

Development Land

For Sale

8305 N Crawford Street
Portland, OR 97203

39,400 SF Development Land

Commercial Use Vacant Land

- Just down the hill from downtown St. John's
- Zoning CM3
- Apartment development plans available
- Steps to Cathedral Park and river access
- Iconic views of St. Johns Bridge, Forest Park, and the Willamette River

Potential Development Concept

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\$2,800,000.00

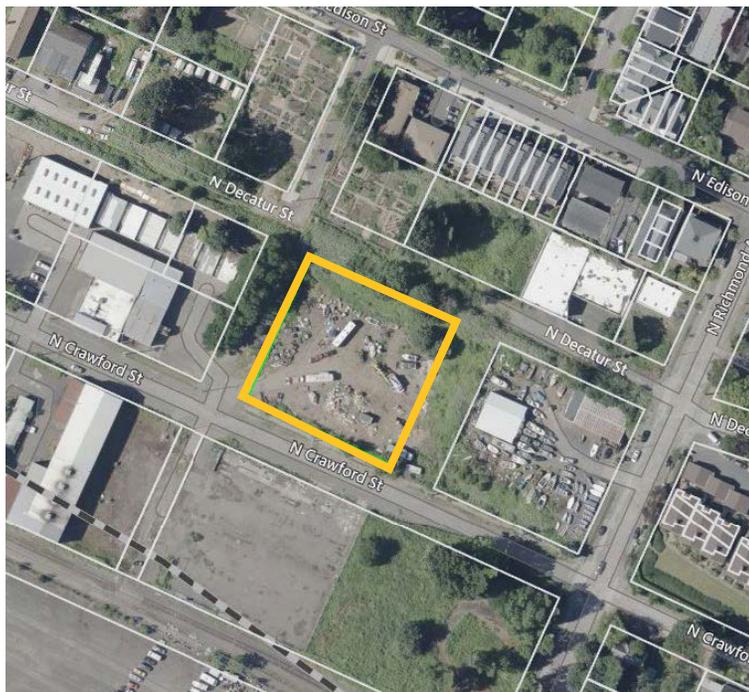


Accelerating success.

851 SW 6th Ave.
Suite 1600
Portland, OR 97204
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Property Overview

Address	8305 N Crawford Street, Portland, OR 97203
Property Details	39,400 SF (0.9 Acres)
Zoning	CM3 - Ideal for retail sales and services, office space, household living, vehicle repair, institutional uses, and limited manufacturing and other low-impact industrial uses.



\$2,800,000.00

Zoning

- The property is zoned CM3 (Commercial Mixed Use 3). The CM3 zone is a large-scale, commercial mixed-use zone intended for sites close to the Central City, in high-capacity transit station areas or town centers, and on civic corridors. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited impacts. The scale of development is intended to be larger than what is allowed in lower intensity commercial / mixed-use and residential zones.
- Specific allowable uses include: retail sales and services, office space, household living, vehicle repair, institutional uses, and limited manufacturing and other low-impact industrial uses.

Key Highlights

- Access to nearby Cathedral park w/ access to river.
- Views of nearby Forest Park.
- Access to nearby dog park (off-leash area) at Cathedral Park.
- Access to Downtown St. Johns.
- Access to nearby grocery store (Safeway).
- Iconic views of St. Johns Bridge, Forest Park and the Willamette River.

