

FOR SALE

# RESTAURANT, RETAIL, OR REDEVELOPMENT OPPORTUNITY

17937 SOUTHEAST STARK STREET, PORTLAND, OR 97233



## FOR SALE - SE 181ST & STARK

**REMAX ADVANTAGE GROUP**  
13220 SE 172nd Ave  
Happy Valley, OR 97086



**PRESENTED BY:**

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# PROPERTY SUMMARY

17937 SOUTHEAST STARK STREET



## Property Summary

Price:	\$2,950,000
Building SF:	5,172
Price / SF:	\$570/SF
Lot Size:	62,726 SF
Land/SF:	\$47/SF
Frontage:	215 ft
Signage:	Pylon
Parking:	95
Year Built:	1973
Renovated:	2000
Traffic Count:	50,000 per day (181st & Stark)
Zoning:	RTC (Rockwood Town Center)
Property Taxes (2023)	\$20,755

## Property Overview

Discover an exceptional opportunity in a thriving urban renewal area, perfect for retail, restaurant, or a mixed-use redevelopment. This 1.5 acre property is an easily accessible, high-traffic location situated on corner of SE 181st Ave & Stark Street, offering abundant parking, pylon signage, and multiple ingress/egress points.

The well-maintained restaurant building offers a dining, lounge, office, four (4) multi-stall restrooms, and a large, well-equipped commercial kitchen.

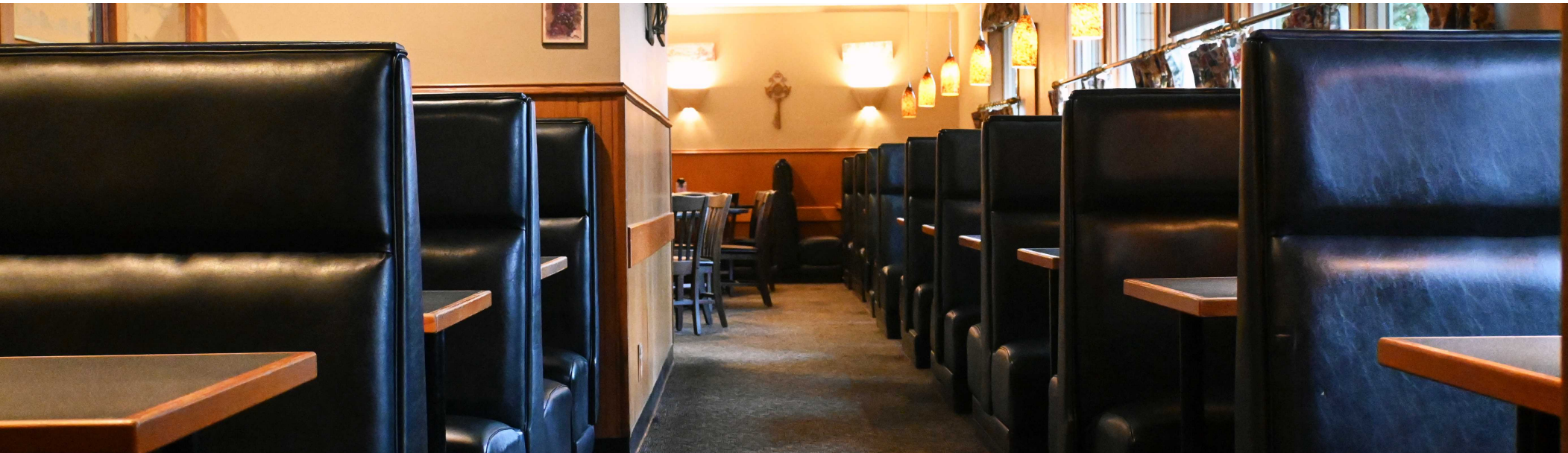
Please note, the restaurant is currently Open for Business. Please Do Not Disturb Tenant, Employees, or Customers. Please Direct All Inquiries Regarding this Listing to the Brokers.

## Location Overview

The Rockwood Town Center (RTC) district encompasses the heart of Central Rockwood. It is centered on the triangle formed by E. Burnside, NE 181st Ave., and SE Stark St., but also takes in adjacent properties around the triangle. Primary uses permitted in RTC are retail commercial, services, office uses and housing. Mixed-use developments and various institutional uses (e.g. library, public meeting halls, government facilities) are also permitted.

