



FOR SALE



PRICE REDUCED!

SELLWOOD LIVE/WORK / RETAIL OPPORTUNITY

Prime SE Tacoma Building

Price: \$815,000 (\$269/SF)

1405 SE Tacoma St, Portland, OR 97202

- Near Notable Retailers Including New Seasons, Columbia Sportswear, and CVS
- Frontage on SE Tacoma St – ±17.5K ADTV*
- Multiple Configurations Possible Including Live/Work, Office, Studio, Retail, Food and Beverage
- Multiple Sheds and Patio Areas

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

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PROPERTY SUMMARY



**FOR
SALE**

PROPERTY DETAILS

Address	1405 SE Tacoma St, Portland, OR 97202
Sale Price	\$815,000 (\$269/SF)
Use Type	Live/Work, Retail, Service, Office, Studio
Availability	To be delivered vacant upon close.
Zoning	Commercial Mixed Use 2 (CM2)-View Code

Location Features

Capacity Commercial Group is pleased to exclusively present for sale 1405 SE Tacoma, a terrific owner/user building in the heart of the Sellwood neighborhood.

With a combination of possible layouts, the property can be suitable for multiple uses and configurations. Currently operated as a bookshop, the building had previously been a restaurant and has a kitchen hood.

The main level and upstairs offers a live/work opportunity for buyer. The exterior backyard is available for additional space or patio seating for restaurant/bar.

Located along SE Tacoma between SE 17th and SE 13th, the property is nearby Columbia Sportswear and New Seasons. The high visibility and commercial activity in the area offers irreplaceable value for a buyer.

Property will be delivered vacant at the time of close.

Nearby Highlights

- 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



Upper
[585.25 Sq ft]

Bath
Storage
Bonus/Bedroom 14x13
Closet 8x8
Sitting 13x8
Nursery 11x10
Storage
Down

Main
[1165.12 Sq ft]

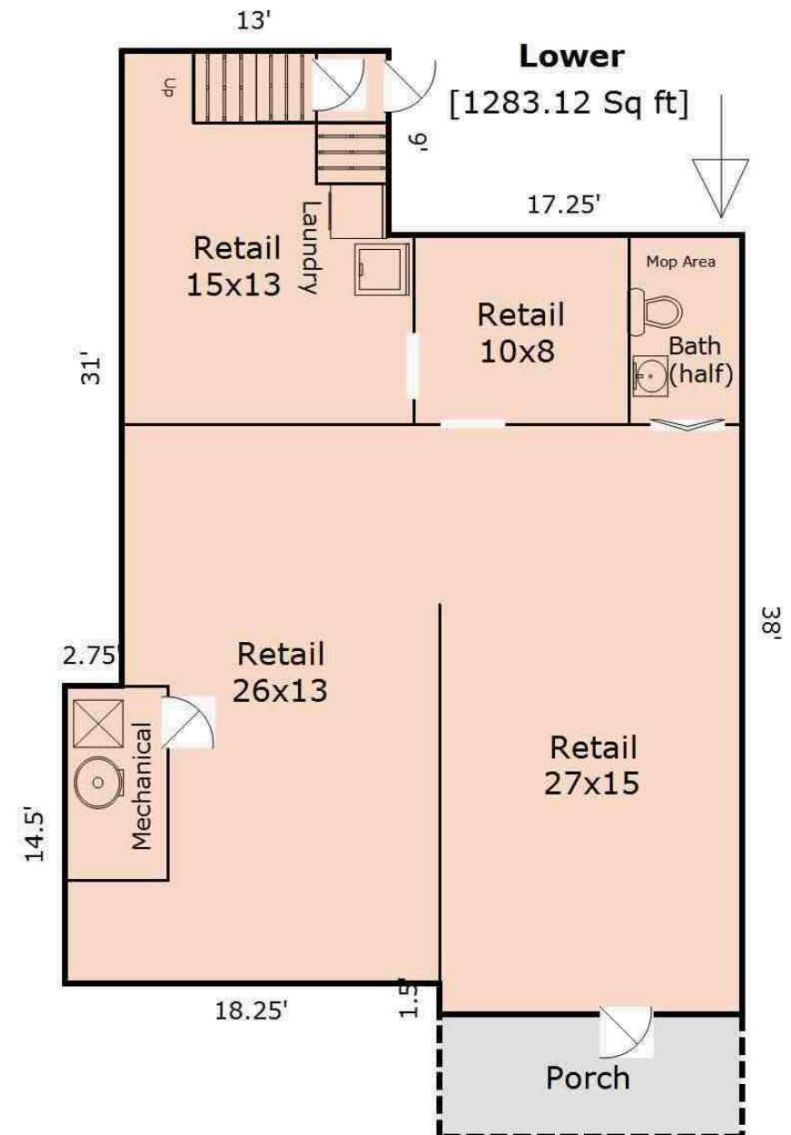
Brick Patio
Kitchen 18x12
Bath
Bedroom 12x10
Dining 14x12
Living 17x13
Foyer
Bedroom 12x10
Closet 5x4
Closet 5x4
Porch
Sun Porch
Cov. Brick Patio
Retail Display Area 16x6

