



FOR SALE



BETHANY CROSSING COMMERCIAL PAD

Mixed Use Commercial Pad

± 0.46 AC (20,038 SF) | **Sale Price:** \$600,000 (\$29.95 psf)

NW Eleanor Ave & NW Orchid St, Bethany, OR 97229

- Located in the growing North Bethany neighborhood
- Zoning allows for retail and service office uses with housing allowed above the ground floor
- Property is surrounded by dense neighborhood housing

NICHOLAS G. DIAMOND

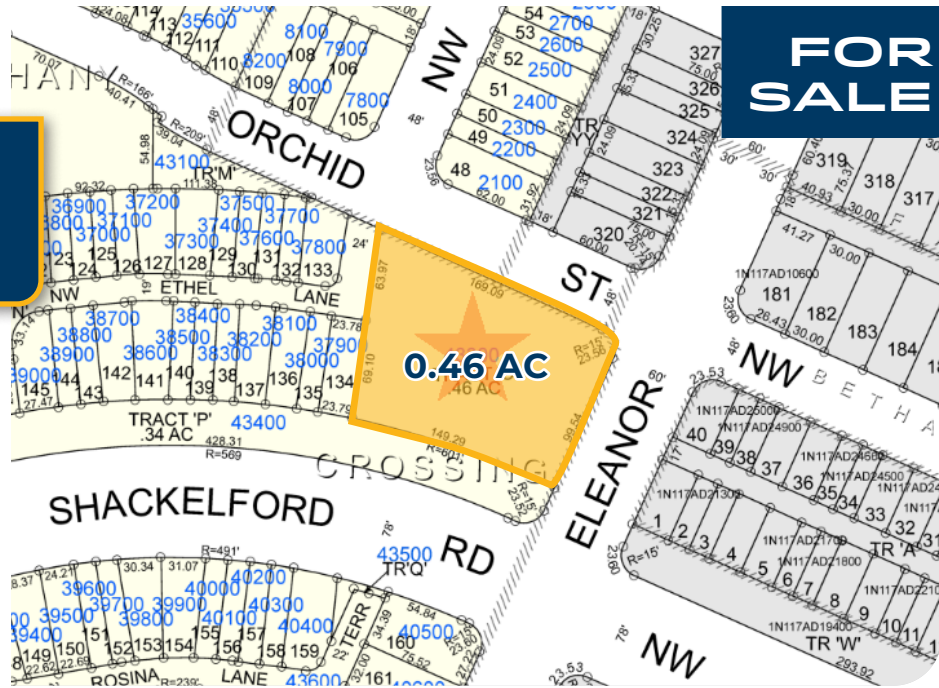
Principal Broker | Licensed in OR & WA
503-222-2655 | ndiamond@capacitycommercial.com

