



FOR SALE



SELLWOOD DEVELOPMENT LAND

Development Opportunity

±0.74 Acre (±32,092 SF) | Sale Price: \$2,925,000 (\$91.00/SF)

- CE Zoned Development Site in the Sellwood-Moreland Neighborhood
- Zoning allows for residential, retail, and office development
- 1 Block from Westmoreland Park
- 6 Blocks from Multiple Retailers and Restaurants
- 2 Blocks to the SE Tacoma Light Rail Station

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PROPERTY SUMMARY



PROPERTY DETAILS

Address	2500 SE Tacoma St, Portland, OR 97202
Lot Size	±0.74 Acre (±32,092 SF)
Sale Price	\$2,925,000 (\$91.00/SF)
Parcel #	R645907
FAR	2.5:1 (4:1 with bonus provisions)
Development Potential	128,368 SF @ 4:1 45' Height Limit
Zoning	Commercial Employment (CE) - View Online

Capacity Commercial Group is pleased to exclusively offer for sale a prime development site in Portland, OR. Located in the desirable Sellwood-Moreland neighborhood, the site is situated nearby major thoroughfares. Nearby amenities include the charming downtown Sellwood, Eastmoreland Golf Course, Westmoreland Park and Nature Playground, and Springwater Corridor. The CE zoning allows for multifamily, retail, and office development.

Nearby Highlights

- Les Schwab Tires
- New Seasons
- Columbia Sportswear Factory Store
- CVS
- Piknik Park Food Cart Pod
- Portal Tea
- Sebastiano's Sandwich
- KAEDE Sushi
- R. Spencer Antiques, Inc
- Gino's Italian
- Cloud Gap Games
- Jade Tea House
- Wei Wei—A Taste of Taiwan
- Reverend's BBQ



LOCAL AERIAL MAP



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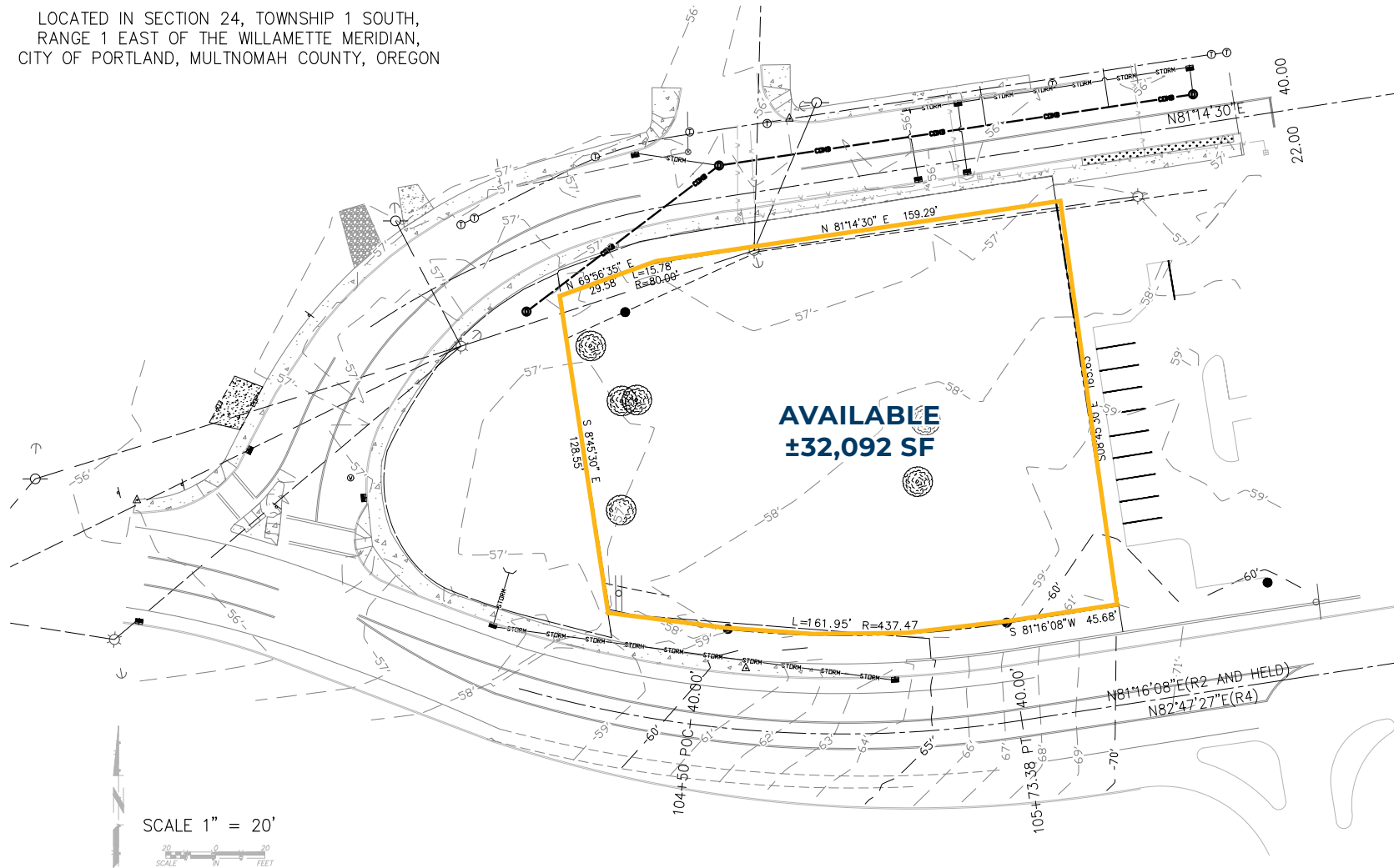