1 Car Detached
[228.12 Sq ft]

Shed
Shed
Shed

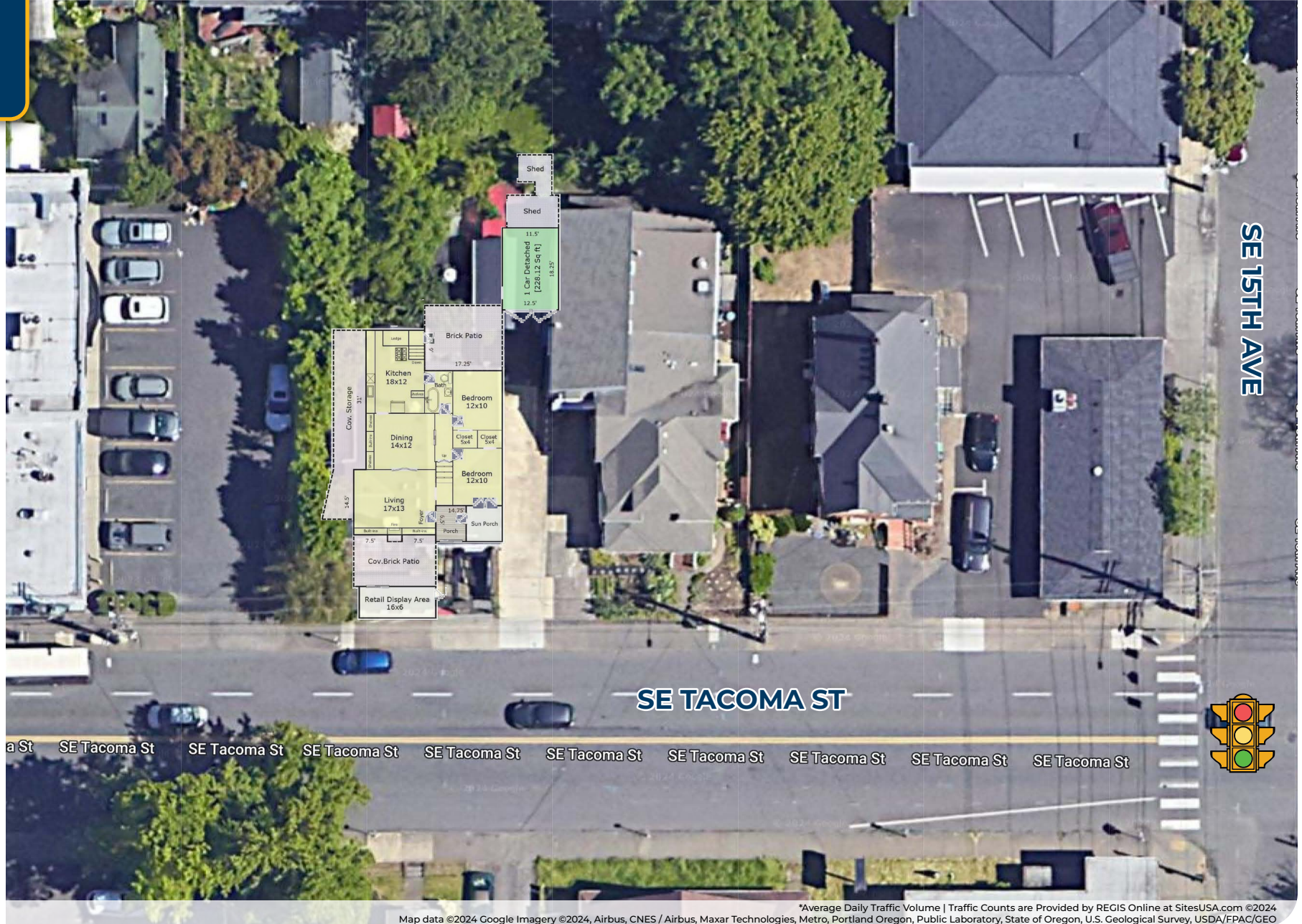
Driveway

SE TACOMA ST





SE 15TH AVE