RILEY M. HENDERSON

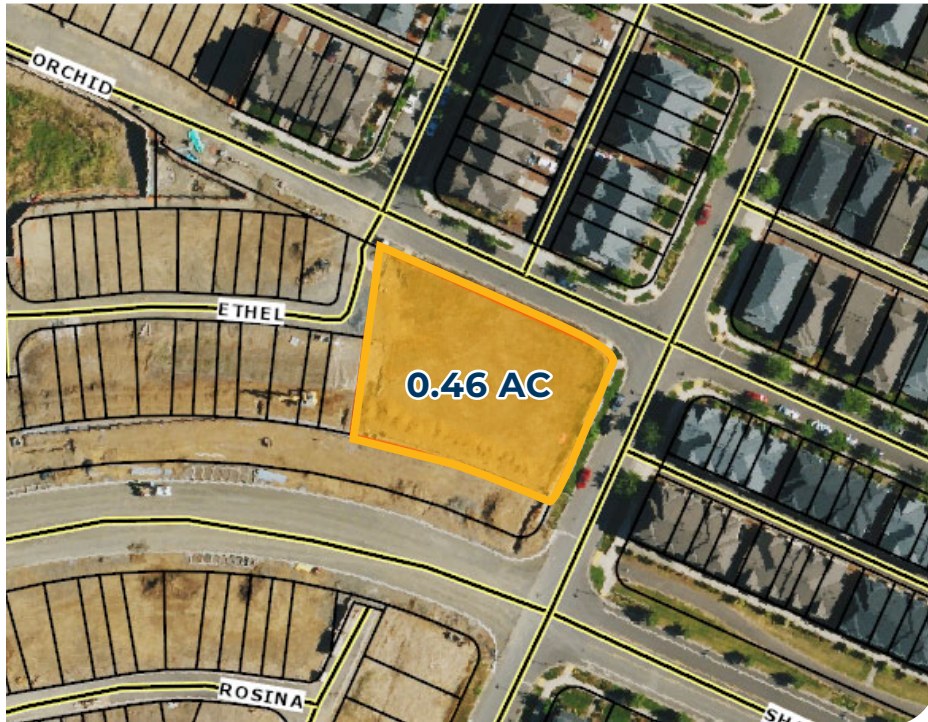
Senior Associate Broker | Licensed in OR & WA
503-975-9301 | riley@capacitycommercial.com



PROPERTY SUMMARY



FOR SALE



Property Overview

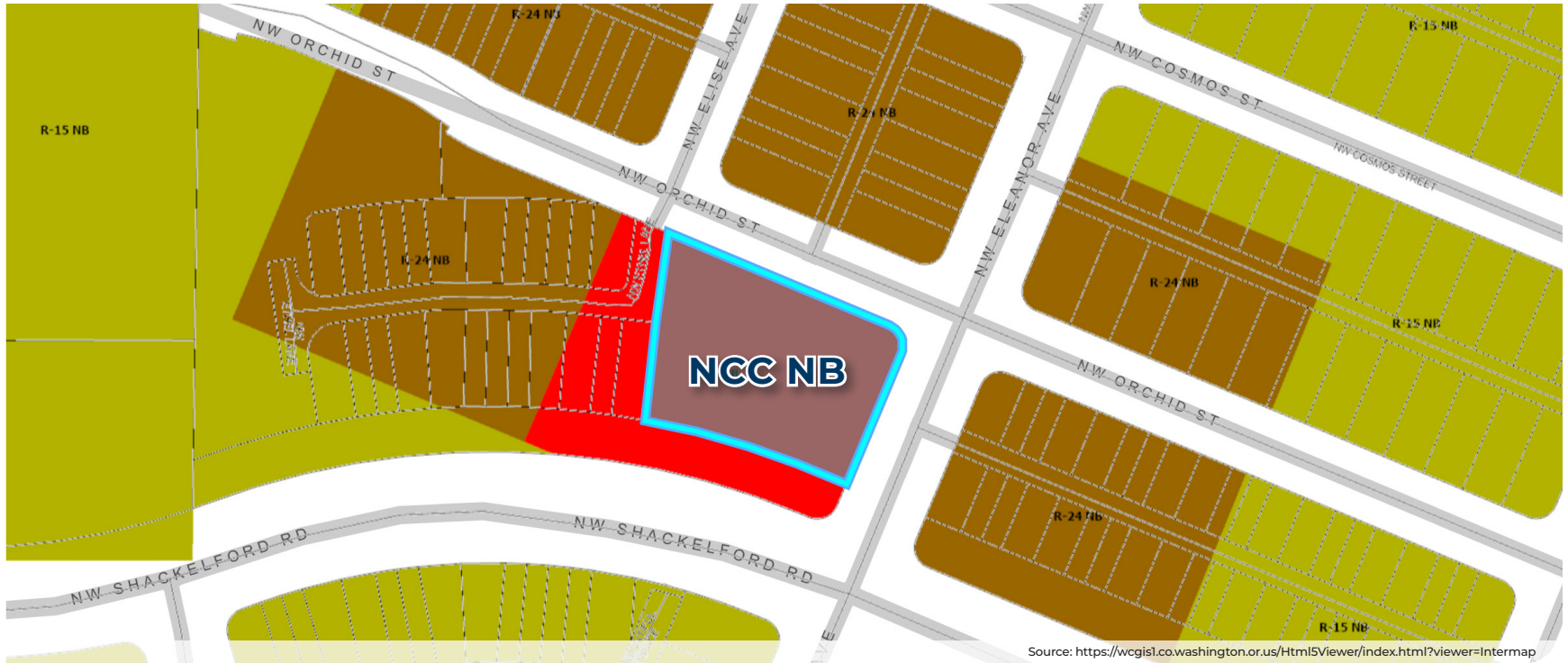
Address	NW Eleanor Ave & NW Orchid St, Bethany, OR 97229
Asset Type	Development Land
Sale Price	\$600,000 (\$29.95 psf)
Property Zoning	NCC - NB Neighborhood Corner Commercial District North Bethany
Tax Lot Size	± 0.46 AC (20,038 SF)
Parcel ID	R2223459
Tax Lot ID	1N117AC43300