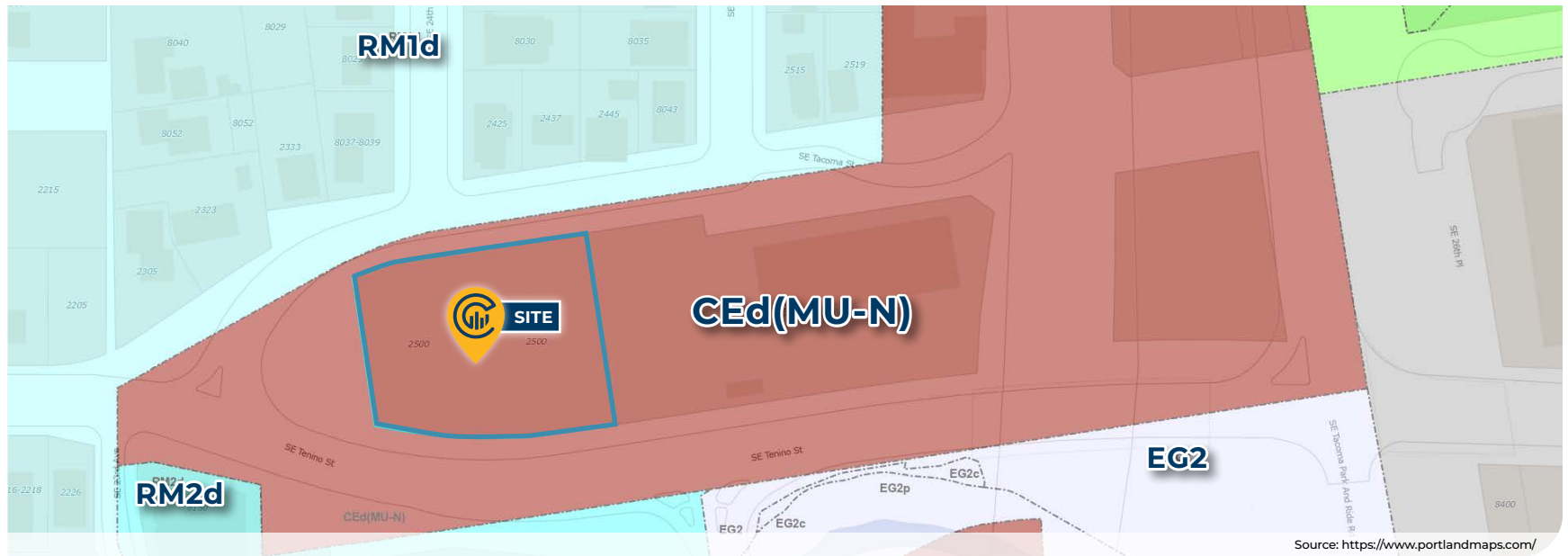
SITE PLAN

SITE PLAN

EXISTING CONDITIONS SURVEY

LOCATED IN SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 1 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON





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

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]	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]	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

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.