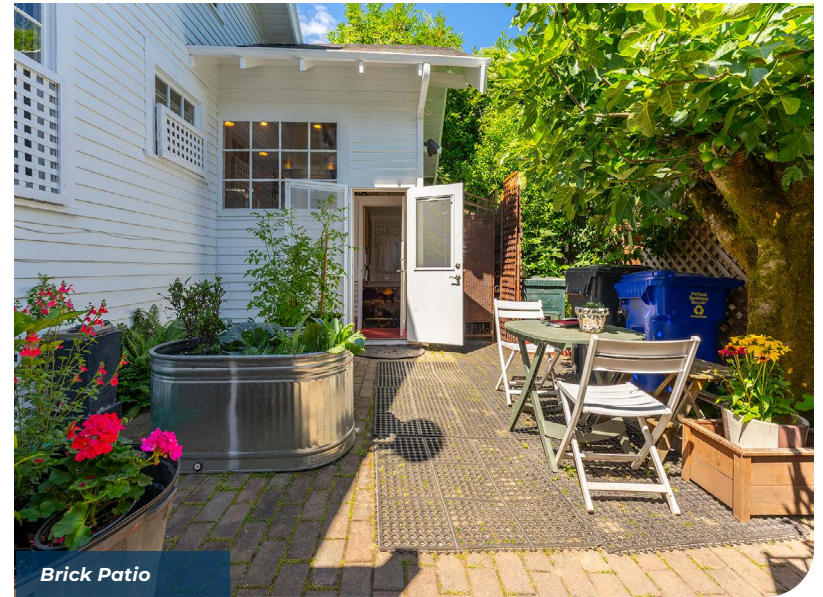




PROPERTY PHOTOS



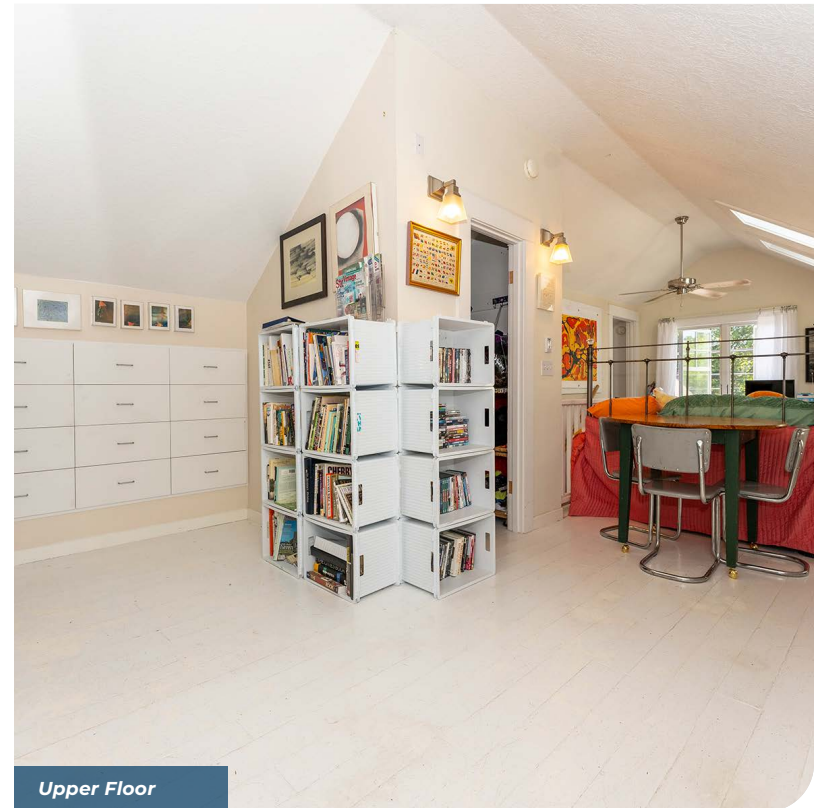
Driveway



