



Land Sale

Mixed-Use North Bethany Development Opportunity

7115 NW Kaiser Rd
Portland, OR 97229

Overview

Total Land:	1.82 AC (79,278 SF)
Building:	Proposed 55,335 SF mixed-use building
Zoning:	NCMU-NB & R-25+ NB
Asking Price:	Please call for pricing

Features

Building is fully permitted with approved project development plans. Due diligence package including geotech, survey, design, CDs and permit submittal to be made available.

Located directly on Kaiser Rd, across from the Park Blocks in the heart of the North Bethany Central Neighborhood. Rare central infill location in North Bethany neighborhood.

Beautifully designed mixed-use development that includes a full range of amenities for the community. 28,500 SF of commercial use on the 1st and 2nd floors, 26,835 SF of residential use on the 3rd and 4th floors for 20 apartment units.

For more information:



Sean Connors
503.886.8689 mobile
sconnors@cresa.com



Kelsey Machuca
503.679.2419 mobile
kmachuca@cresa.com



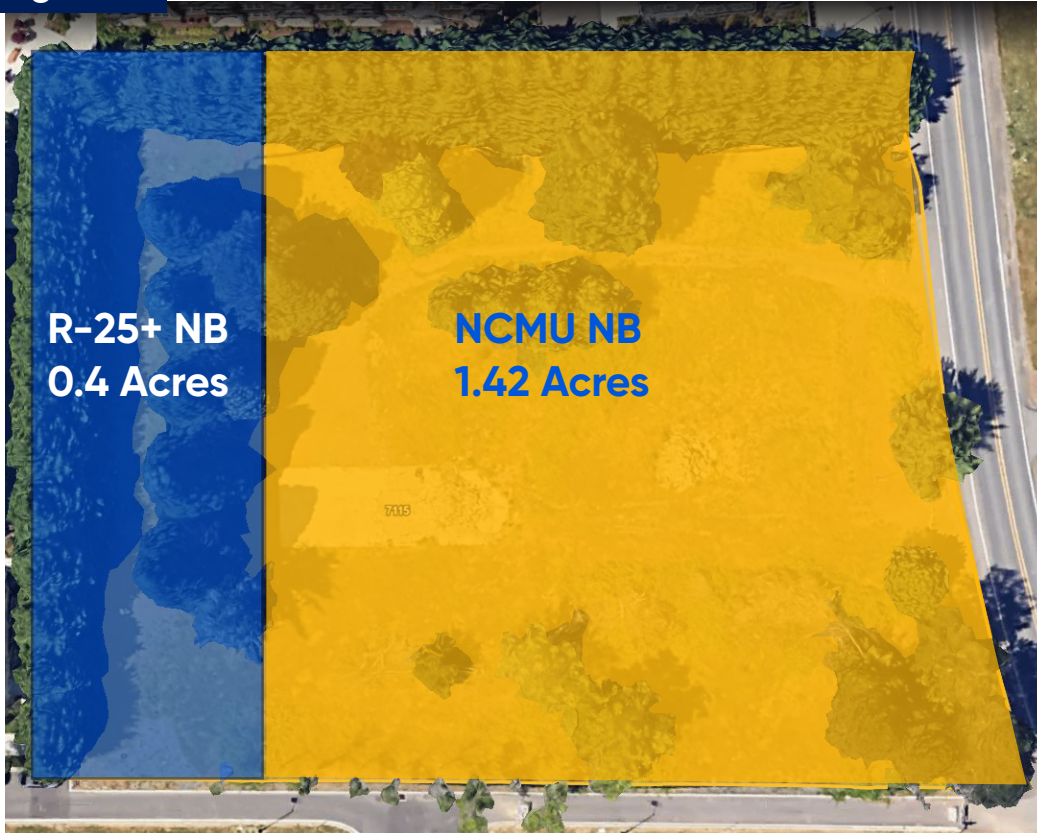
Sean Heaton
503.320.1961 mobile
sheaton@cresa.com

Cresa
1355 NW Everett St, Suite 100
Portland, OR 97209

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Lot/Zoning



R-25+ NB

The R-25+ North Bethany District (R-25+ NB) is intended to implement the policies of the Comprehensive Plan for areas in the North Bethany Subarea Plan designated for residential development at no more than 25 units per acre and no less than 20 units per acre. A density bonus may be provided through a Planned Development.

