

FOR SALE

LAND SITE

POP BLOCKS BLOCK E



BLOCK E CONCEPT IMAGE

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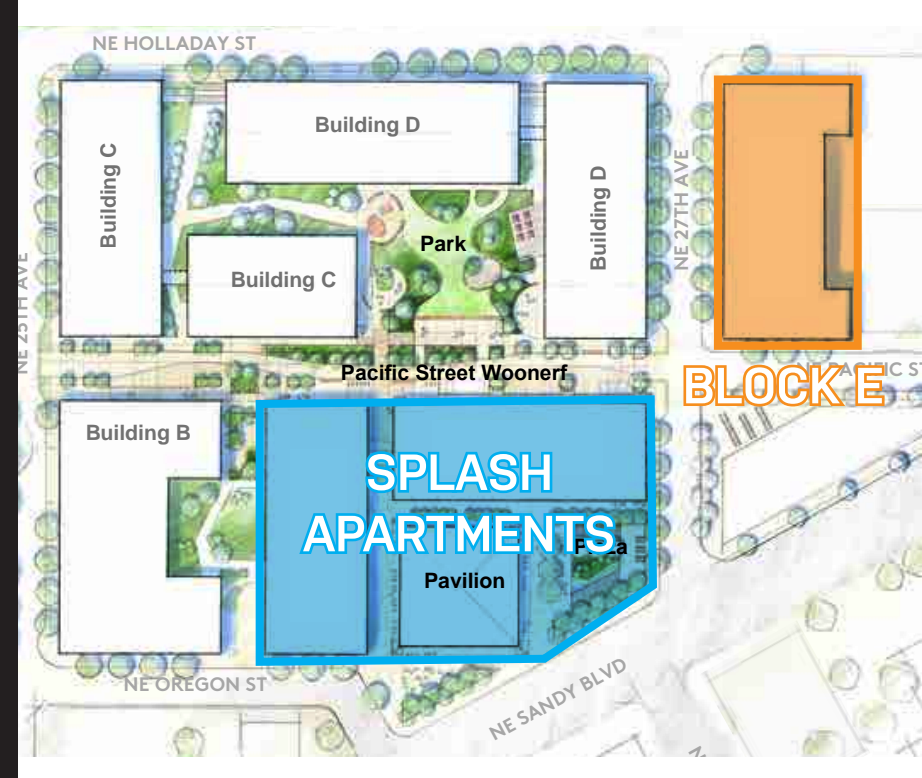


APEX
REAL ESTATE PARTNERS

OPPORTUNITY

The Pop Blocks is an exciting multi-block development in a well-established close-in neighborhood in Northeast Portland. Comprising five unique development sites, when fully built out the site will be transformed into a lively new neighborhood complete with an expansive public plaza gathering space well-suited for outdoor dining, markets

and special events, a new public park, lush landscaping, and new bike and pedestrian-friendly streets and sidewalks throughout. The project will create hundreds of new multifamily residences, with dynamic street-level retail and new office space, encouraging a complete live / work / play community.



POP BLOCKS RENDERING



SPLASH APARTMENTS & PAVILION



HIGHLIGHTS

Location: 875 NE 27th Ave, Portland, OR 97232

Site Size: ± 20,026 SF / 0.46 AC

Zoning: Commercial Mixed Use 3 (CM3)

Height: 120' max. Defined minimum of 85'

FAR Allocation: ± 130,000 SF - approximately 6:1

Comp Plan: Mixed Use - Urban Center

Plan District: Sandy Boulevard (SD)