# PROPERTY PHOTOS

17937 SOUTHEAST STARK STREET



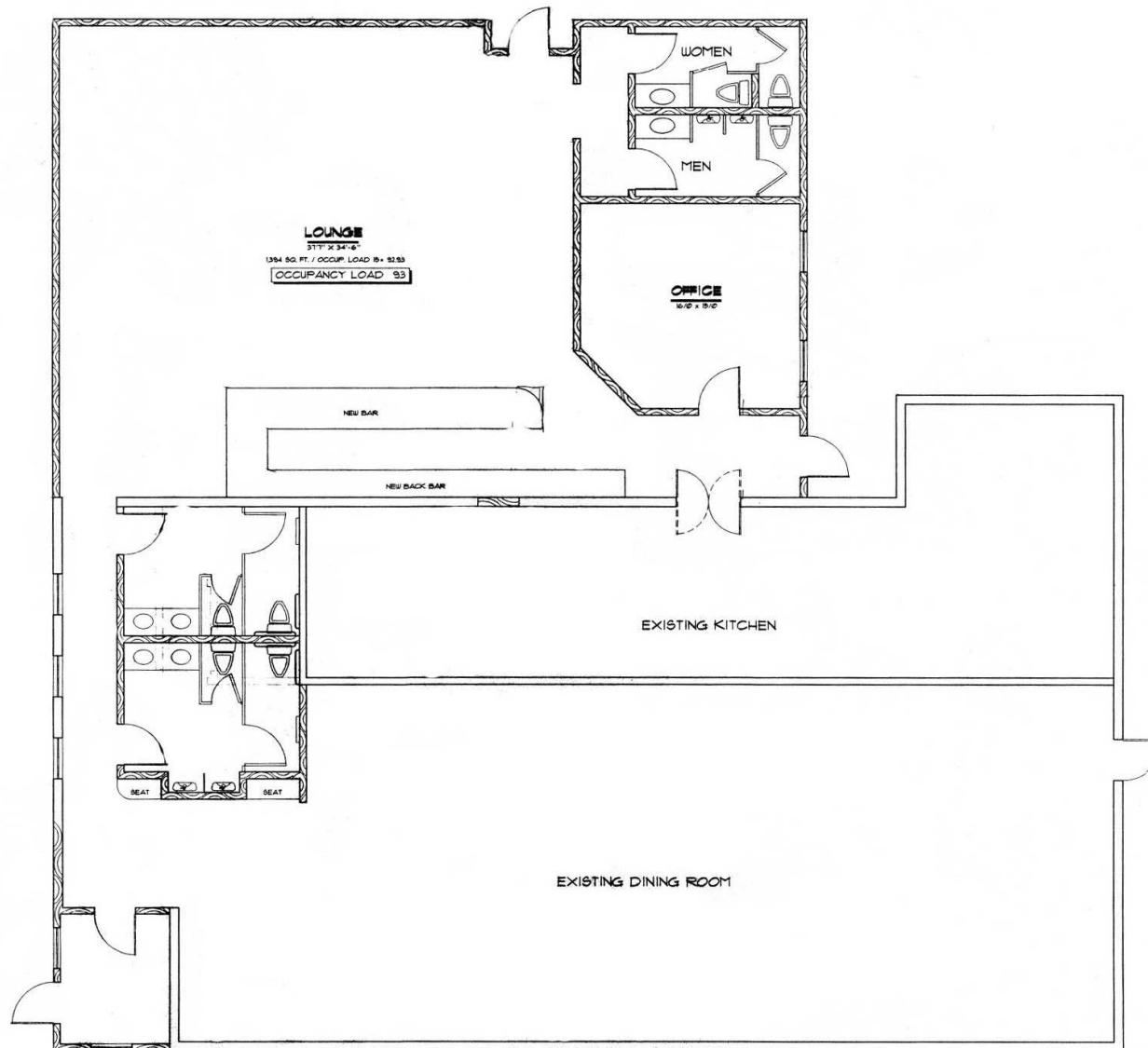
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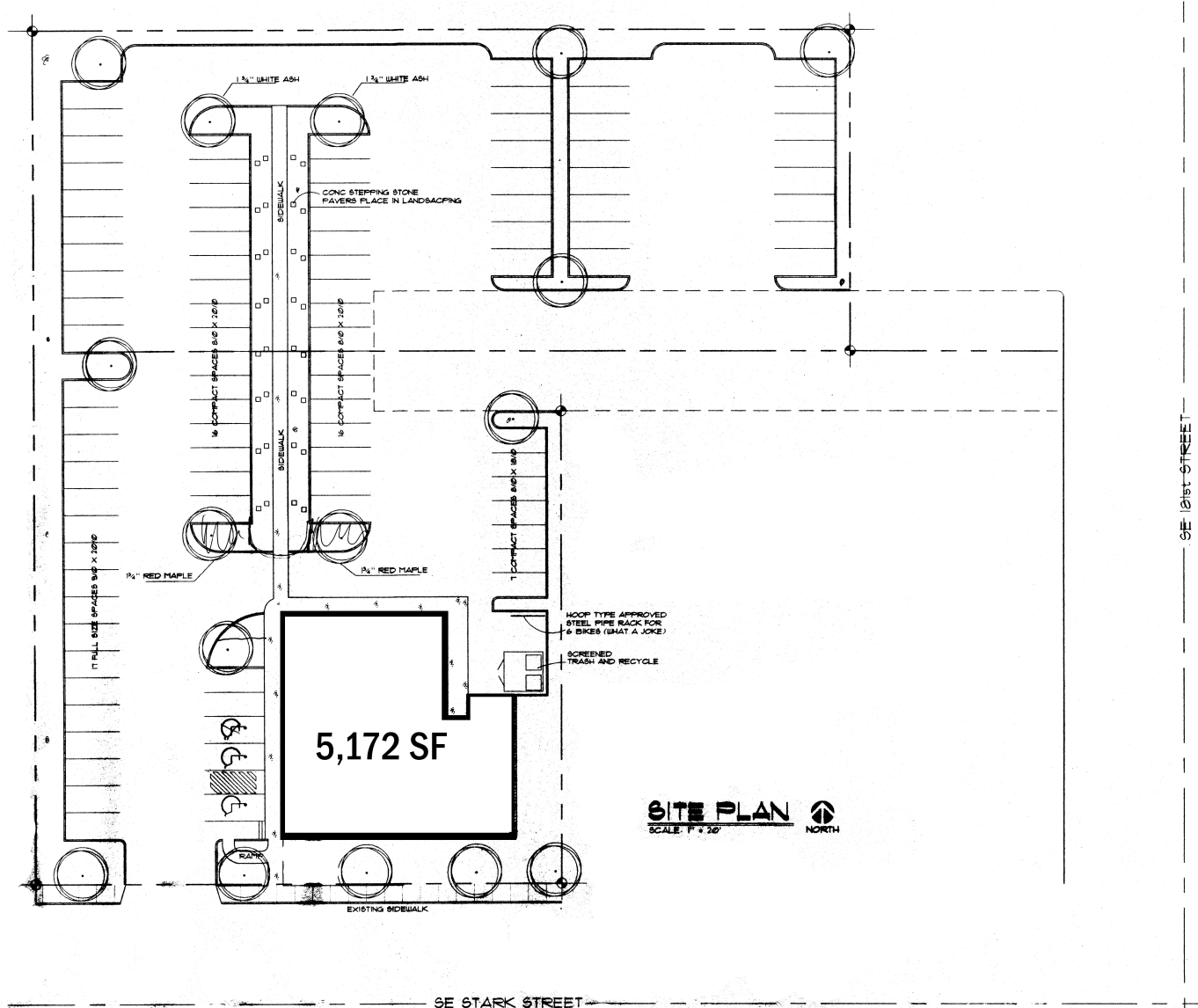
# FLOOR PLAN

