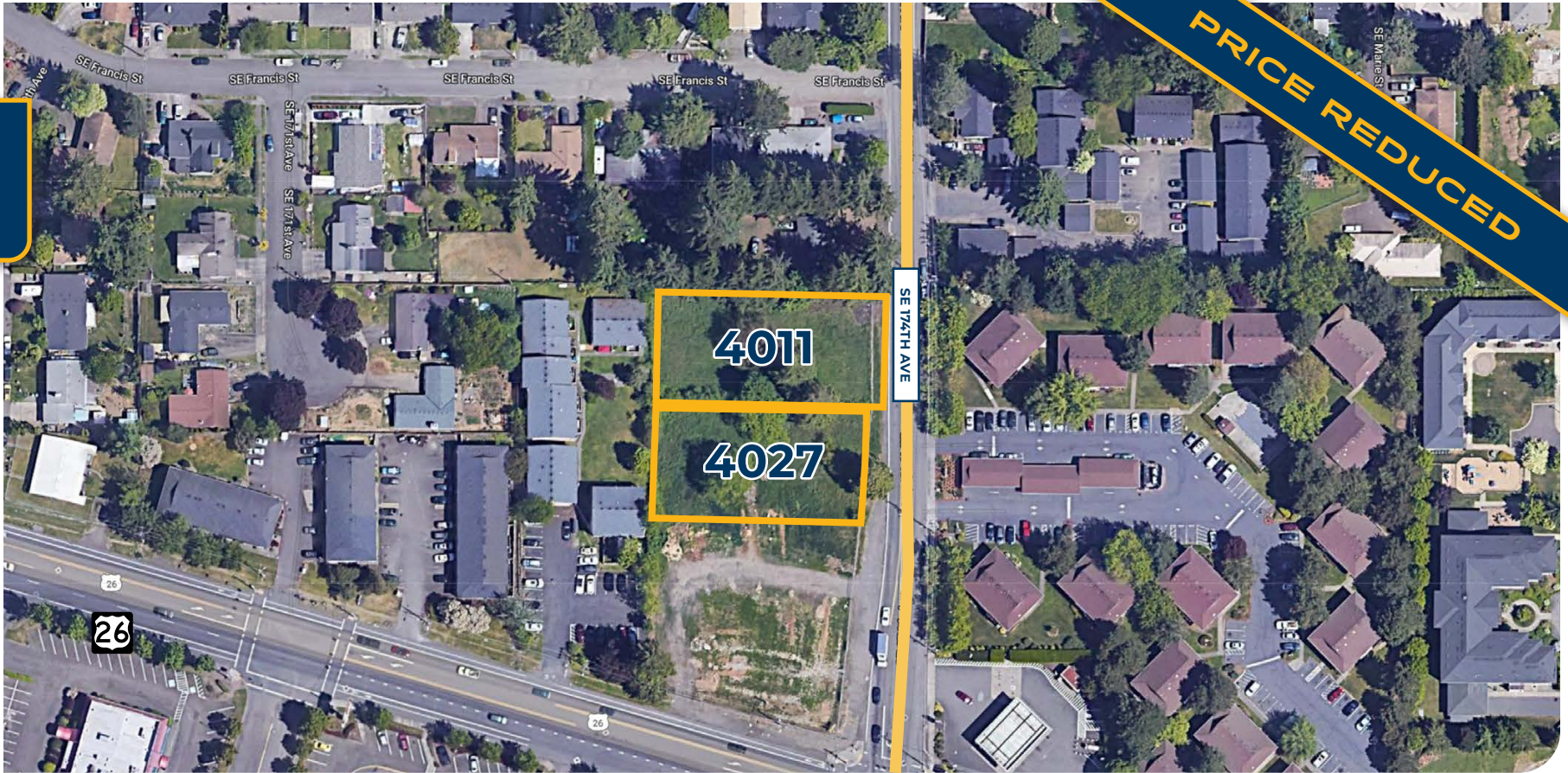




FOR SALE



PRICE REDUCED

SE 174TH AVE MULTIFAMILY/RESIDENTIAL DEVELOPMENT OPPORTUNITY

Multifamily Investment Land

0.90 Acres (2 Lots) | \$999,000 Combined

4011 and 4027 SE 174th Ave, Portland, OR 97236

- The lots are available together.
- Concept Development Plans Available
- In Portland's Centennial Neighborhood with Nearby Shopping, Restaurants, and TriMet Bus Lines (9 and 74 routes).
- Near Powell Butte Nature Preserve and only a short walk to Powell Butte Elementary, Centennial High School, and Lynchwood Park.

JOHN BAUSONE

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NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

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PROPERTY SUMMARY

FOR SALE



Lot Entrance



Topographic Map

Property Overview

Address	4011 and 4027 SE 174th Ave, Portland, OR 97236
Asset Type	Proposed Multifamily/Residential Development Opportunity
Reduced Sale Price	\$999,000 Combined
Proposed Rentable Building Area	12,400 SF - 32,602 SF