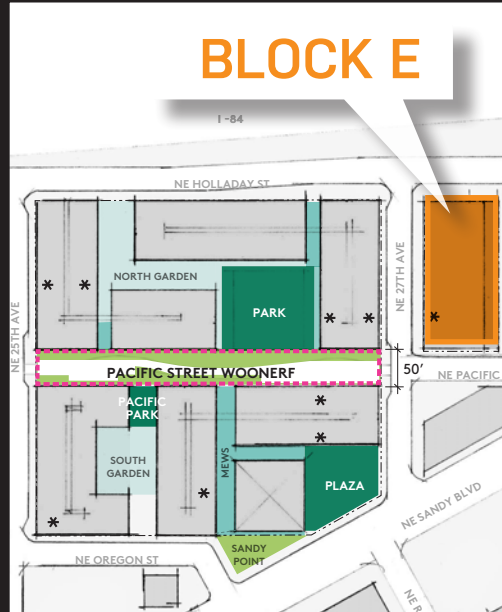
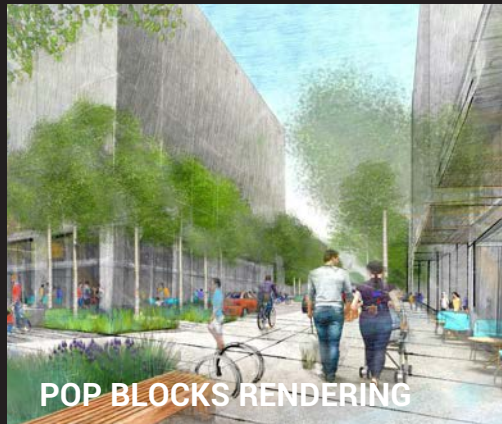
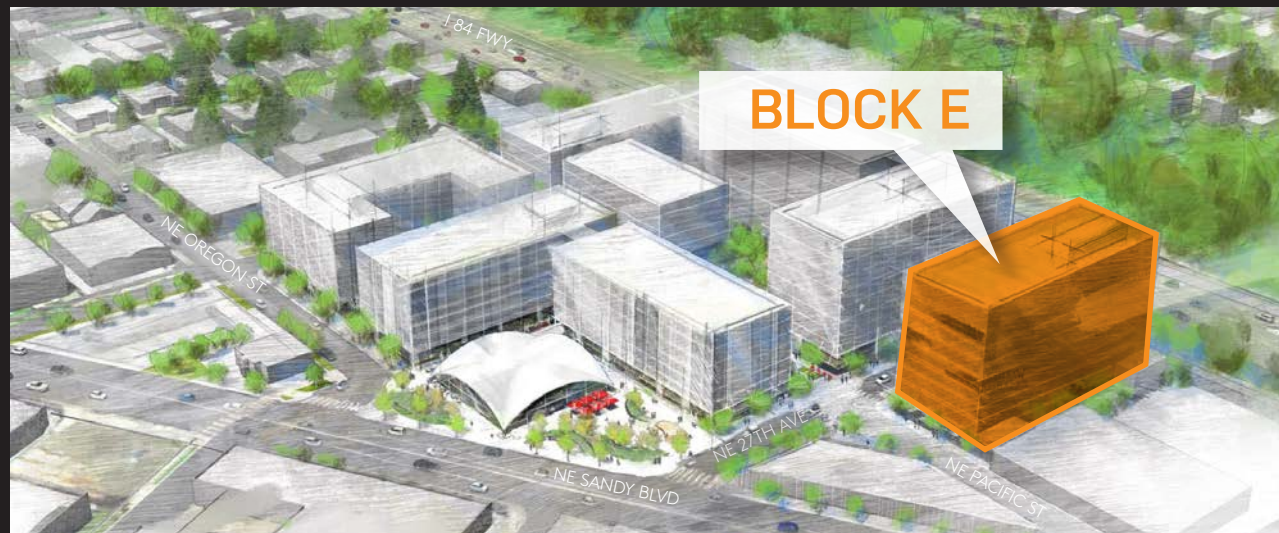


MASTER PLAN

Block A, the Splash Apartments, delivered ± 219 residences and $\pm 13,250$ SF of retail space, along with a public plaza in 2024.

Construction is expected to start in late 2025 for Block B, delivering an additional ± 160 residences.

Block E offers a unique opportunity to own a property adjacent to the thriving Pop Blocks development, benefiting from its energy while maintaining flexibility and control outside the master-planned community.