Market Overview

within 1 mile radius

Household & Population



Median Household Income

\$89,384



Median Age

38.7



Total Population

11,226



Total Households

5,109



Total Families

3,776



5-yr Population Growth Rate

2.78%

Business & Employment



Total Businesses

422



Total Employees

3,032



White Collar

72%



Blue Collar

19%



Services

9%



Unemployment Rate

4.4%

Education



No High School Diploma

2%



High School Graduate

16%



Some College

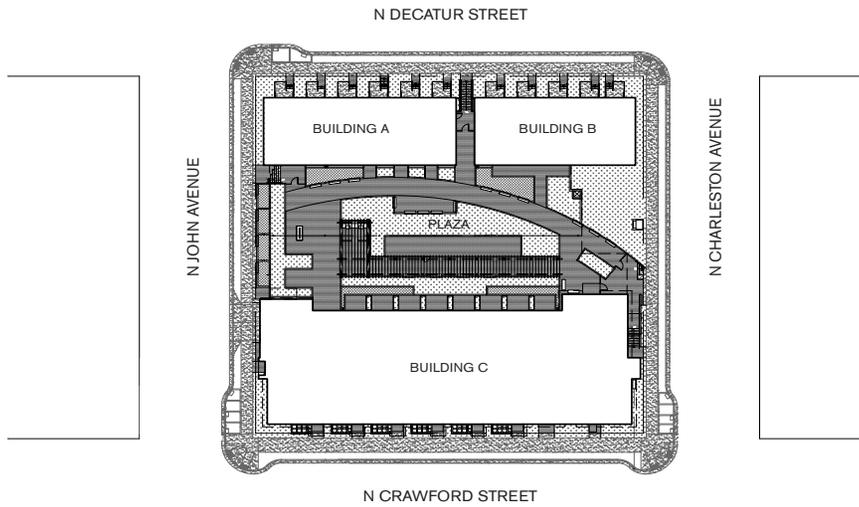
23%



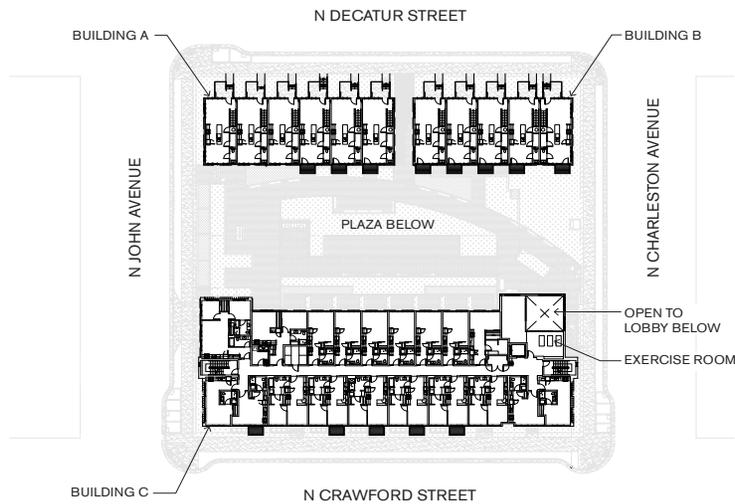
Bachelor's Degree/Pro. Degree

59%

Site Layout*



Possible Project View



Possible Plaza View

*Possible future site layout of a multifamily development



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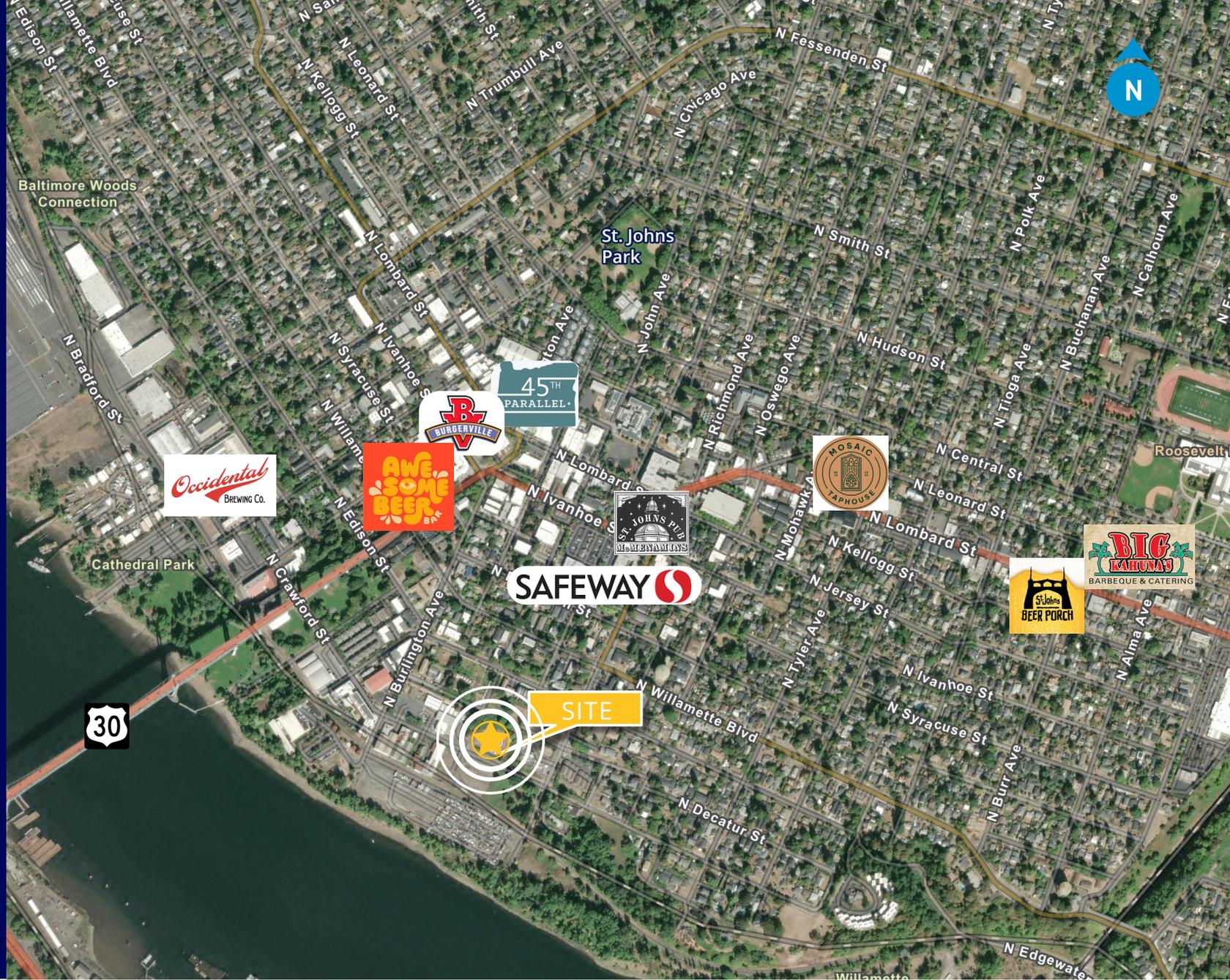
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Map Source: ESRI

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