



FOR SALE



MONTAVILLA DEVELOPMENT OPPORTUNITY

Prime Development Parcels along SE 82nd Ave
± 24,671 SF | \$1,600,000 (\$64.85 /SF)

218 & 322 SE 82nd Ave. Portland, OR 97216

- Two contiguous tax lots
- Highly-visible corner lot development
- Located in the Montavilla Neighborhood
- **Zoning:** CM2 (Commercial/Mixed Use 2) allows for housing, retail, and office uses
- 82nd Ave is undergoing a significant infrastructure investment from the City of Portland

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PROPERTY SUMMARY



FOR SALE

PROPERTY DETAILS		
Address	218 SE 82nd Ave. Portland, OR 97216	322 SE 82nd Ave. Portland, OR 97216
Property Size	10,421 SF	14,250 SF
Property Size (Combined)	24,671 SF	
Sale Price	\$1,600,000 (\$64.85 /SF)	
Parcel Number	R284546	R284541
Zoning	CM2 (Commercial/Mixed Use 2) View Online	

Capacity Commercial Group is pleased to exclusively represent prime development parcels along SE 82nd Ave in the Montavilla Neighborhood. This highly visible site is situated in a growing and dynamic neighborhood.

SE 82nd is undergoing a major infrastructure investment through the Build A Better 82nd program which is creating a more pedestrian friendly thoroughfare. The property is an ideal development for housing, retail, or foodcart pod.



2.5:1
Base FAR



4.0:1
Bonus FAR



55'
Height with Bonus



CM2
Zoning

Nearby Highlights

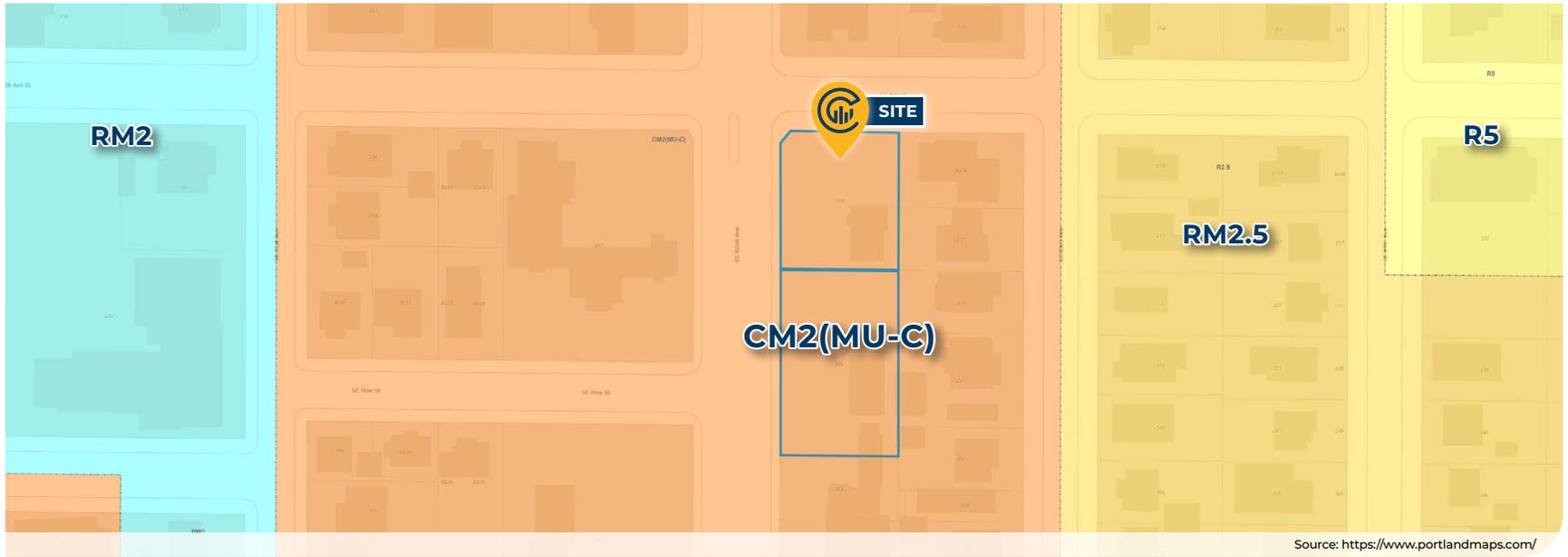
- Mia 102 - Sugarcane Juice
- Hong Phat Food Center
- Covert Café
- Yaowarat
- The Observatory
- Gyro Kingdom
- Santa Cruz Bakery & Taqueria
- Batting A Thousand - Batting Cages
- Monticello Antique Marketplace
- Stark Street Pizza Co