SPLASH APARTMENTS

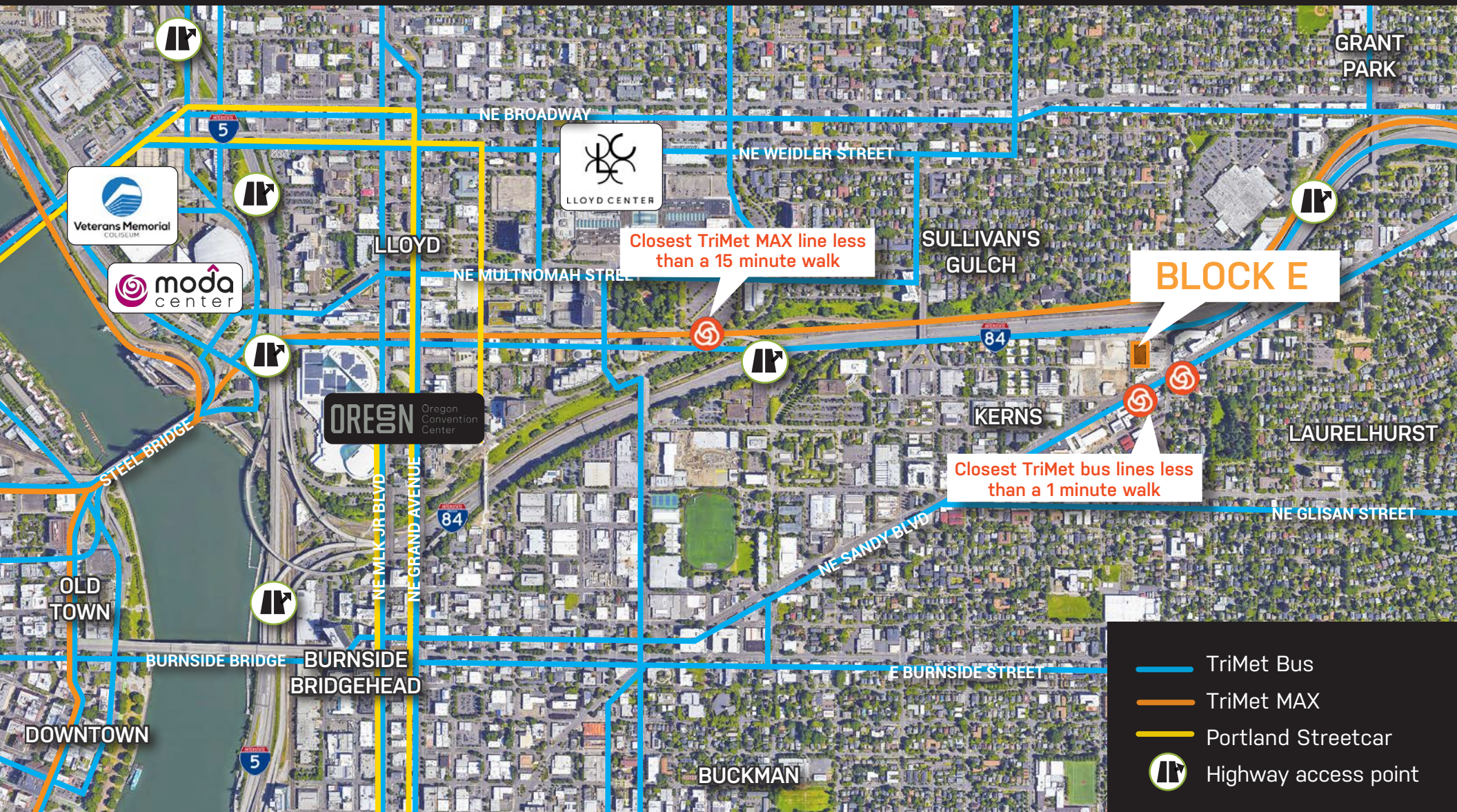
"Splash Apartments is a beacon for Portland's eastside denizens who seek close-in convenience mixed with stand-out character. We celebrate the effervescent history of the Pepsi site while offering a dynamic new address for residents who want something iconic that still feels like home." - Splash Apartments

The ground-floor retail at the Splash Apartments is fully leased, with residential leasing also underway. Block E is ideally positioned to benefit from the progress and energy of the Pop Blocks project.



PROXIMITY

Portland is an environmentally conscious community, served by a comprehensive public transportation system. Portland has even been voted the Number 1 Top Greenest City in America by Travel + Leisure because of the City's "top-ranked mass transit and flair for sustainable eating." Public transit is just steps away, and major roadways including Highway 84 and I-5 make accessibility a breeze from anywhere in the Portland Metro Area.



AMENITIES

Teeming with restaurants, bars, music venues, and shopping, Portland's Lloyd District is one of the hottest spots in the city. Popular food court The Zipper is right across the street from Block E, and the hip Laurelhurst neighborhood to the south attracts visitors from all over.