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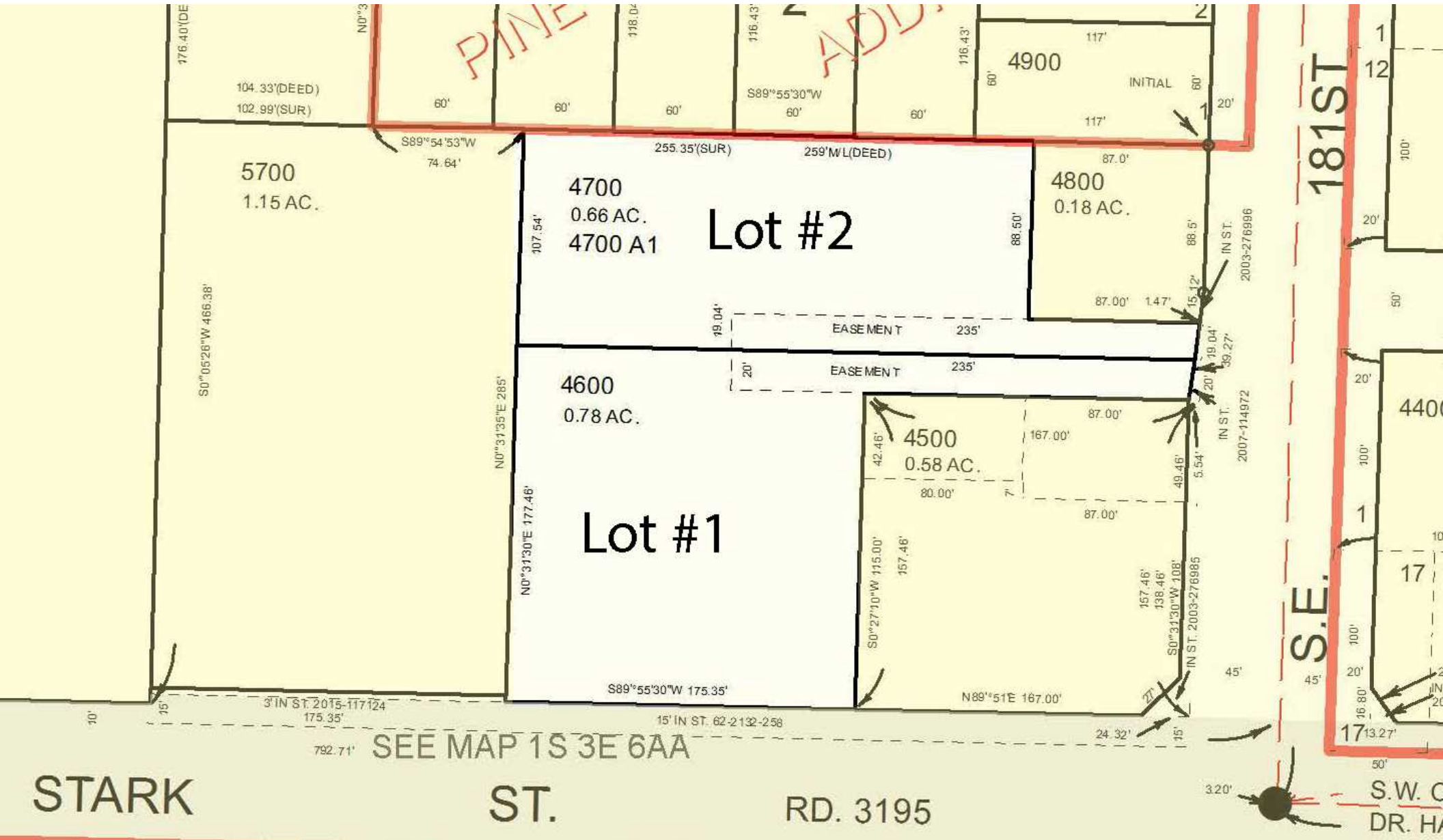
# SITE PLAN