Proposed Parking Spaces	20 - 22 Stalls
Gross Land Area	0.90 Acres 39,204 SF
Property Zoning	RM1 (Residential Multi-Dwelling 1)
Maximum Height	35' Up to 3 Stories
FAR	1:1 Increasing to 1.5:1 with Bonus Provisions, such as Affordable Housing

Parking

Not Required for up to 30 Units on small sites up to 10,000 ft² or on sites near frequent transit.
(1 Space per 2 Units on Other Sites)

Concept Plans Unit Breakdowns	# of Units	Avg. SF	Total SF	% of Total RSF
Concept Plan A : 1 1 Building (3 Floors) <small>(10% Studio, 25% 1 BR, 65% 2 BR)</small>	38	858	32,602	83%
Concept Plan A : 2 1 Building (3 Floors) <small>(35% 1 BR, 65% 2 BR)</small>	36	859	30,936	79%
Concept Plan B : 1 1 Building (3 Floors) <small>(10% Studio, 25% 1 BR, 65% 2 BR)</small>	35	870	30,456	86%
Concept Plan B : 2 1 Building (3 Floors) <small>(35% 1 BR, 65% 2 BR)</small>	34	898	30,533	86%
Concept Plan C 2 Buildings <small>Building 1: 20 Units on 3 Floors Building 2: 6, 3-Story Rowhomes</small>	26	TBD	30,800	TBD