SITE PLAN

SITE PLAN





Source: <https://www.portlandmaps.com/>

Table 130-1
Commercial/Mixed Use Zone Primary Uses

Use Categories	CR	CM1	CM2	CM3	CE	CX
Residential Categories						
Household Living	Y	Y	Y	Y	Y	Y
Group Living	Y	Y	Y	Y	Y	Y
Commercial Categories						
Retail Sales And Service	L [1]	L [1]	Y	Y	Y	Y
Office	L [1]	L [1]	Y	Y	Y	Y
Quick Vehicle Servicing	N	L [1]	L [1]	L [1]	Y	N
Vehicle Repair	N	N	Y	Y	Y	L [4]
Commercial Parking	N	N	L [8]	L [8]	Y	CU [8]
Self-Service Storage	N	N	N	L [3]	L [3]	L [3]
Commercial Outdoor Recreation	N	N	Y	Y	Y	Y
Major Event Entertainment	N	N	CU	CU	CU	Y
Industrial Categories						
Manufacturing and Production	N	L/CU [2,4]				
Warehouse and Freight Movement	N	N	N	L [2,4]	L [2,4]	N
Wholesale Sales	N	N	L [2,4]	L [2,4]	L [2,4]	L [2,4]
Industrial Service	N	N	CU [2,4]	CU [2,4]	CU [2,4]	CU [2,4]
Bulk Fossil Fuel Terminal	N	N	N	N	N	N
Railroad Yards	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N
Institutional Categories						
Basic Utilities	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]
Community Service	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]
Parks and Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	Y	Y	Y
Colleges	N	Y	Y	Y	Y	Y
Medical Centers	N	Y	Y	Y	Y	Y
Religious Institutions	Y	Y	Y	Y	Y	Y
Daycare	Y	Y	Y	Y	Y	Y

Table 130-1
Commercial/Mixed Use Zone Primary Uses

Use Categories	CR	CM1	CM2	CM3	CE	CX
Other Categories						
Agriculture	L [9]	L [9]	L/CU [10]	L/CU [11]	L/CU [11]	L/CU [10]
Aviation and Surface Passenger Terminals	N	N	N	N	CU	CU
Detention Facilities	N	N	N	CU	CU	CU
Mining	N	N	N	N	N	N
Radio Frequency Transmission Facilities	N	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]
Rail Lines and Utility Corridors	N	CU	CU	CU	CU	CU

Y = Yes, Allowed
CU = Conditional Use Review Required

L = Allowed, But Special Limitations
N = No, Prohibited

- Notes:
- The use categories are described in Chapter 33.920.
 - Regulations that correspond to the bracketed numbers [] are stated in 33.130.100.B.
 - Specific uses and developments may also be subject to regulations in the 200s series of chapters.