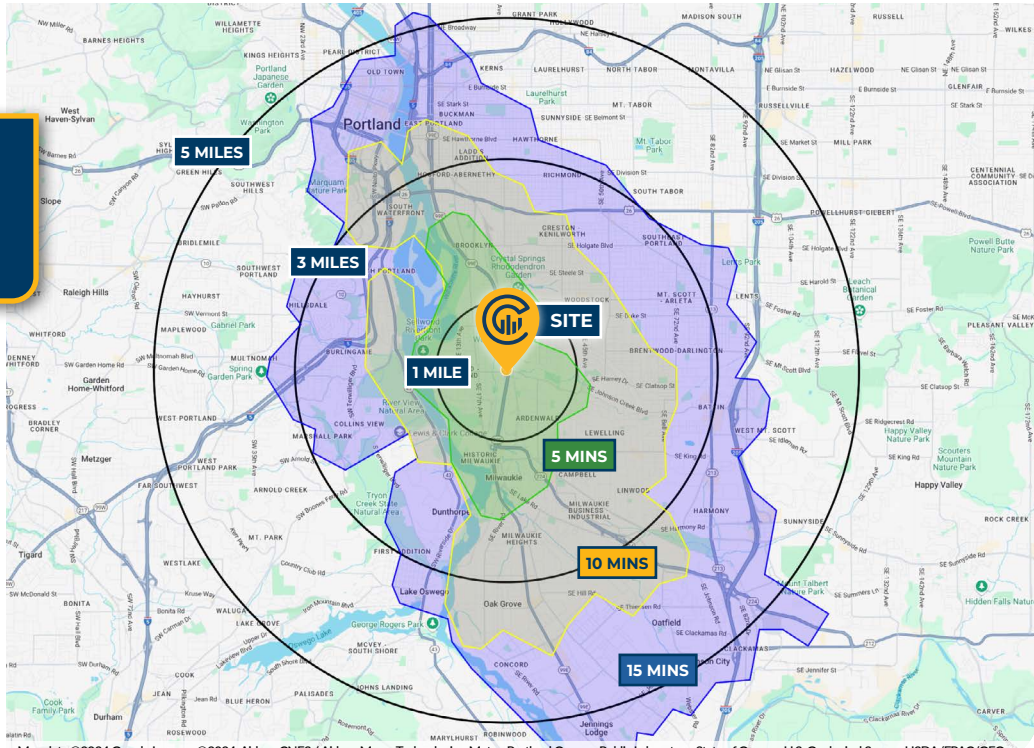
33.130.030 Characteristics of the Zones

E. Commercial Employment zone. Commercial Employment (CE) zone is a medium-scale zone intended for sites along corridors with a Neighborhood Collector or higher traffic classification, especially along civic corridors that are also Major Truck Streets or Priority Truck Streets. This zone is generally not appropriate in designated centers, except on a site that is currently developed in an auto-oriented manner and where more urban development is not yet economically feasible. The zone allows a mix of commercial uses, including auto-accommodating development and drive-through facilities, as well as some light manufacturing and distribution uses that have few off-site impacts. The emphasis of this zone is on commercial and employment uses, but residential uses are also allowed. Buildings in this zone will generally be up to four stories tall. This zone is intended to allow for development with auto-accommodating configurations, while also including pedestrian- oriented design features that support transit and pedestrian access.

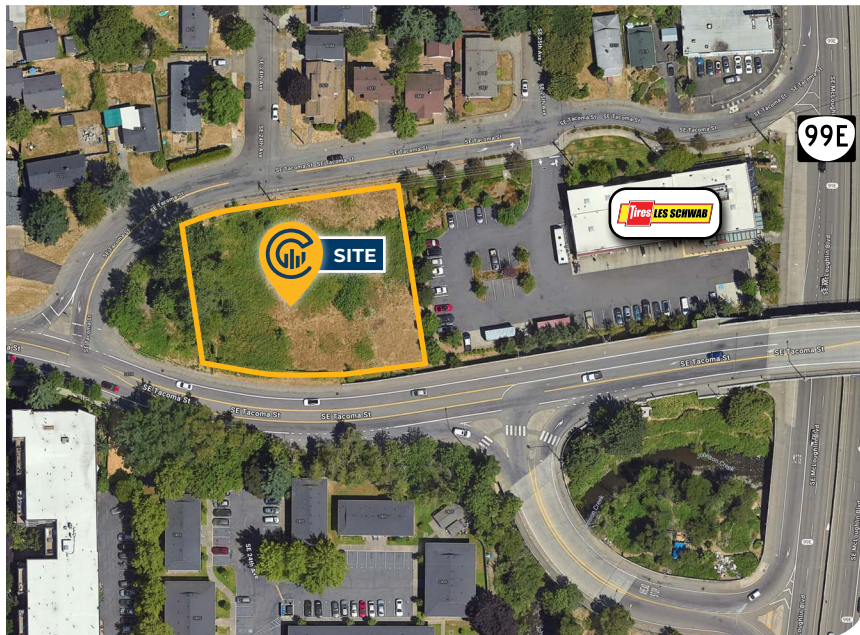
[View Zoning Code Online](#)



DRIVE TIMES & DEMOGRAPHICS



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59

Walk Score®
"Somewhat Walkable"



93

Bike Score®
"Biker's Paradise"



50

Transit Score®
"Good Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	17,680	139,889	420,067
2029 Projected Population	17,447	137,635	411,418
2020 Census Population	17,994	141,882	416,329
2010 Census Population	15,657	129,053	376,394
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2024	0.9%	0.6%	0.8%
Households & Income			
2024 Estimated Households	7,885	62,678	192,391
2024 Est. Average HH Income	\$163,321	\$135,176	\$135,106
2024 Est. Median HH Income	\$130,403	\$104,673	\$101,257
2024 Est. Per Capita Income	\$72,929	\$60,827	\$62,194
Businesses			
2024 Est. Total Businesses	1,143	8,326	33,058
2024 Est. Total Employees	6,569	55,403	268,813

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 11/2024,
TIGER Geography-RS1

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