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

Nearby Highlights

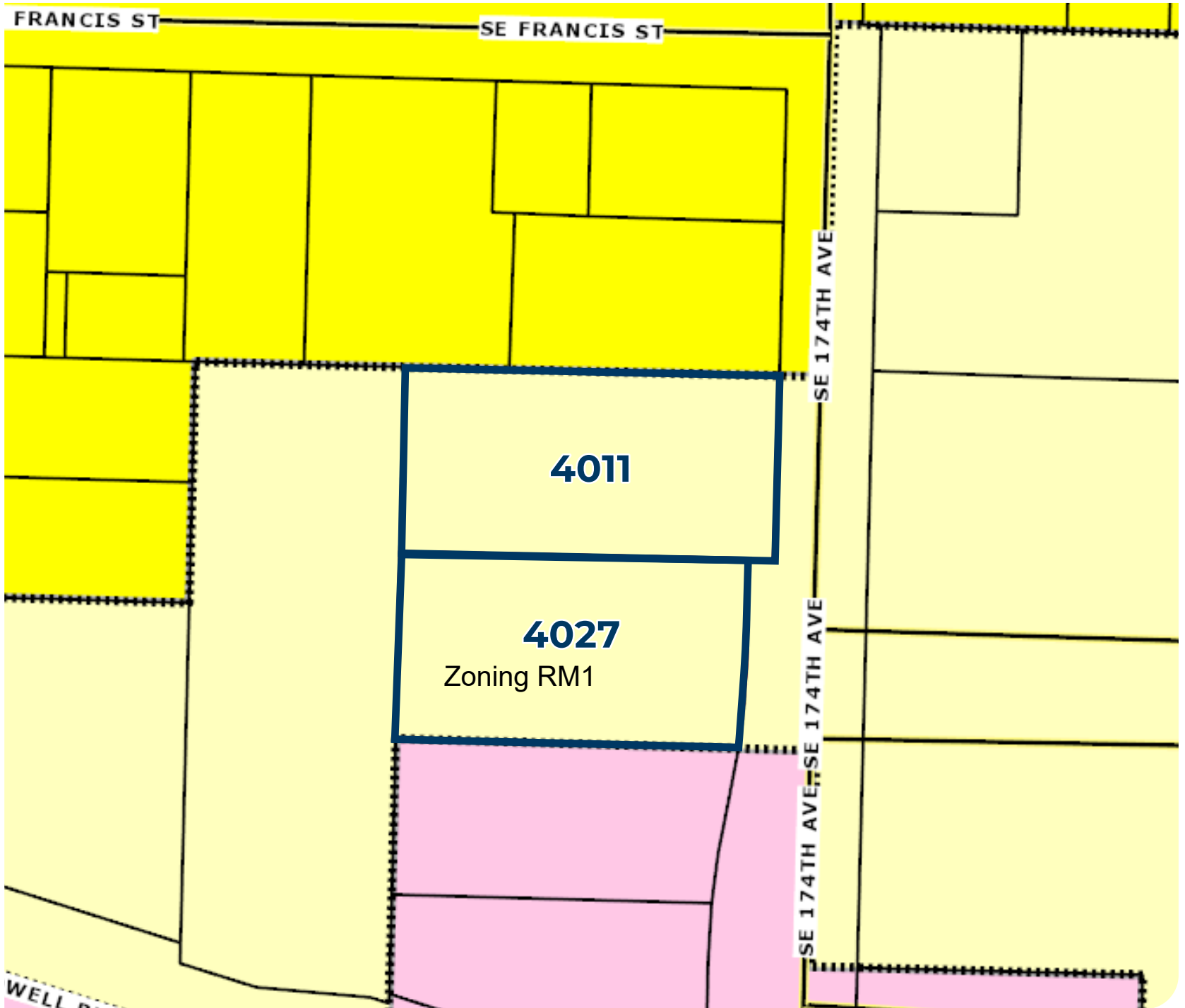
- Chu's Eatery
- Sip & Spin
- Ixtapa Mexican
- Oriental Food Value
- The Monkey King Play House
- Burger King
- Enchilada Express
- 7-Eleven
- Safeway
- Shari's Cafe and Pies
- McDonalds
- Taco Bell
- McMenamins Highland Pub & Brewery
- Walmart Neighborhood Market