Capacity Commercial Group is pleased to exclusively offer for sale a small commercial pad in the growing North Bethany neighborhood. The property is zoned Neighborhood Corner Commercial which is intended for the convenient shopping and service needs of residents. Residential uses may be located above ground floor retail or office uses.

The property is a part of the master plan for the North Bethany area and is nearby many great natural amenities and situated amongst dense housing development making it ideal for a variety of uses.

Nearby Highlights

- Bethany's Table
- Bethany Public House
- Bethany Sushi
- Bethany Village Mall
- Brooklyn Tattoria
- Khao San
- Safeway
- Starbucks
- Subway
- Taco Bell
- Tanasbourne Town Center
- Target
- Trader Joe's
- Walgreens
- Walmart
- Wow the Crab



Source: <https://wcgisl.co.washington.or.us/Html5Viewer/index.html?viewer=Intermap>

390-13.1 Intent and Purpose

The Neighborhood Corner Commercial North Bethany District (NCC NB) is intended to provide for the convenient shopping and service needs of residents in the North Bethany Subarea Plan at a smaller neighborhood scale than the more prominent Neighborhood Commercial Mixed Use District. Neighborhood Corner Commercial locations are easily accessible to surrounding neighborhoods by foot, bike and car. Neighborhood Corner Commercial uses are designed to be integrated in the community without negatively impacting surrounding residential properties.

The purpose of the Neighborhood Corner Commercial North Bethany District is to allow small shopping and service uses at various locations in the community. Residential uses may be located above ground floor retail or office uses.

390-14.3 Uses Permitted Through a Type II Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 390 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- Commercial School, such as vocational, music, dance, martial arts, when developed as part of a mixed-use development - Section 390-16.3.
- Day Care Facility, when developed as part of a mixed-use development - Section 390-16.5.

- Eating and Drinking Establishments.
- Financial institutions, such as banks, insurance agents, and real estate offices.
- Food Market - not to exceed 25,000 square feet.
- Live/Work Housing - Section 390-16.7.
- Nursery School, when developed as part of a mixed-use development - Section 390-16.9.
- Personal Service Establishments such as laundry, dry cleaners, barber and beauty shop, shoe repair, photographic studios.
- Professional office uses, including medical offices, and veterinary offices which do not include boarding facilities other than indoor boarding for immediate, critical care.
- Retail businesses, such as variety, hardware, dry goods, clothing, photography, hobby, automotive parts stores, and similar retail uses
- Service Businesses for services such as photocopying, duplicating, addressing, drafting, blue printing, photocopying, stenographic and notary public like services, shoe repair, and photographic studios.
- Special Recreation Use, when developed as part of a mixed-use development and not to exceed 24,000 square feet in size.

