING THIS LISTING - PLEASE DIRECT ALL INQUIRIES SOLELY TO THE ATTENTION OF CAPACITY COMMERCIAL GROUP

EXCLUSIVELY LISTED BY

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