TriMet Bus Lines

- 2 blocks to routes 9 and 74



ZONING MAP

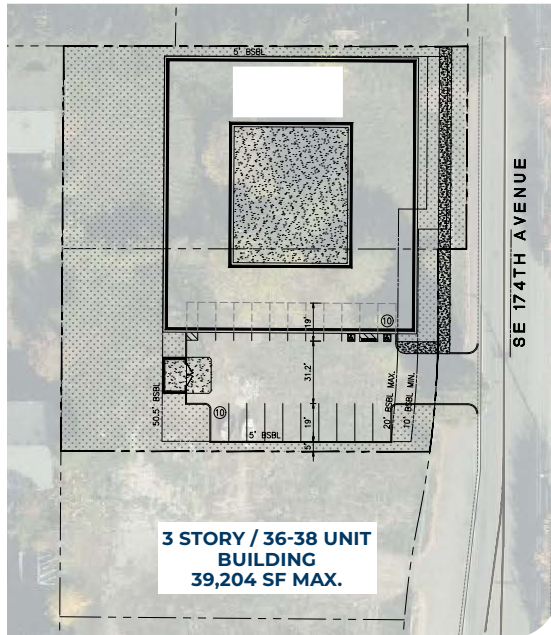




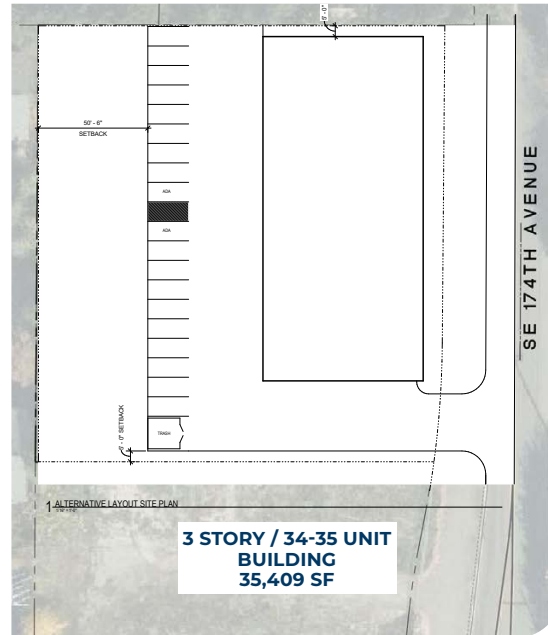
CONCEPT PLANS

Additional drawings and space plans are available upon request.

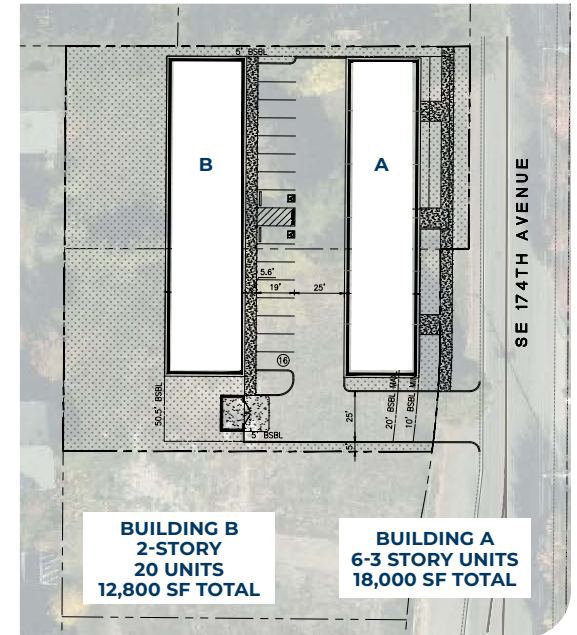
A:1 & A:2



B:1 & B:2



C



Concept Plan	Total Units	Unit Breakdowns
Concept Plan A : 1	38	10% Studio, 25% 1 Bedroom, 65% 2 Bedroom
Concept Plan A : 2	36	35% 1 Bedroom, 65% 2 Bedroom
Concept Plan B : 1	35	10% Studio, 25% 1 Bedroom, 65% 2 Bedroom
Concept Plan B : 2	34	35% 1 Bedroom, 65% 2 Bedroom
Concept Plan C - 2 Buildings	26	Building 1: 20 Units on 3 Floors Building 2: 6, 3-Story Rowhomes



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.