17937 SOUTHEAST STARK STREET



# PLAT MAP

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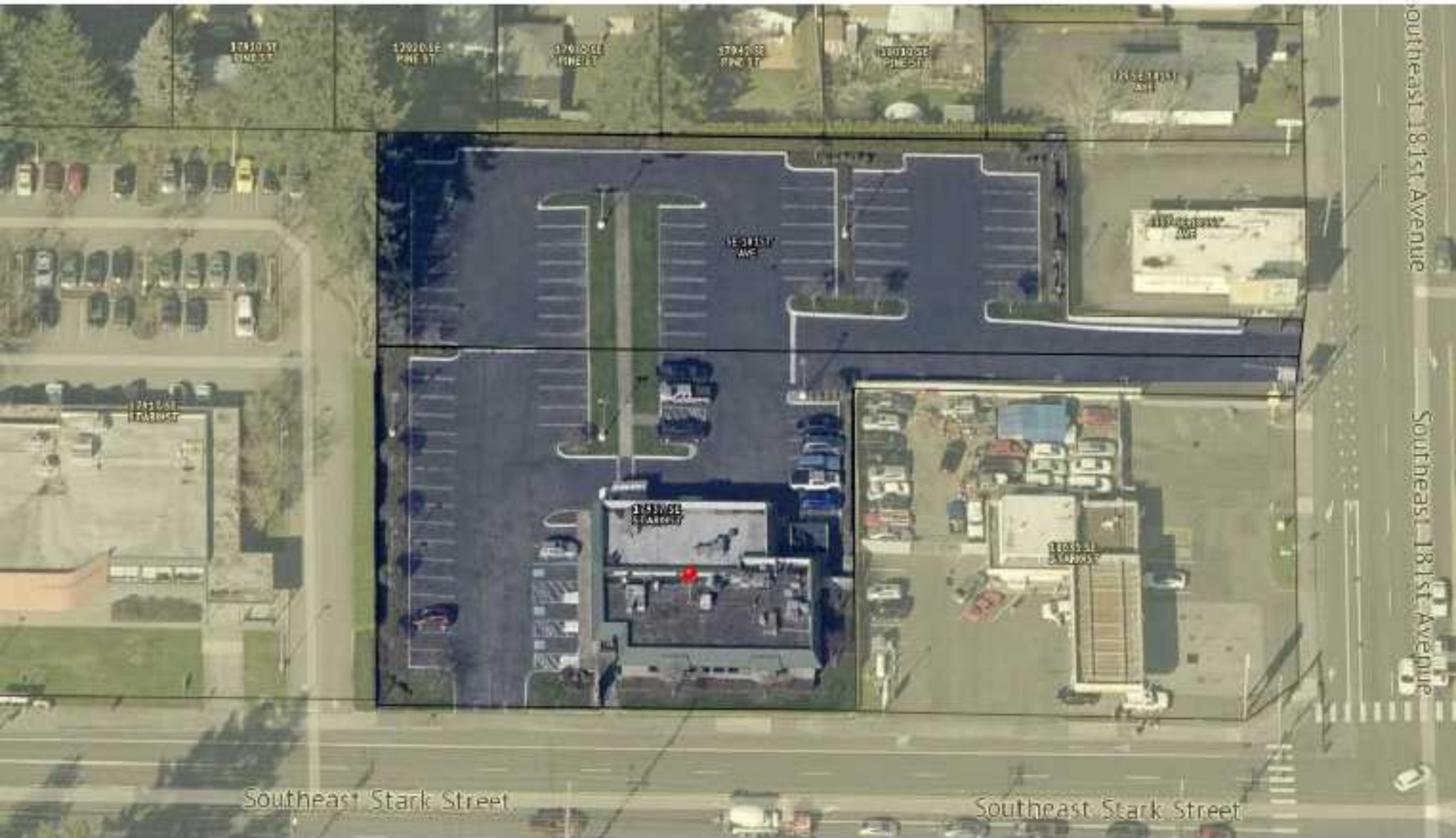
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# AERIAL PHOTO

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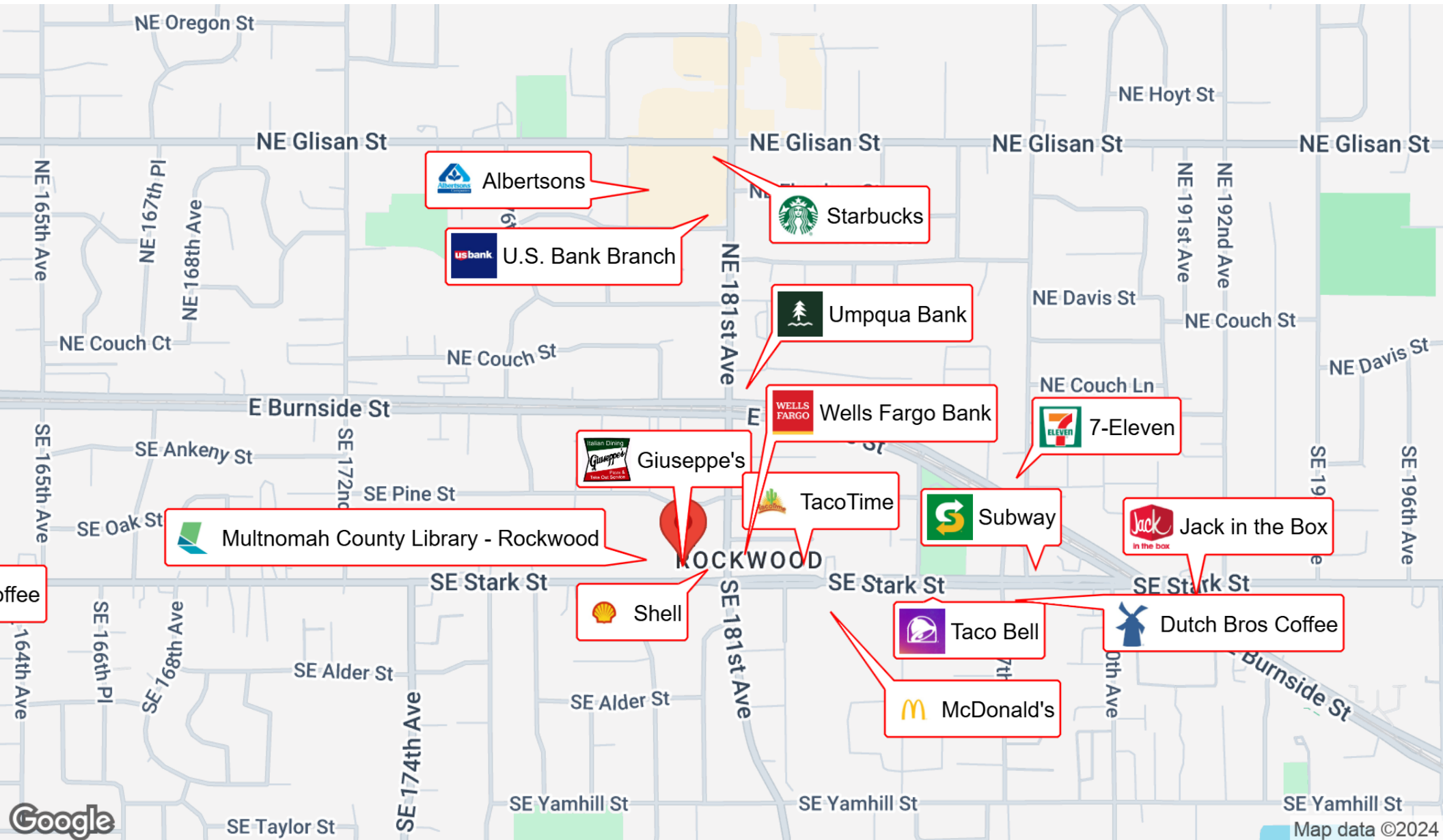
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# AREA BUSINESS MAP

