

FOR SALE

Central Eastside Redevelopment Site 525 SE Oak Street



Here is a key quarter block (10,000 sf) Land site with small building in the heart of one the most robust, growing and prosperous submarkets in Portland... **The Central Eastside.** This property is located a block off SE Grand (25,000 vehicle count) in the heart of the district.

- Zoned General Employment (EX) the most flexible and desirable zoning in the city allowing for retail, residential, office and industrial uses.
- Very Functional 3000 sf building currently rented month to month but can be temporary home for a user as redevelopment and help with carrying costs occurs down the line.
- The Central Eastside is home to an Opportunity Zone; Enterprise Zone and Urban Renewal Area. 6:1 FAR/100' Height.
- Excellent access to bus transit/trolley and blocks from I-84 on-ramp as well as bridges to downtown and the Pearl.

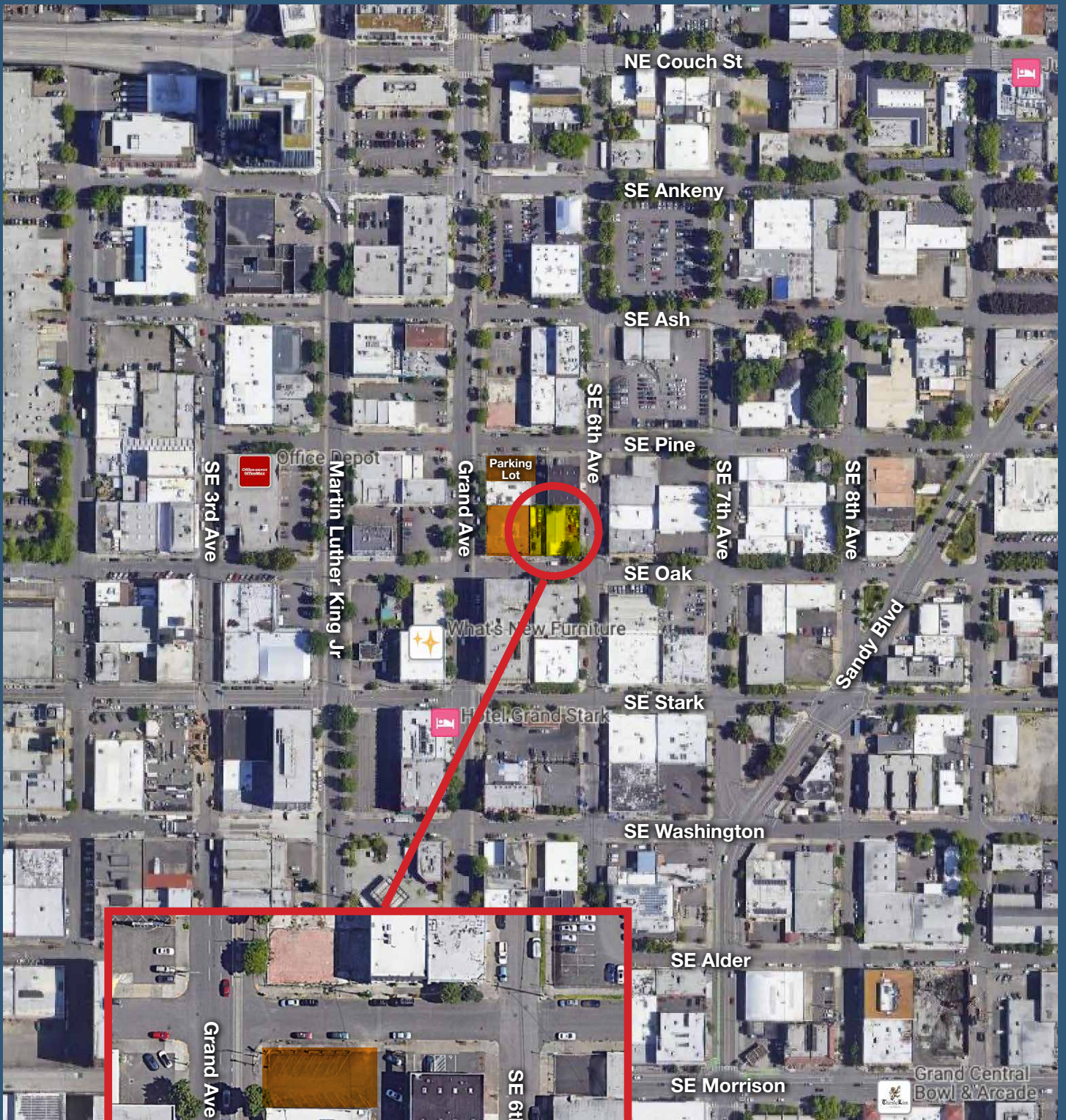
**The Adjacent Property (Formerly Andy & Bax)
With frontage on SE Grand is also for sale
along with a parking lot which would allow
control of ¾ of a city block.**

For More Information
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Cascade Commercial
REAL ESTATE, LLC

The Information contained in this brochure are deemed to be accurate and obtained from reliable sources but there are not guaranties as to its complete accuracy and any buyer and their representatives should do their own due diligence regarding building characteristics.



NE Couch St

SE Ankeny

SE Ash

SE Pine

SE Oak

SE Stark

SE Washington

SE Alder

SE Morrison

Grand Central Bowl & Arcade

SE 3rd Ave

Martin Luther King Jr

Grand Ave

SE 6th Ave

SE 7th Ave

SE 8th Ave

Sandy Blvd

Office Depot

Parking Lot

What's New Furniture

Hotel Grand Stark

Grand Ave

SE 6th Ave

Andy & Bax Building

SE Oak

SITE
525 SE Oak Street

CENTRAL EASTSIDE AT A GLANCE...

\$500 MILLION
IN CURRENT
DEVELOPMENT
PROJECTS

OVER
ONE BILLION
IN *NEW* DEVELOPMENT
FROM
2010-2022

800,000 SF
OF OFFICES
BUILT
OR
RENOVATES

LOWEST
VACANCY RATE
IN *CITY* FOR
OFFICE/INDUSTRIAL

TWO LARGE
TECHNOLOGY COMMITMENTS:
APPLE-80,000 SF
AUTODESK-100,000 SF

3,000
JOBS *ADDED*
SINCE 2015

22,000
TOTAL
EMPLOYMENT

3,200 APARTMENTS
BUILT WITH
2,000 UNITS
UNDER CONSTRUCTION OR
IN PERMITTING

Central Eastside

The Central Eastside is undergoing a steady and sustained renaissance mixing the boundless energy of technology, design, engineering, food/beverage and makers and creators of all types to quickly become one of most dynamic and emergent commercial neighborhoods on the West Coast. Having added over 2000 jobs in the last 6 years to 15,000 who already live, work, create, build and innovate, the Central Eastside is full of potential and just hitting its stride. With 3000 new apartments and 500,000 SF office and creative space completed or under construction it is place of phenomenal opportunity.



Portland's Central Eastside is the place to be. Paying homage to its industrial roots and smartly using its vintage warehouse building stock mixed with cutting edge and eclectic new development, the Central Eastside is attracting some of the best and brightest (and more fun) aspects of the creative class. It would be hard to find more diverse mix of entrepreneurship, culture and energy in such a compact and accessible area of a major city.



—New York Times, 2019