Brick Patio



Kitchen



Upper Floor



ZONING

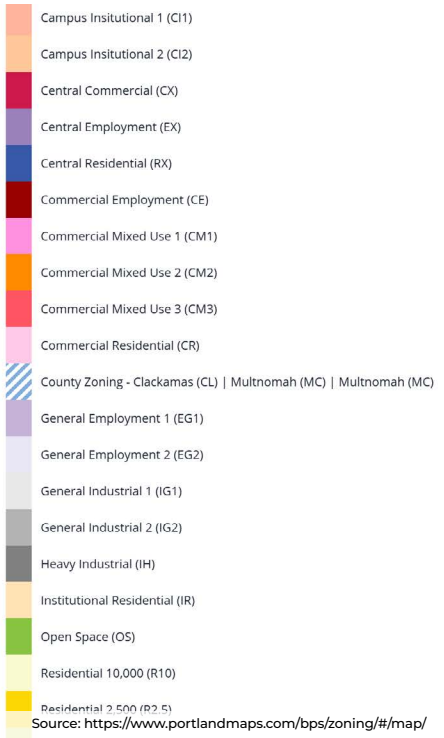
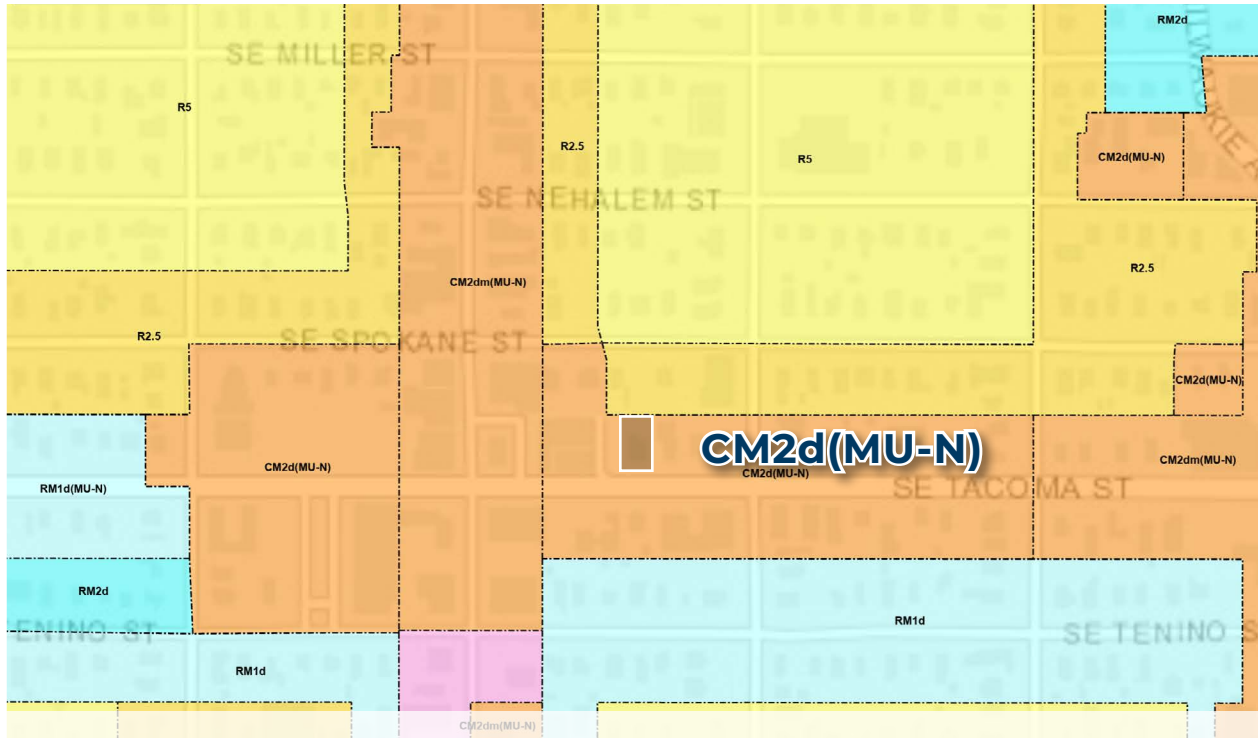