[Click Here to View the Full NCC NC Zoning Code](#)



SITE PLAN

BETHANY CROSSING NO. 2

A REPLAT OF TRACT J AND A PORTION OF TRACT I, PLAT OF "BETHANY CROSSING" LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, STATE OF OREGON
 SURVEYED JANUARY 17, 2022

RECORDED AS DOCUMENT NO. 2022-032486

LEGEND

- SET 5/8" X 30" IR, W/ OPC INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON:
- SET 5/8" X 30" IR, W/ OPC IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON:
- ⊠ SET 5/8" X 30" IR W/ OPC INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON:
- △ SET 1" DIAMETER BRASS DISK IN CONCRETE INSCRIBED "PACIFIC 57751S" SET DURING REMAINING MONUMENTATION SET ON:

● FOUND MONUMENT AS NOTED

(#) MONUMENT NUMBER SEE MONUMENT REFERENCE NOTES ON SHEET 9

PUE PUBLIC UTILITY EASEMENT

PUE* PUBLIC UTILITY EASEMENT PER PLAT OF "BETHANY CROSSING"

PWE PRIVATE WATERLINE EASEMENT

WME PUBLIC WALL AND MAINTENANCE EASEMENT

SF SQUARE FEET

IR IRON ROD

W/ OPC WITH ORANGE PLASTIC CAP

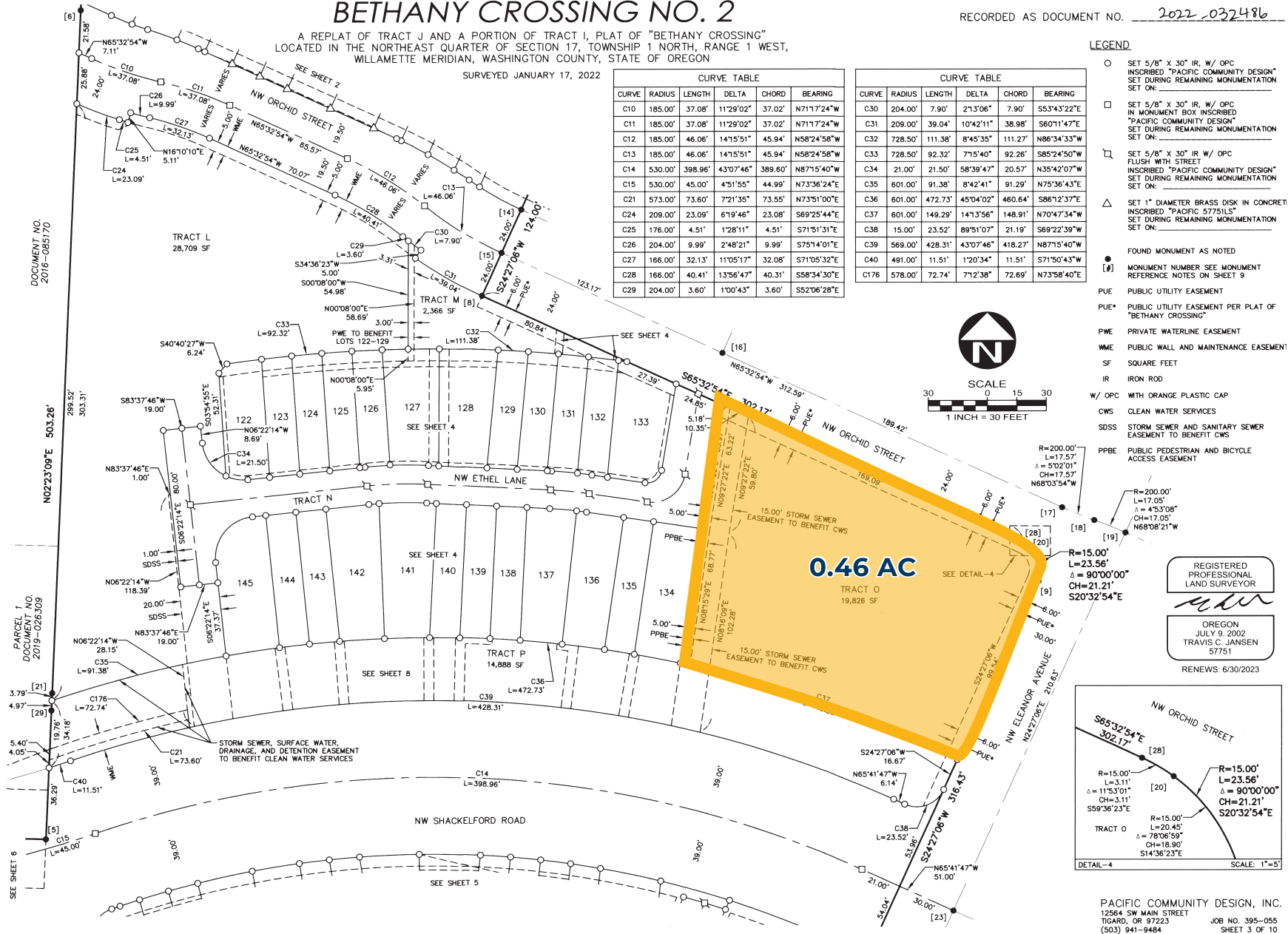
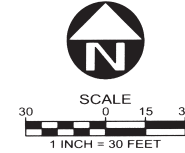
CWS CLEAN WATER SERVICES