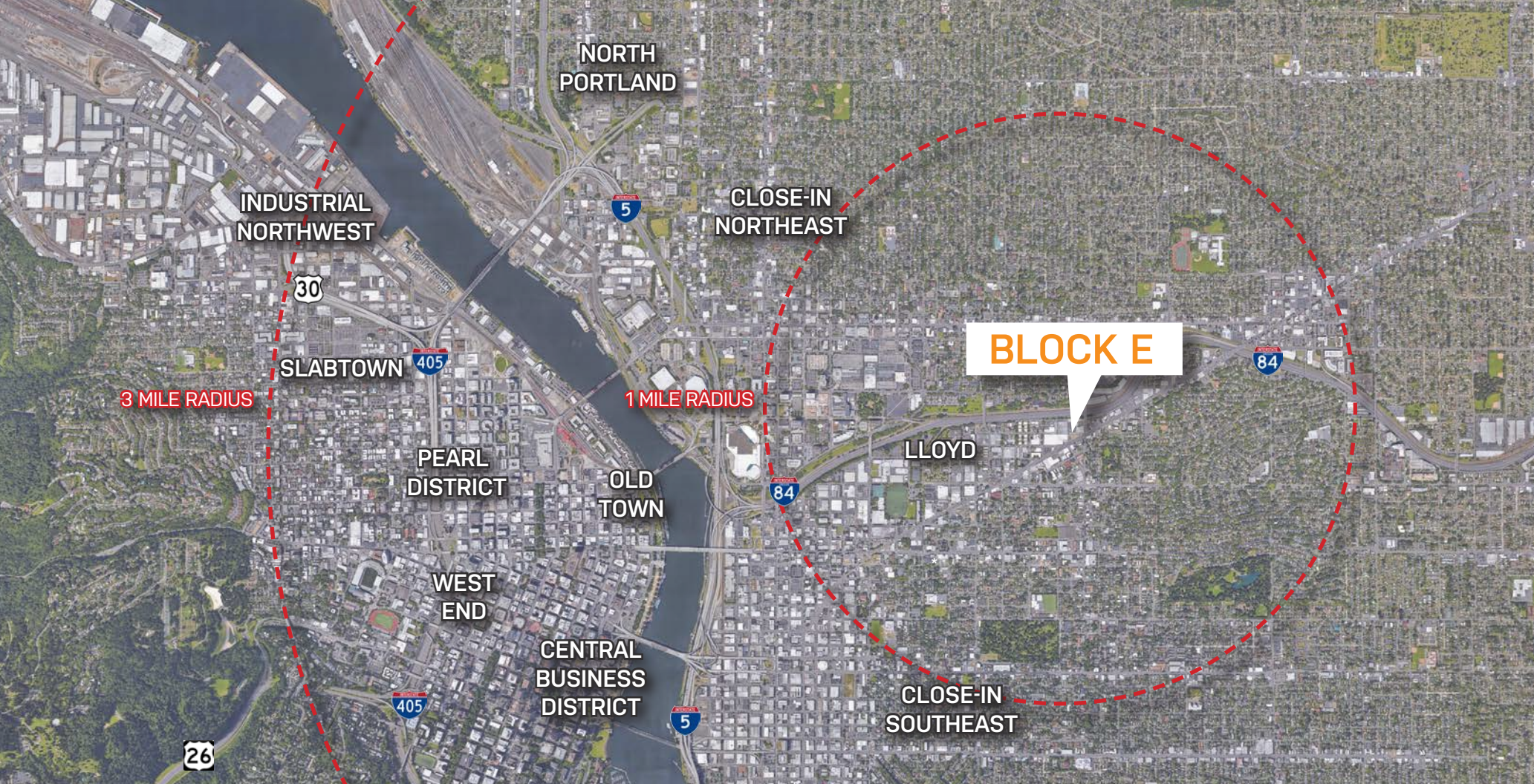
MOMENTUM

Portland's population has steadily increased, and hearty growth is projected for the coming years. In order to accommodate demand, there are nearly 2 million SF of multi-family and commercial buildings are proposed

and currently under construction in Portland's close-in eastside. Block C is a prime location to take advantage of Portland's growing population needs.



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.



TRENDS - 3 MILE RADIUS

POPULATION



Expected growth 2010-2030*
Median age 2025

19.4%
40.2

HOUSEHOLDS



Expected growth 2010-2030*
Renter occupied 2025

23.9%
59.8%

ECONOMICS



Avg Household Income 2025
Total Consumer Spending

\$107,321
\$4.2B

DAYTIME EMPLOYMENT



Total Employees
Total Businesses

245,374
29,131

*Based off 2028 projection date