The purpose of the R-25+ NB District is to provide areas for high density, multi-dwelling residential housing as well as senior housing and assisted living in proximity to services (e.g., retail and civic uses) and with reduced off-street parking needs. Student housing is also considered an appropriate residential use in this District.

NCMU NB

The Neighborhood Commercial Mixed Use North Bethany District (NCMU NB) is intended to provide for the daily shopping and service needs of new urban communities. The Neighborhood Commercial Mixed Use District area is easily accessible from the surrounding neighborhoods by foot, bike and car.

The NCMU NB District is intended to serve as a community focal point for daily needs such as services and retail goods and as a gathering place for the community. The NCMU NB is intended to be a prominent feature in the community. High density attached multi-family residential uses may be allowed on upper floors of buildings within this District.

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Building Renderings



EAST ELEVATION (ALIGNED)



SOUTH ELEVATION

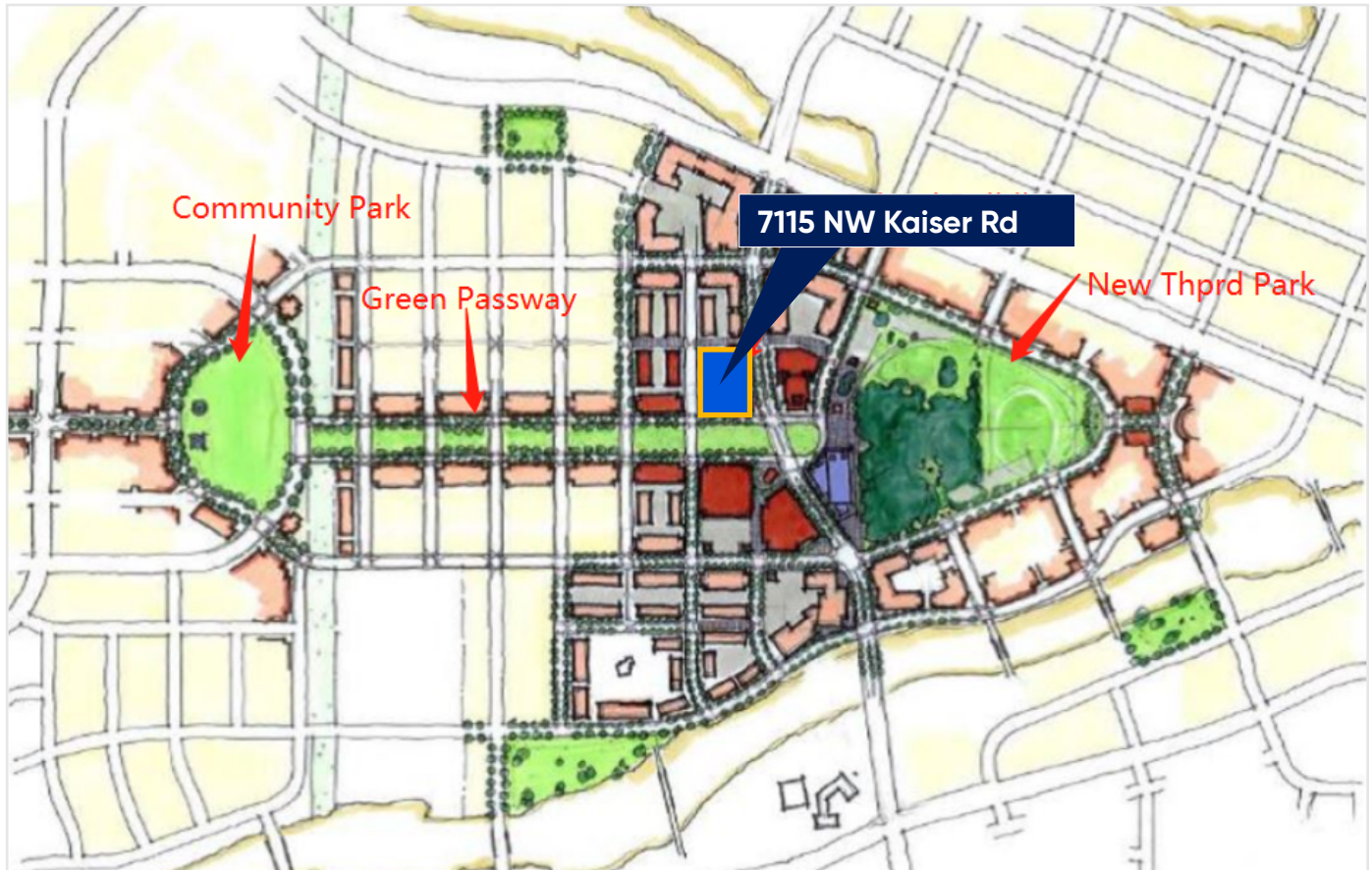


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NEIGHBORHOOD SITE PLAN

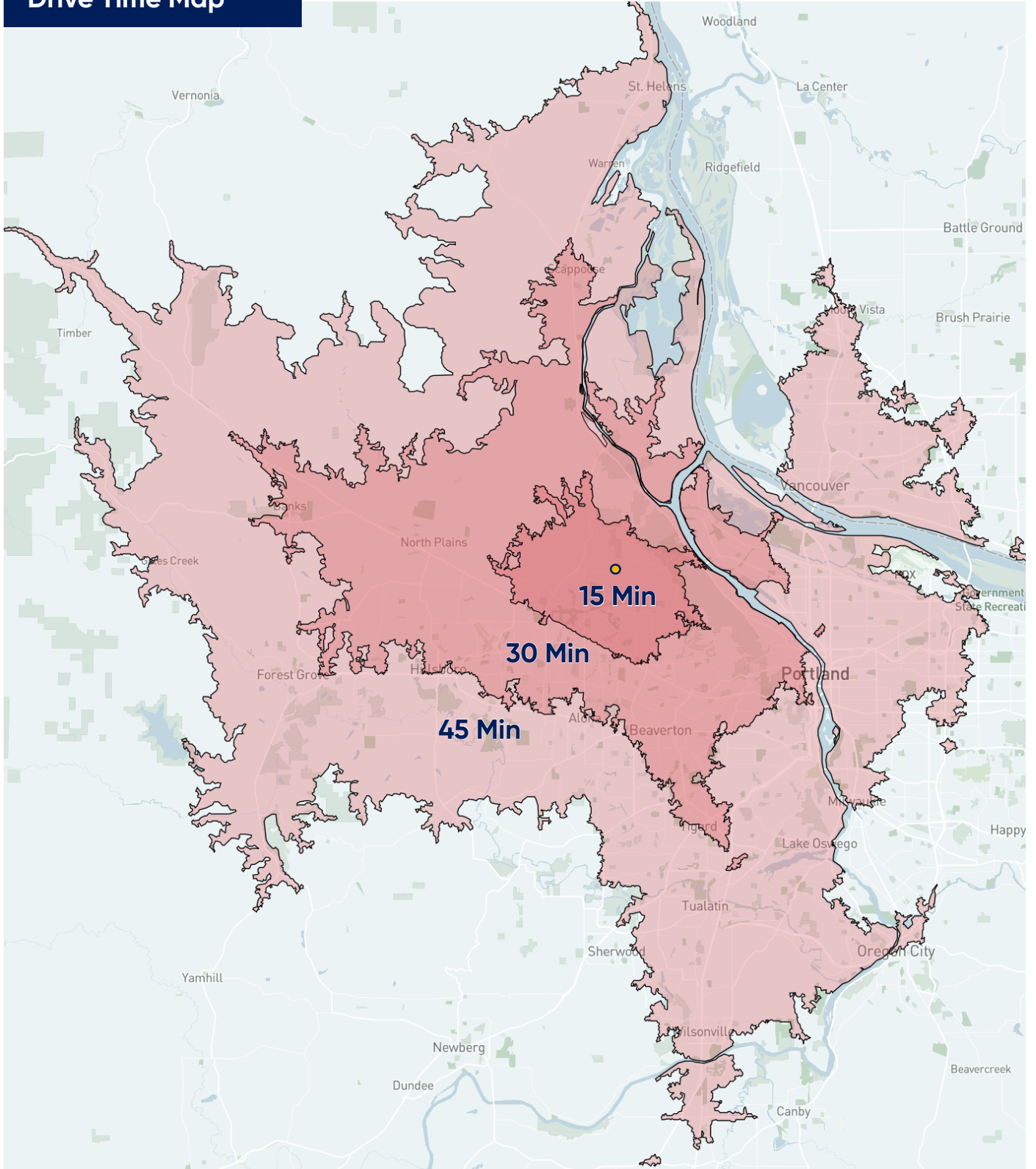
The 800-acre North Bethany area, located generally north of Springville Road between NW 185th Avenue and the Washington County line. The area will be predominantly residential with a mix of parks, open space, schools and neighborhood services supported by a multimodal transportation system.



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Drive Time Map





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