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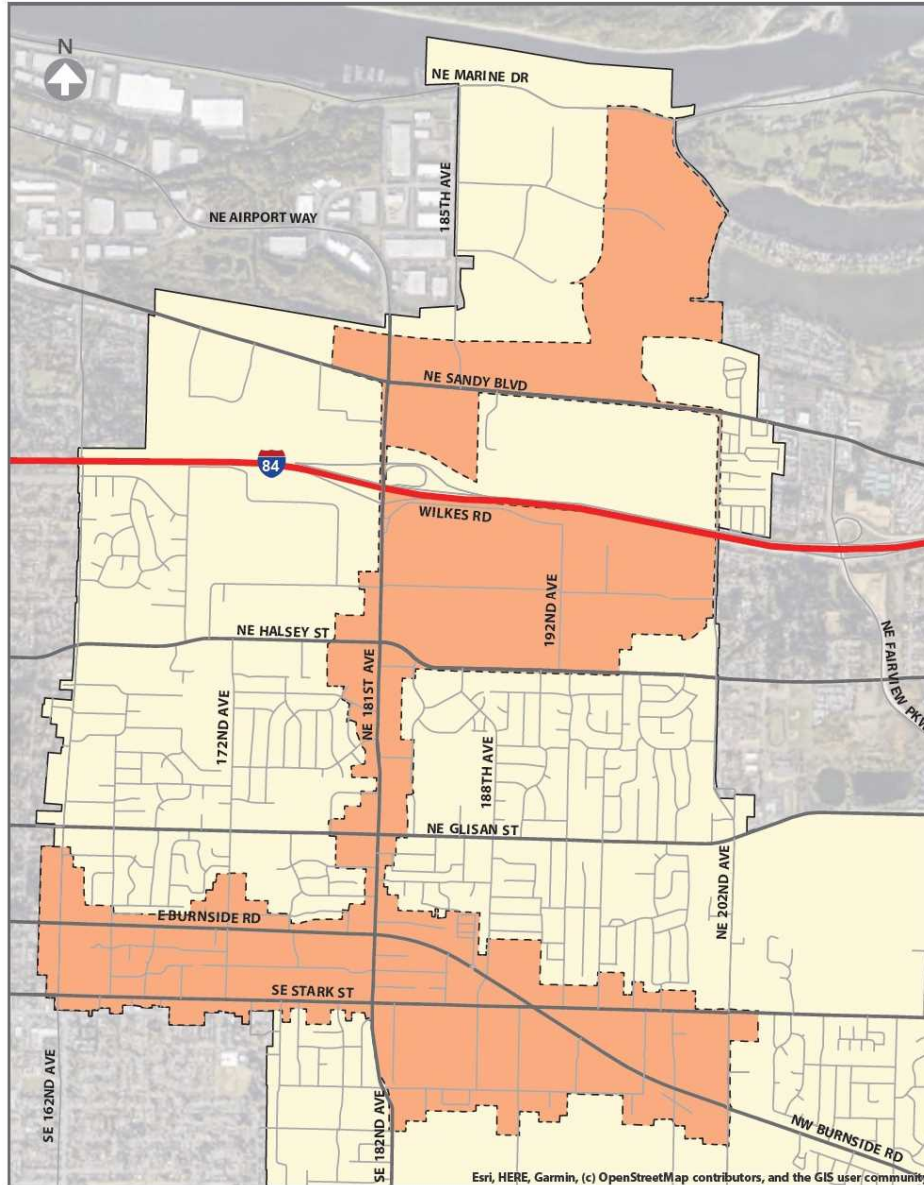
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# ZONING & PERMITTED USES