Table 130-1 Commercial/Mixed Use Zone Primary Uses						
Use Categories	CR	CM1	CM2	CM3	CE	CX
Residential Categories						
Household Living	Y	Y	Y	Y	Y	Y
Group Living	Y	Y	Y	Y	Y	Y
Commercial Categories						
Retail Sales And Service	L [1]	L [1]	Y	Y	Y	Y
Office	L [1]	L [1]	Y	Y	Y	Y
Quick Vehicle Servicing	N	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]	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

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

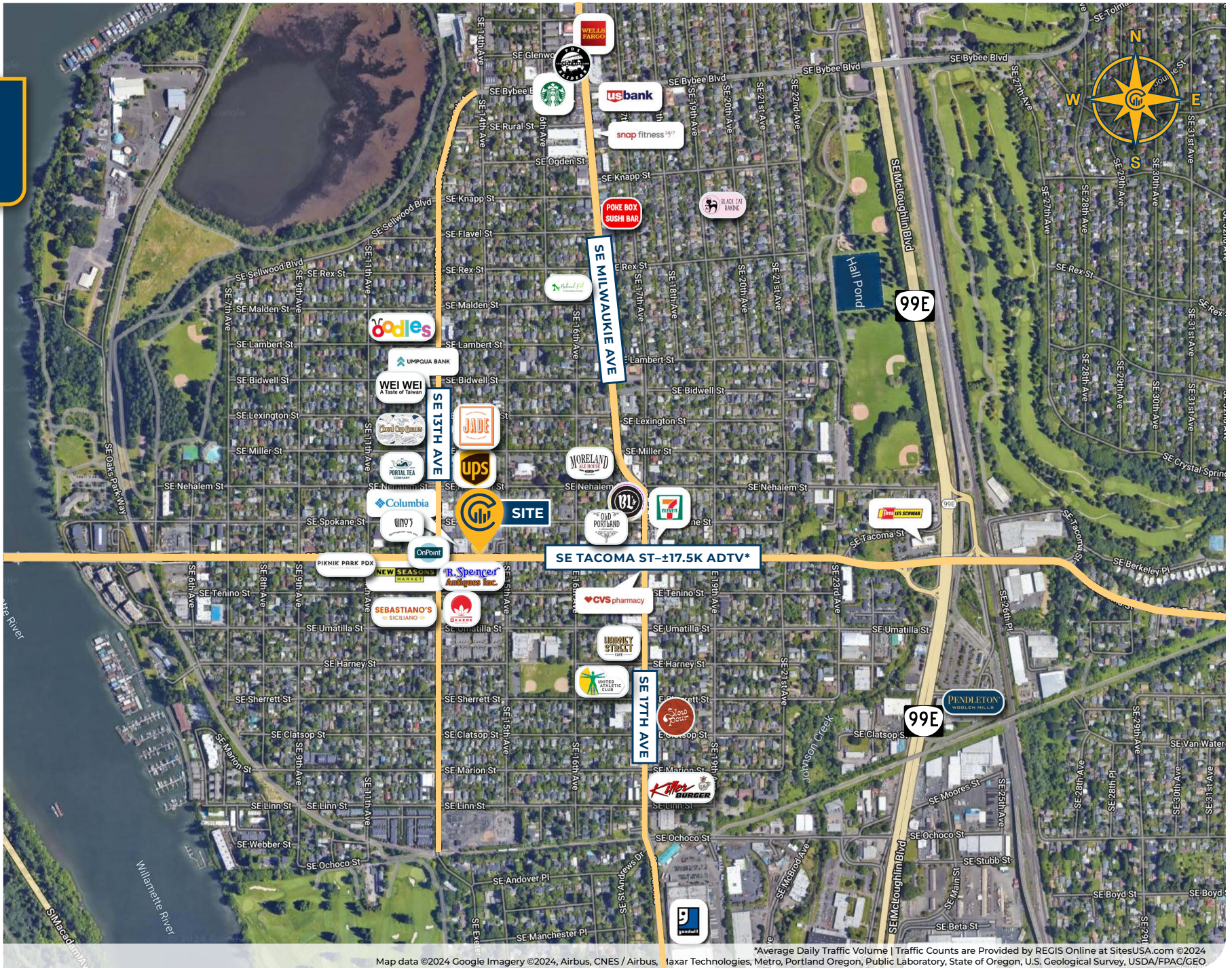
Y = Yes, Allowed
CU = Conditional Use Review Required
L = Allowed, But Special Limitations
N = No, Prohibited