SDSS STORM SEWER AND SANITARY SEWER EASEMENT TO BENEFIT CWS

PPBE PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT

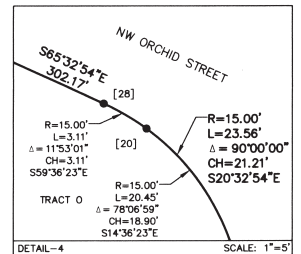
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C10	185.00'	37.08'	11°29'02"	37.02'	N71°17'24"W
C11	185.00'	37.08'	11°29'02"	37.02'	N71°17'24"W
C12	185.00'	46.06'	14°15'51"	45.94'	N58°24'58"W
C13	185.00'	46.06'	14°15'51"	45.94'	N58°24'58"W
C14	530.00'	398.96'	43°07'46"	389.60'	N87°15'40"W
C15	530.00'	45.00'	4°51'55"	44.99'	N73°36'24"W
C21	573.00'	73.60'	7°21'35"	73.55'	N73°51'00"E
C24	209.00'	23.09'	6°19'46"	23.08'	S69°25'44"E
C25	176.00'	4.51'	1°28'11"	4.51'	S71°51'31"E
C26	204.00'	9.99'	2°48'21"	9.99'	S75°14'01"E
C27	166.00'	32.13'	11°05'17"	32.08'	S71°05'32"E
C28	166.00'	40.41'	13°56'47"	40.31'	S58°34'30"E
C29	204.00'	3.60'	1°00'43"	3.60'	S52°06'28"E

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C30	204.00'	7.90'	2°13'06"	7.90'	S53°43'22"E
C31	209.00'	39.04'	10°42'11"	38.98'	S60°11'47"E
C32	728.50'	111.38'	8°45'35"	111.27'	N86°34'33"W
C33	728.50'	92.32'	7°15'40"	92.26'	S85°24'50"W
C34	21.00'	21.50'	58°39'47"	20.57'	N35°42'07"W
C35	601.00'	91.38'	8°42'41"	91.29'	N75°36'43"E
C36	601.00'	472.73'	45°04'02"	460.64'	S86°12'37"E
C37	601.00'	149.29'	14°13'56"	148.91'	N70°47'34"W
C38	15.00'	23.52'	89°51'07"	21.19'	S69°22'39"W
C39	569.00'	428.31'	43°07'46"	418.27'	N87°15'40"W
C40	491.00'	11.51'	1°20'34"	11.51'	S71°50'43"W
C176	578.00'	72.74'	7°12'38"	72.69'	N73°58'40"E