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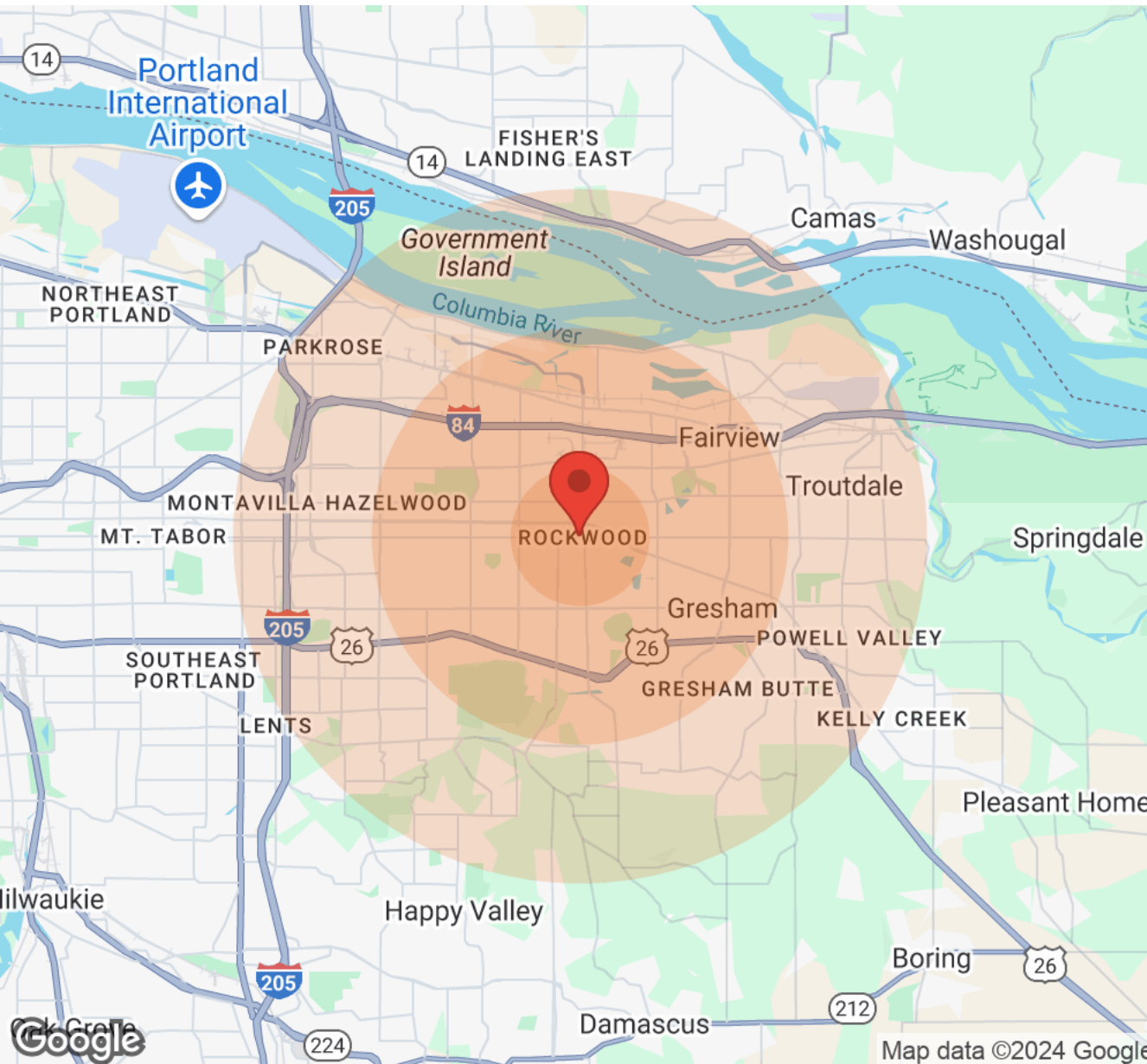
Figure 1. Rockwood-Gresham Urban Renewal Area Map



USES	RTC
<b>RESIDENTIAL<sup>1</sup></b>	
Single Detached Dwelling	NP
Duplex	NP
Triplex	NP
Quadplex	NP
Townhouse	L <sup>3</sup>
Cottage Cluster	NP
Multifamily <sup>28</sup>	L <sup>3, 4</sup>
Elderly Housing	SUR <sup>3</sup>
Manufactured Dwelling Park	NP
Residential Facility	P <sup>3</sup>
Residential Home	NP
Affordable Housing	P <sup>9</sup>
<b>COMMERCIAL</b>	
Auto-Dependent Use	L <sup>10</sup>
Business and Retail Service and Trade	P
Clinics	P
Commercial Parking	SUR
Daycare Facilities	P
Live-Work	P
Major Event Entertainment	SUR
Mini-Storage Facilities	NP
Outdoor Commercial	NP

# AREA DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	13,385	75,158	150,568
Female	13,346	77,742	154,799
Total Population	26,731	152,900	305,367

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,897	34,965	67,524
Ages 15-24	3,985	21,258	42,191
Ages 25-54	10,455	59,500	119,552
Ages 55-64	2,501	16,728	34,793
Ages 65+	2,893	20,449	41,307

Income	1 Mile	3 Miles	5 Miles
Median	\$39,023	\$44,411	\$45,239
< \$15,000	1,818	8,303	15,473
\$15,000-\$24,999	1,004	7,103	13,844
\$25,000-\$34,999	1,362	6,942	13,305
\$35,000-\$49,999	1,402	8,963	17,777
\$50,000-\$74,999	1,577	11,157	22,743
\$75,000-\$99,999	1,037	5,999	13,209
\$100,000-\$149,999	583	5,065	10,789
\$150,000-\$199,999	74	1,155	2,511
> \$200,000	N/A	602	1,689

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,336	57,843	117,068
Occupied	8,763	54,570	110,408
Owner Occupied	4,071	28,801	61,091
Renter Occupied	4,692	25,769	49,317
Vacant	573	3,273	6,660