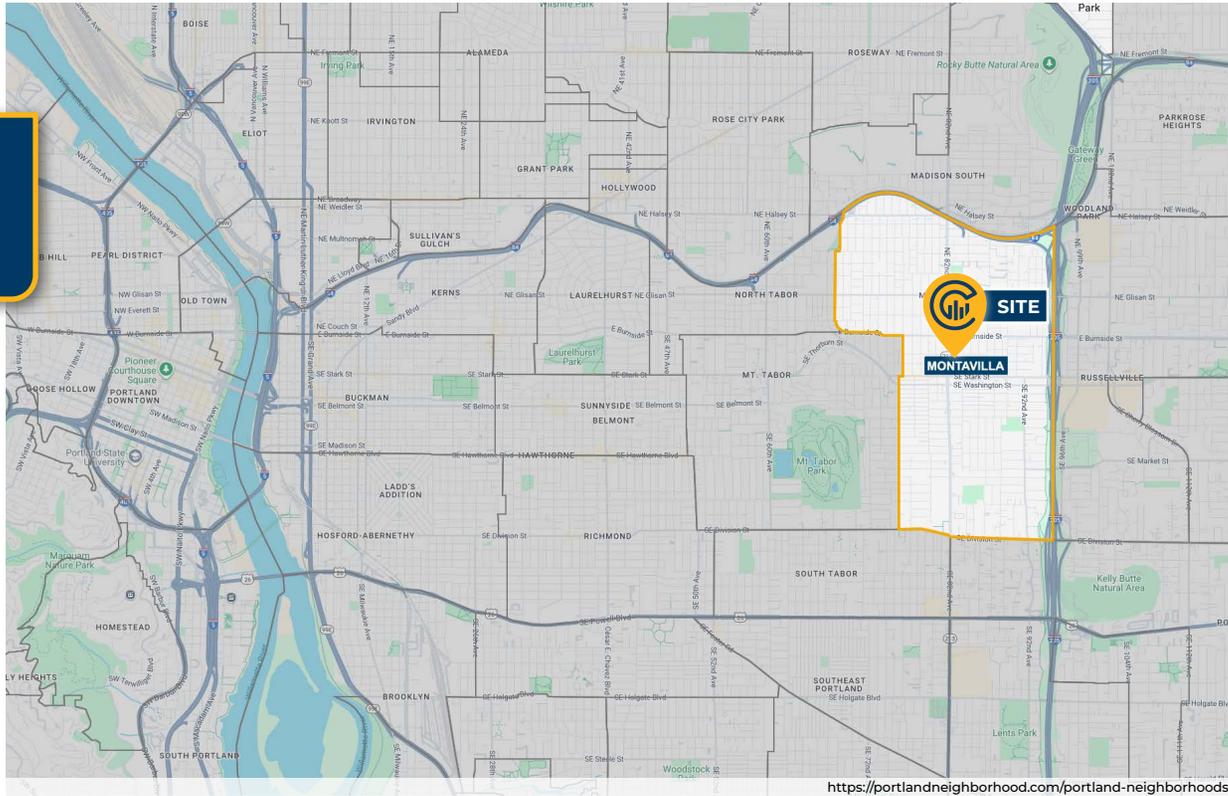
33.130.030 Characteristics of the Zones

C. Commercial/Mixed Use 2 zone. The Commercial/Mixed Use 2 (CM2) zone is a medium- scale zone intended for sites in a variety of centers, along corridors, and in other mixed use areas that have frequent transit service. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to four stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, provide a strong relationship between buildings and sidewalks, and complement the scale of surrounding residentially zoned areas.

[View Zoning Code Online](#)



MONTAVILLA NEIGHBORHOOD



MONTAVILLA PARK

- 9.48 Acres
- Ramp into play area
- Parking lot
- Sensory play
- Paved Pathway
- Restroom
- Play Area
- Picnic table
- Engineered mulch surface

Montavilla Park is a 10 minute walk from 218 SE 82nd Ave.



Montavilla is a neighborhood in Portland, Oregon with a population of 16,018. Montavilla is in Multnomah County and is one of the best places to live in Oregon. Living in Montavilla offers residents an urban suburban mix feel and most residents own their homes. In Montavilla there are a lot of bars, restaurants, coffee shops, and parks. Many families and young professionals live in Montavilla and residents tend to be liberal. The public schools in Montavilla are above average. - Read more about [Montavilla](#) on Niche.

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B+ PUBLIC SCHOOLS

B JOBS

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C HOUSING

A+ NIGHT LIFE

A OUTDOOR ACTIVITIES

A- GOOD FOR FAMILIES

A DIVERSITY

A COMMUTE

82nd Avenue Critical Fixes: Major Maintenance Project



BUILDING A BETTER 82ND

82nd Avenue Critical Fixes: Major Maintenance Project Overview Map



As part of the **Critical Fixes: Major Maintenance Project**, PBOT is improving 2.5-miles of NE/SE 82nd Avenue (two segments). This project is currently under construction and construction will continue through 2026.

The project areas were selected based on:

- Safety needs
- Pavement maintenance needs
- Serving equity
- Serving Centers (e.g., Jade, Lents) and other major destinations (e.g., McDaniel High School)

In addition, PBOT selected these areas because the designed improvements can be constructed largely within the existing public right-of-way.