REGISTERED PROFESSIONAL LAND SURVEYOR

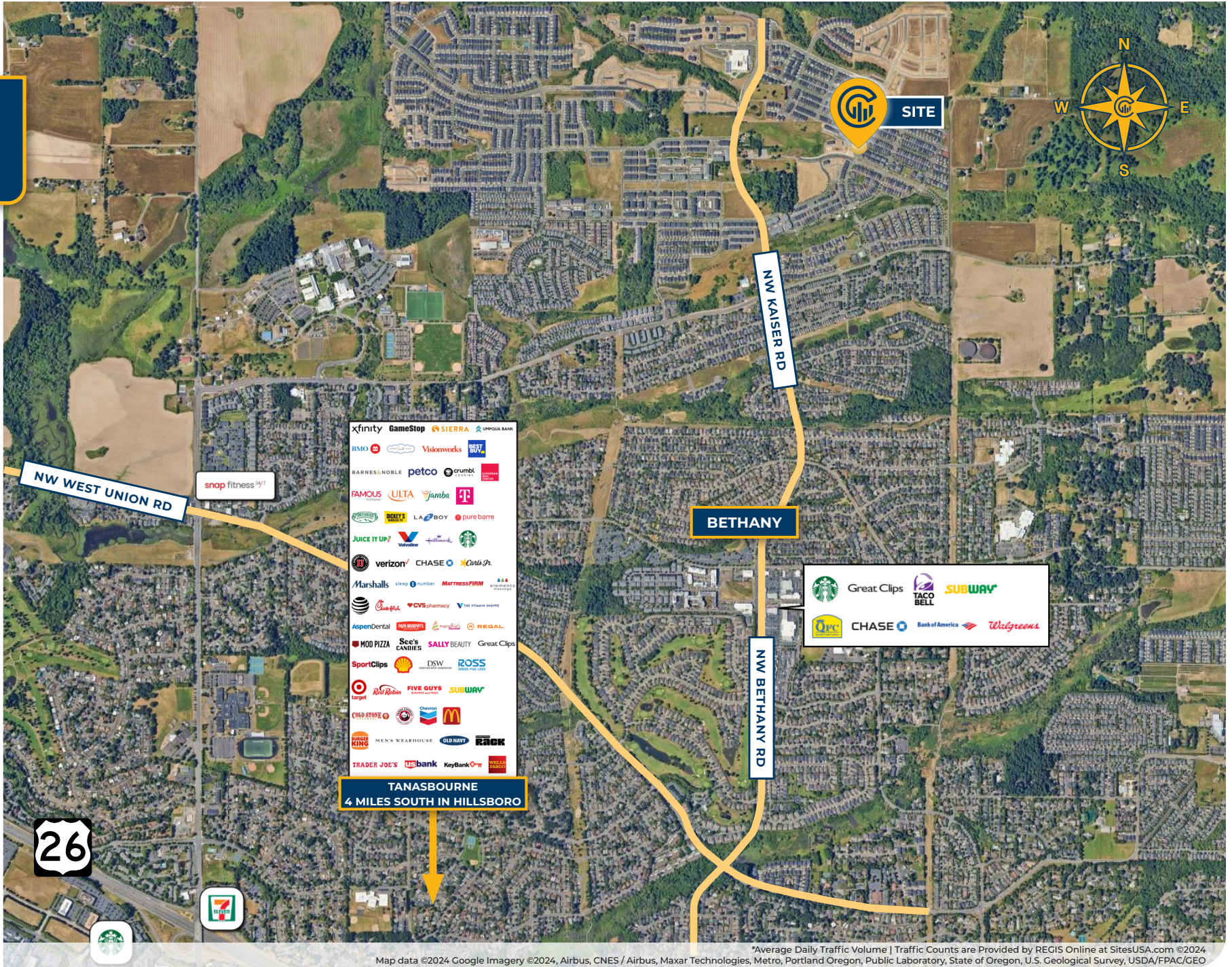
OREGON
 JULY 9, 2002
 TRAVIS G. JANSEN
 57751
 RENEWS: 6/30/2023