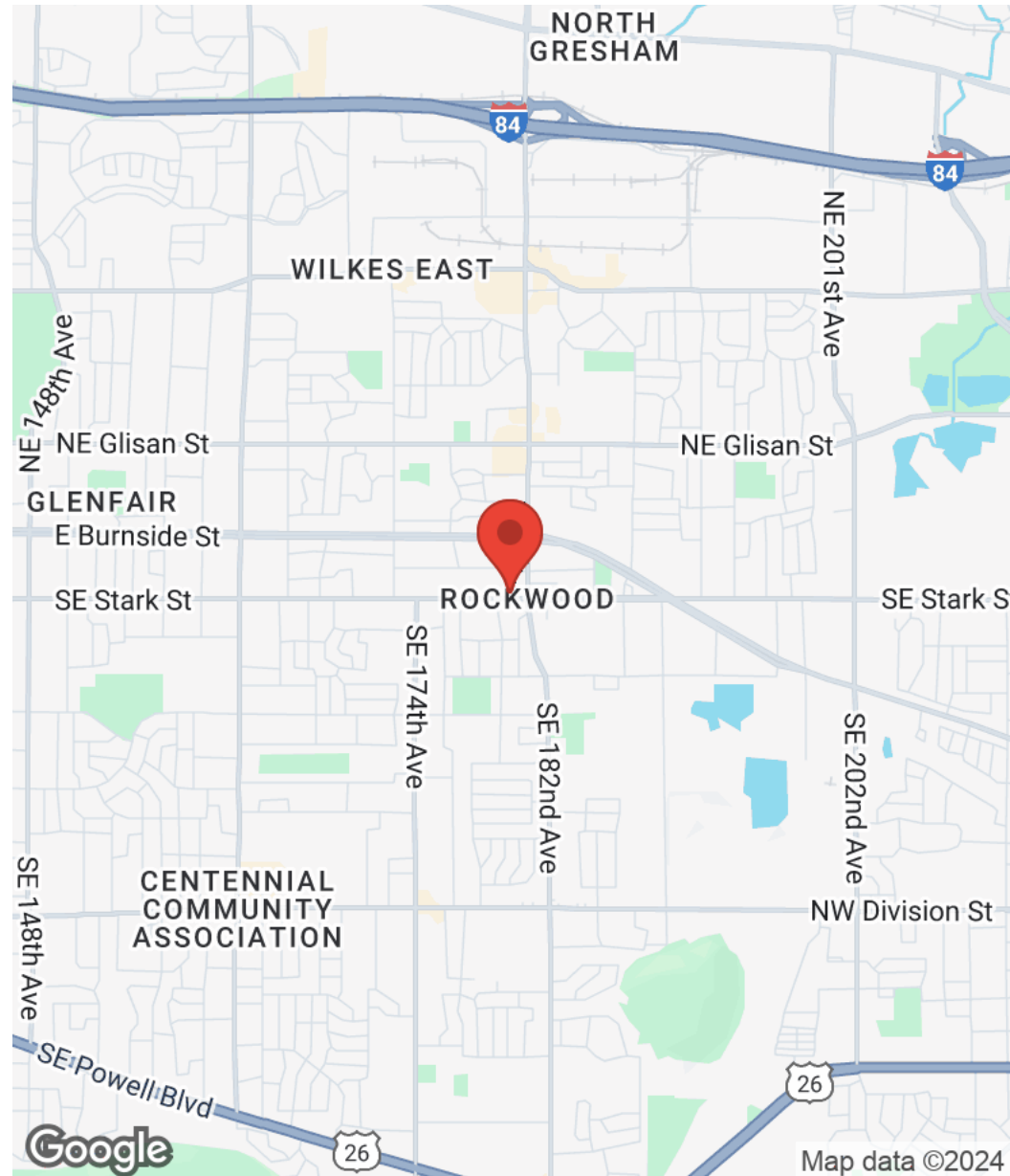
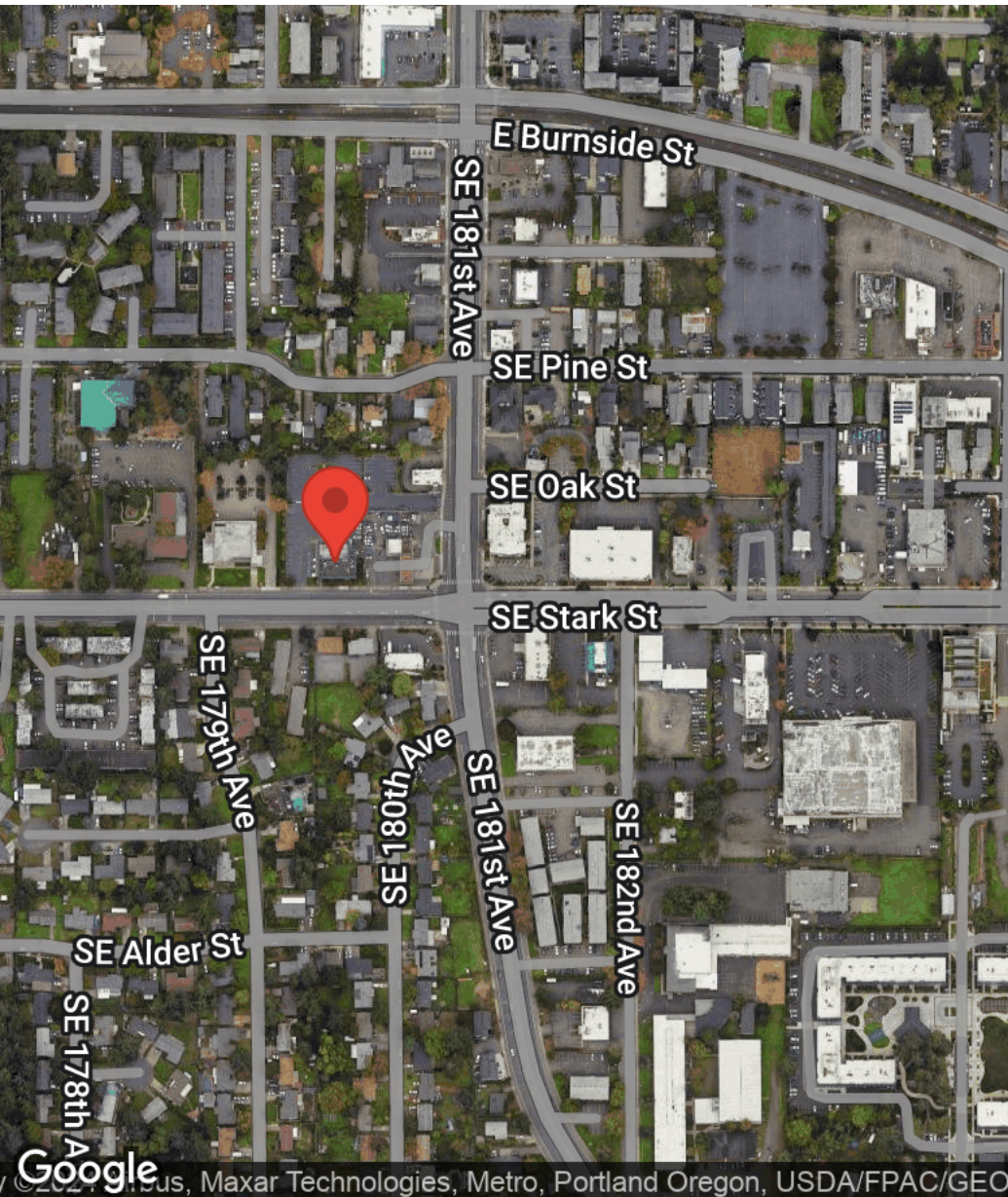
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# LOCATION MAPS