Critical Fixes: Major Maintenance Project improvements will:

- Provide safe and comfortable places for people to cross 82nd Avenue by installing pedestrian signals, bike signals at neighborhood greenways, and median islands
- Reduce the risk of serious injuries and fatalities for all people traveling by installing median islands in areas with a high crash history
- Mitigate the impact of extreme heat events by planting trees where possible
- Improve accessibility by installing ADA curb ramps for people using mobility devices, wheelchairs, and strollers
- Address maintenance needs through repaving, signal reconstruction, and updated street markings

About Building a Better 82nd

Ownership of 82nd Avenue is being transferred from the state to the Portland Bureau of Transportation (PBOT). A critical north-south connection and one of Portland's high-crash corridors, 82nd Avenue is in urgent need of significant investments to improve safety and address maintenance issues.

Critical Fixes Now

PBOT is investing in 82nd Avenue to deliver critical fixes. These urgent safety and maintenance repairs to the corridor include repaving and ADA corner ramps, pedestrian crossings, street lighting, safety improvements, tree planting, and sidewalk improvements. Critical Fixes projects will be in construction between 2023 and 2026.

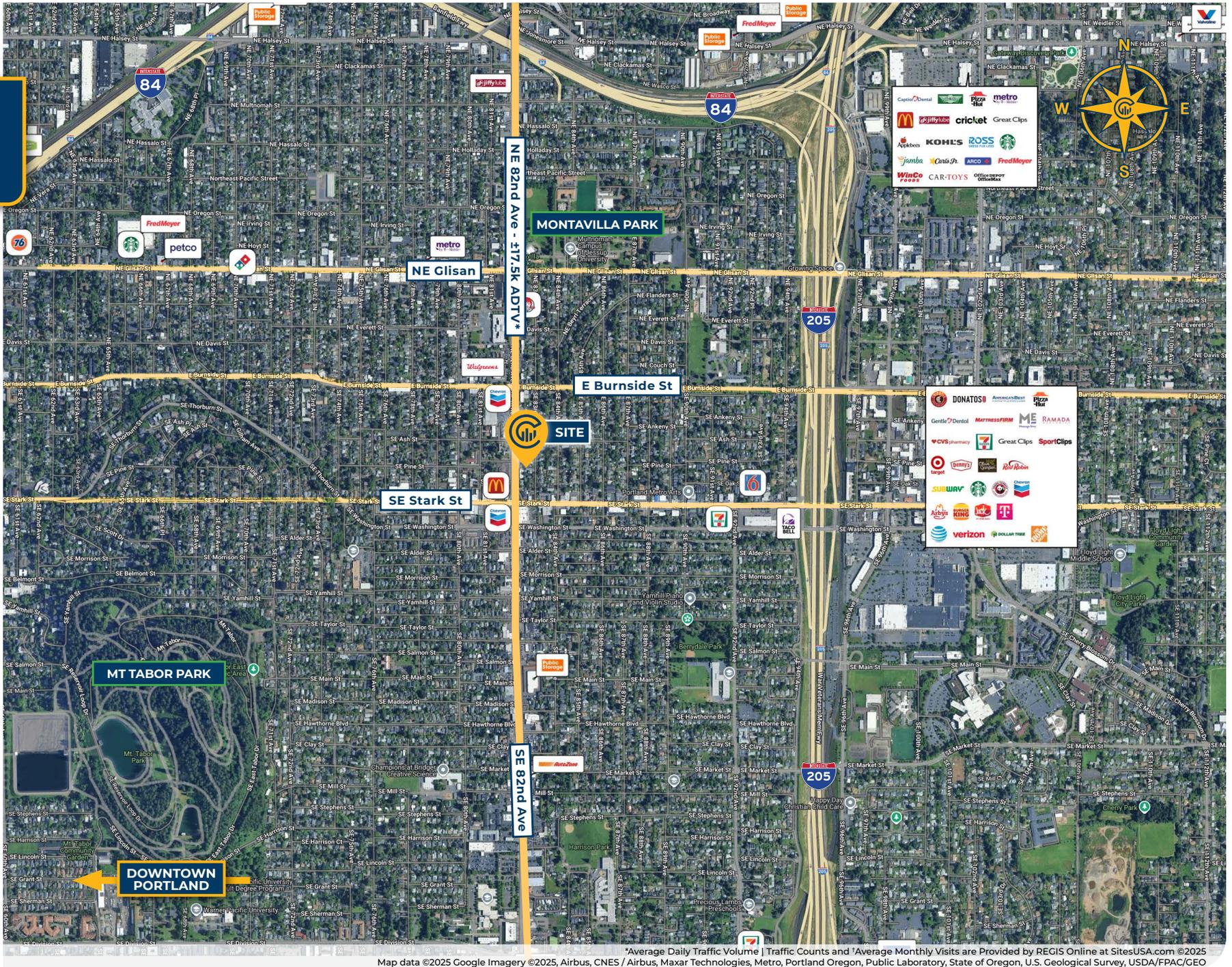
Future Investments Next