PACIFIC COMMUNITY DESIGN, INC.
 12564 SW MAIN STREET
 TIGARD, OR 97223
 (503) 941-9484
 JOB NO. 395-055
 SHEET 3 OF 10



LOCAL AERIAL MAP

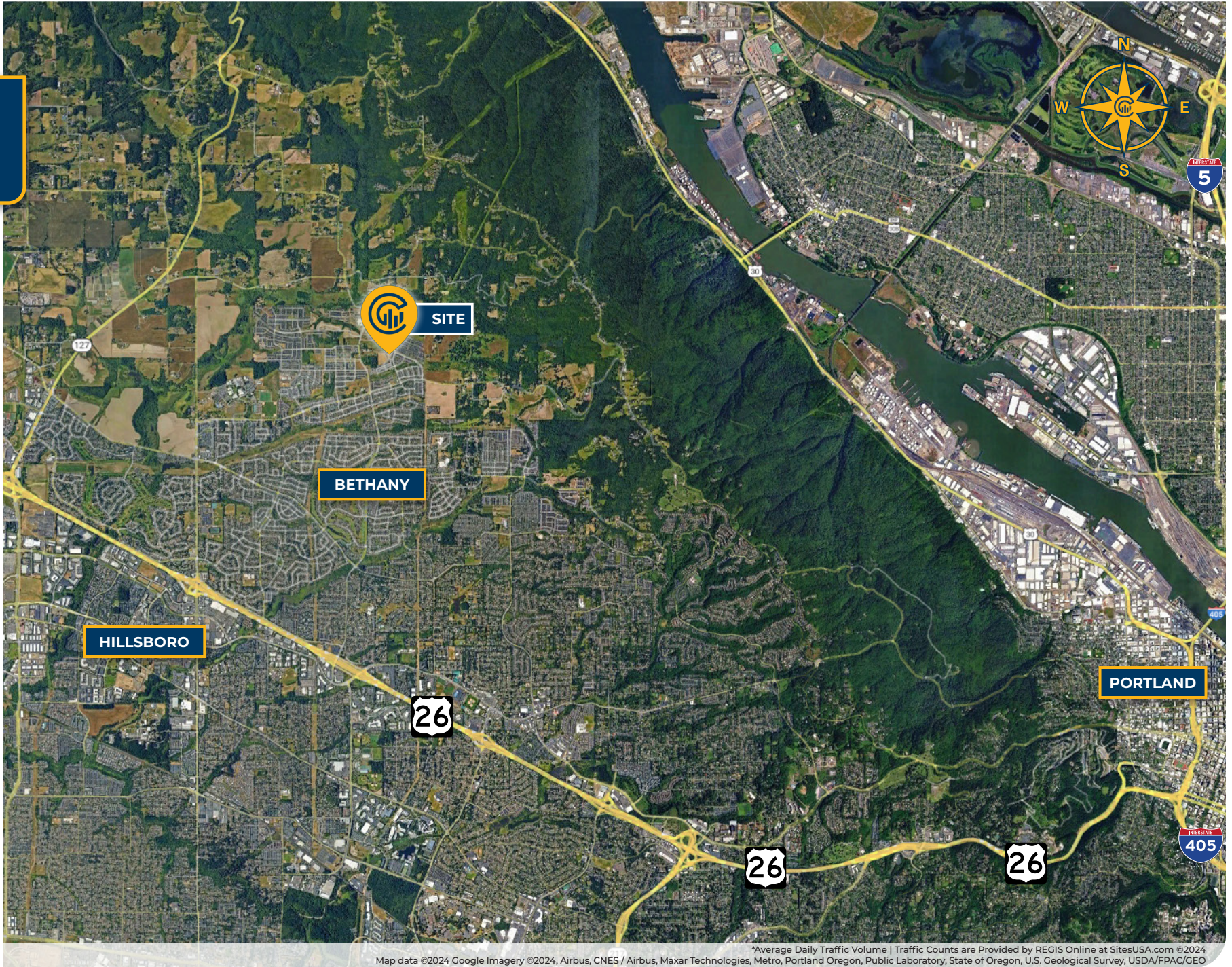


Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



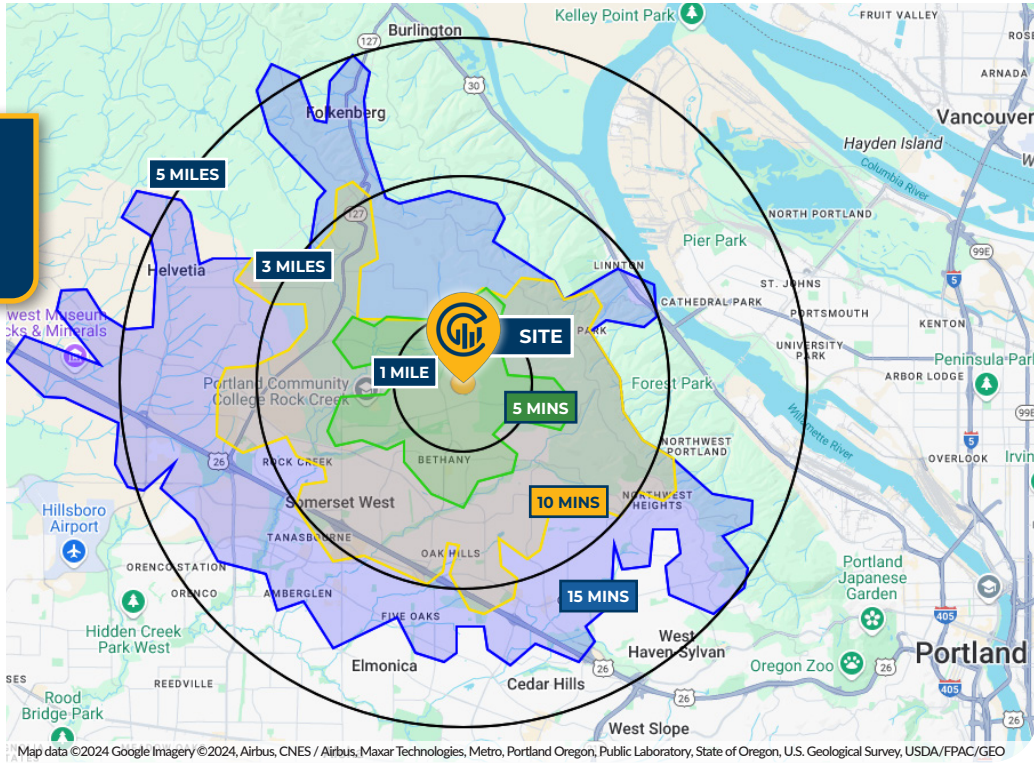
AERIAL MAP



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
*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	11,100	63,295	176,815
2029 Projected Population	10,846	61,715	174,394
2020 Census Population	10,661	64,484	177,728
2010 Census Population	4,915	51,635	144,584
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2024	9.0%	1.6%	1.6%
Households & Income			
2024 Estimated Households	3,685	23,289	72,723
2024 Est. Average HH Income	\$193,534	\$195,600	\$159,439
2024 Est. Median HH Income	\$176,659	\$162,105	\$127,084
2024 Est. Per Capita Income	\$64,255	\$71,988	\$65,636
Businesses			
2024 Est. Total Businesses	151	2,222	7,288
2024 Est. Total Employees	688	14,946	57,446
<small>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 5/2024, TIGER Geography - RS1</small>			

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

**BETHANY CROSSING
 COMMERCIAL PAD**