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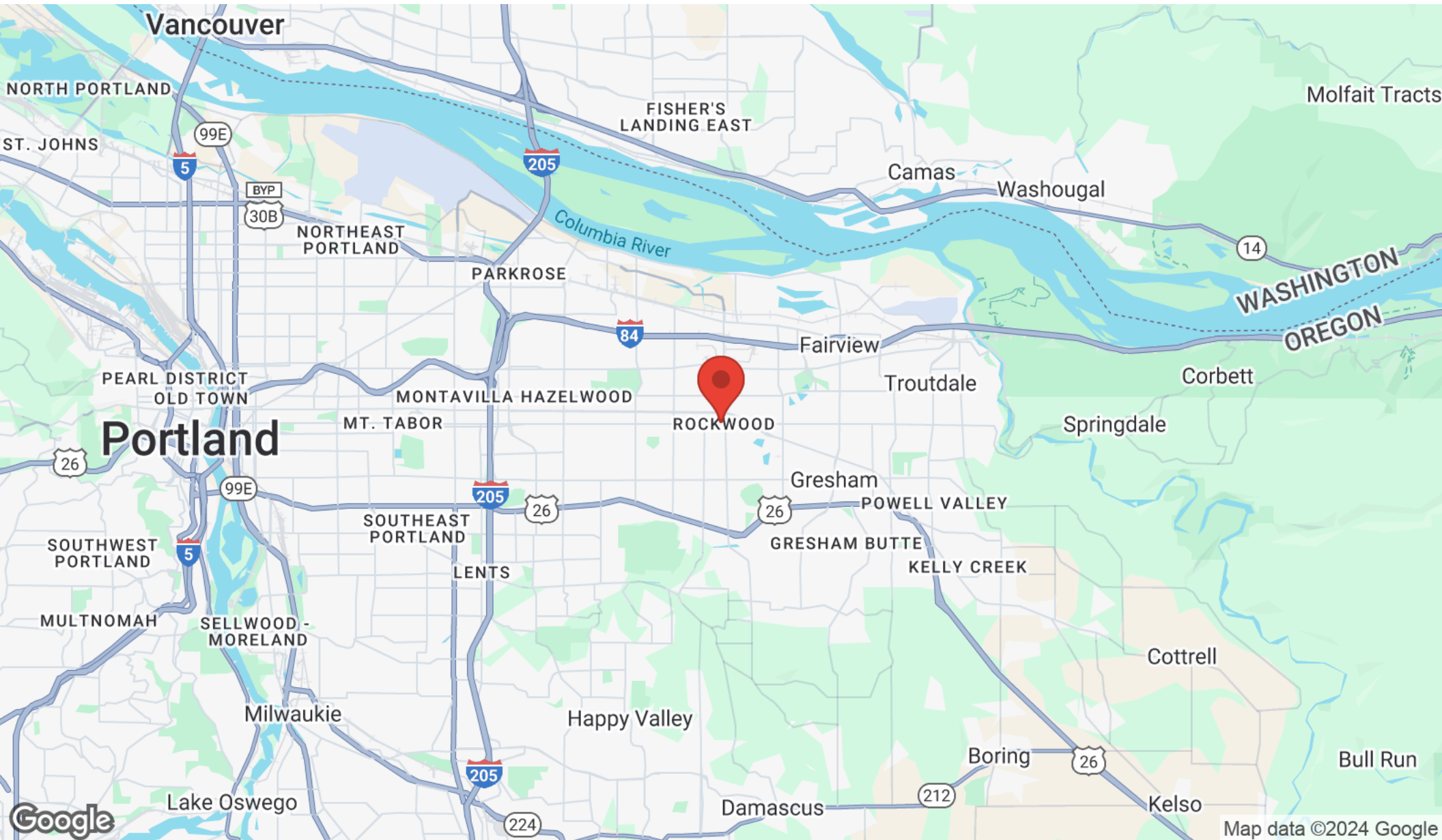
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# REGIONAL MAP

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