- 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.

[View Zoning Code Online](#)

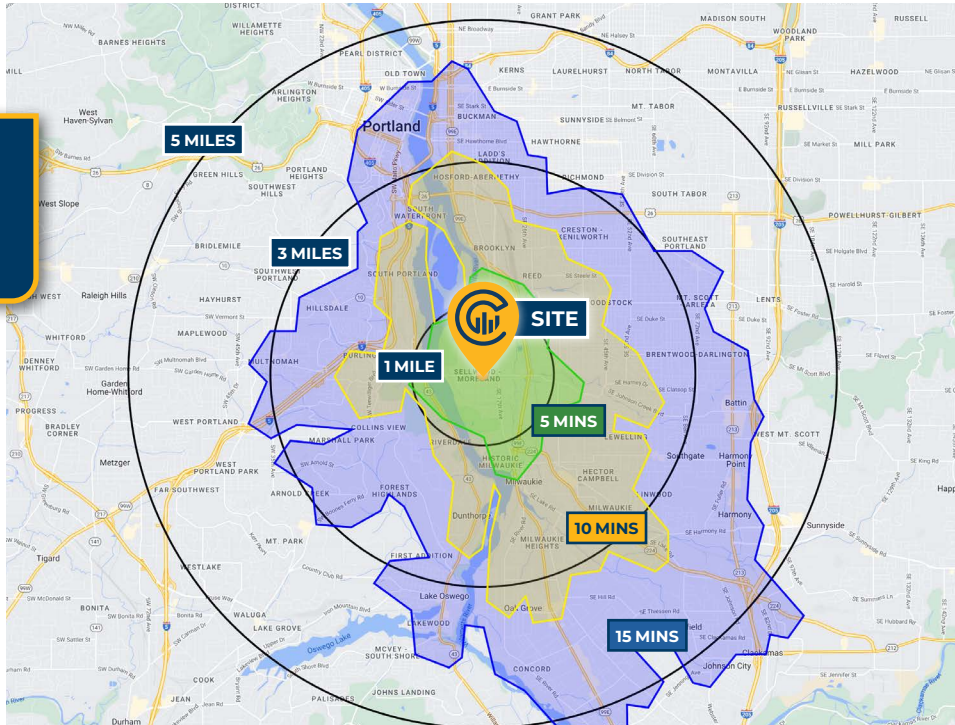


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



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95

Walk Score®
"Walker's Paradise"

99

Bike Score®
"Biker's Paradise"

40

Transit Score®
"Some Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	13,123	127,449	413,754
2028 Projected Population	13,018	121,275	397,284
2020 Census Population	13,156	130,547	417,170
2010 Census Population	10,728	118,919	375,961
Projected Annual Growth 2023 to 2028	-0.2%	-1.0%	-0.8%
Historical Annual Growth 2010 to 2023	1.7%	0.6%	0.8%
Households & Income			
2023 Estimated Households	6,289	57,841	195,590
2023 Est. Average HH Income	\$131,303	\$150,791	\$140,889
2023 Est. Median HH Income	\$105,056	\$106,563	\$101,420
2023 Est. Per Capita Income	\$63,030	\$68,707	\$66,940
Businesses			
2023 Est. Total Businesses	1,123	8,307	34,533
2023 Est. Total Employees	6,506	56,261	277,513

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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