While completing the most critical repairs, PBOT will identify and prioritize future investments for a better 82nd Avenue. Over the next two years, PBOT will conduct broad and inclusive community engagement and work directly with community-based organizations and agency partners to determine what the bureau should focus on for improving 82nd Avenue long-term.

Learn More at: www.portland.gov/transportation/pbot-projects/construction/82nd-avenue-major-maintenance



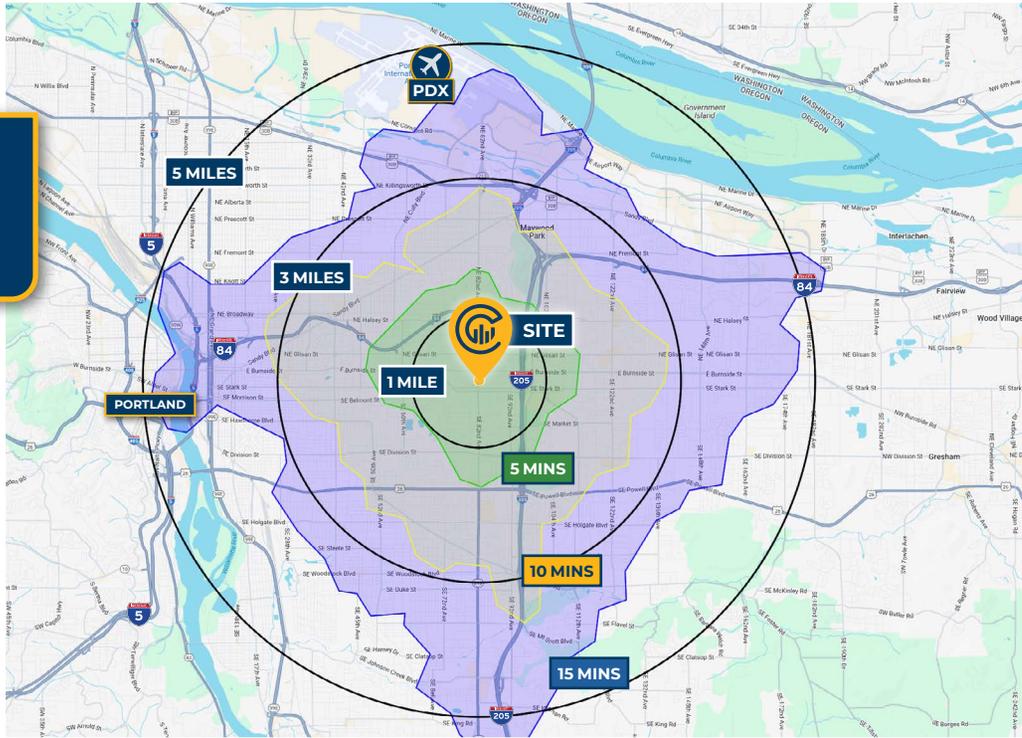
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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DRIVE TIMES & DEMOGRAPHICS



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90
Walk Score®
"Walker's Paradise"

98
Bike Score®
"Biker's Paradise"

52
Transit Score®
"Good Transit"

Ratings provided by www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	20,775	202,346	458,792
2030 Projected Population	20,077	195,716	446,586
2020 Census Population	21,916	214,303	469,807
2010 Census Population	20,380	197,990	424,332
Projected Annual Growth 2025 to 2030	-0.7%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2025	0.1%	0.1%	0.5%
Households & Income			
2025 Estimated Households	8,965	85,796	195,307
2025 Est. Average HH Income	\$114,681	\$125,020	\$123,869
2025 Est. Median HH Income	\$92,216	\$96,965	\$96,003
2025 Est. Per Capita Income	\$49,931	\$53,292	\$53,048
Businesses			
2025 Est. Total Businesses	1,237	11,390	32,423
2025 Est. Total Employees	11,027	70,764	268,802

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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