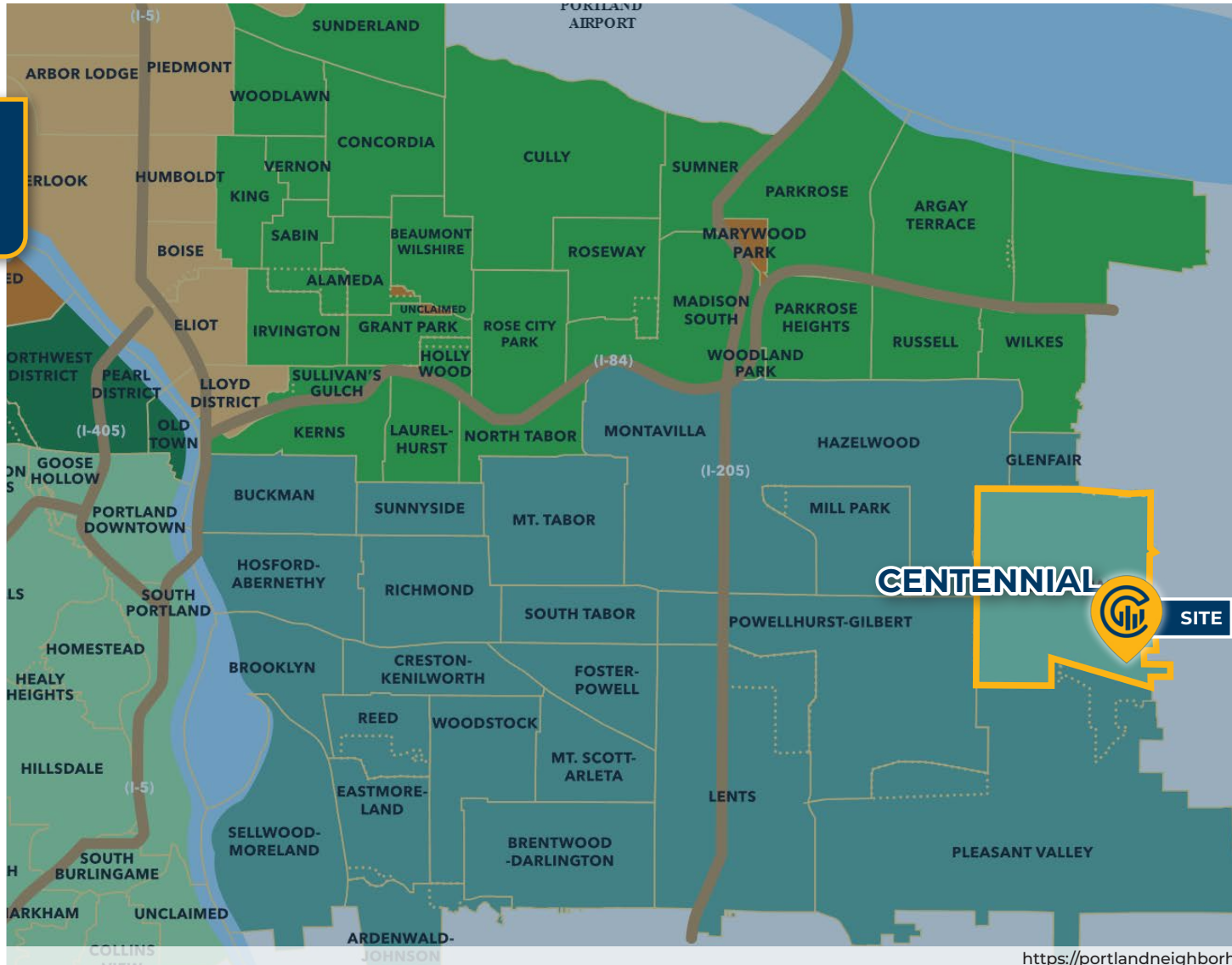
Globally-recognized sports and outdoor performance apparel companies such as Nike and Columbia Sportswear are headquartered in the area.

Portland's proximity to Silicon Valley and Seattle has made it an attractive destination for many California and Washington-headquartered technology companies 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>



CENTENNIAL NEIGHBORHOOD



<https://portlandneighborhood.com/portland-neighborhoods>



66

Walk Score®
"Somewhat Walkable"



79

Bike Score®
"Very Bikeable"



43

Transit Score®
"Some Transit"

Ratings provided by
walkscore.com/score/

The Centennial Neighborhood is in East Portland, bordering Powell Butte Nature Park to the south and Gresham to the east. It's a relatively large neighborhood with a diverse population. Centennial has a population of 26,449. Living in Centennial offers residents an urban suburban mix feel and most residents own their homes. In Centennial there are a lot of bars, restaurants, coffee shops, and parks. Many families live in Centennial and residents tend to be liberal. The public schools in Centennial are above average.

LYNCHWOOD PARK

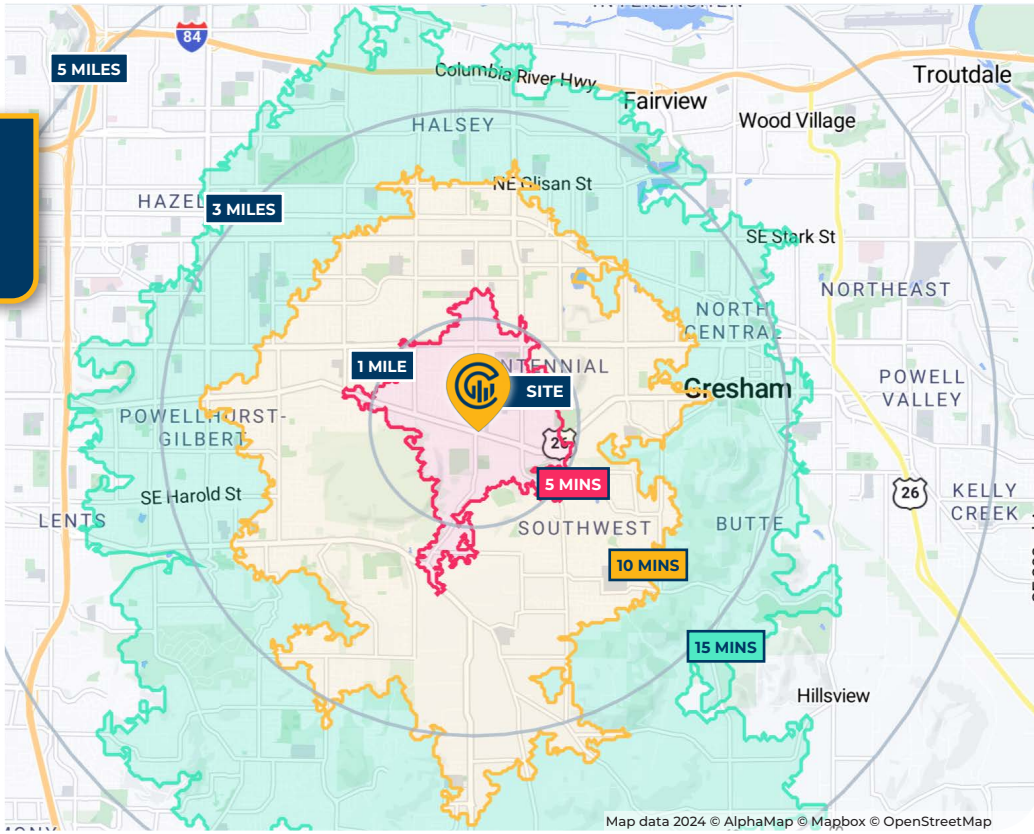
- 8.45 Acres
- Fenced Dog off-leash Area
- Paths
- Dense Tree Canopy
- Beside Powell Butte Community Garden and Powell Butte Elementary School

Lynchwood Park is a 15 minute walk from 4011 & 4027 SE 174th Ave.





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	16,257	144,937	325,247
2028 Projected Population	15,142	136,182	310,288
2020 Census Population	16,618	147,389	330,822
2010 Census Population	16,189	137,445	303,025
Projected Annual Growth 2023 to 2028	-1.4%	-1.2%	-0.9%
Historical Annual Growth 2010 to 2023	-	0.4%	0.6%
Households & Income			
2023 Estimated Households	5,728	50,518	117,602
2023 Est. Average HH Income	\$99,124	\$99,750	\$111,480
2023 Est. Median HH Income	\$73,942	\$75,992	\$85,208
2023 Est. Per Capita Income	\$35,157	\$34,998	\$40,590
Businesses			
2023 Est. Total Businesses	552	4,894	12,857
2023 Est. Total Employees	2,999	29,138	93,421

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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