



**FOR SALE**  
PORTLAND'S MOST SECLUDED URBAN CAMPUS

# White Shield Center

2640 NW ALEXANDRA AVENUE, PORTLAND, OR 97210

**CBRE**





# Executive Summary

## THE OFFERING

CBRE, Inc. is pleased to present the opportunity to acquire the White Shield Campus located at 2640 NW Alexandra Avenue. This property offers an excellent acquisition opportunity for owner-users, situated on 3.64 acres at the end of a desirable residential street in Northwest Portland. Designed by renowned architect A.E. Doyle and built in phases from 1914 to 2006, the White Shield Center features a lush, private, park-like environment, providing a tranquil escape from Portland's hustle and bustle while remaining conveniently close to the lively Nob Hill neighborhood.



## Property Summary

<b>Address</b>	2640 NW Alexandra Ave, Portland, OR 97210
<b>Tax Lot Number</b>	R117663   2.5 acres; 108,900 SF R117662   0.47 acres; 20,564 SF R117664   0.67 acres; 29,185 SF
<b>Gross Land Area</b>	3.64 Acres (±)
<b>Gross Building Area</b>	<b>47,632 SF (±)</b>
Administration Building	±23,499 SF
Chapel/School	±5,813 SF
Cottage/Garage	±2,100 SF
Residence Hall	±16,720 SF
<b>Jurisdiction</b>	City of Portland
<b>Zoning</b>	R10 - Residential 10,000 <a href="#">Please click here to learn more about City of Portland zoning.</a>
<b>Maximum Height Limit</b>	30 ft.
<b>Year Built/Renovated</b>	1914-2011
<b>Parking</b>	48 stalls; 1 per 1,000 SF

# Property Overview

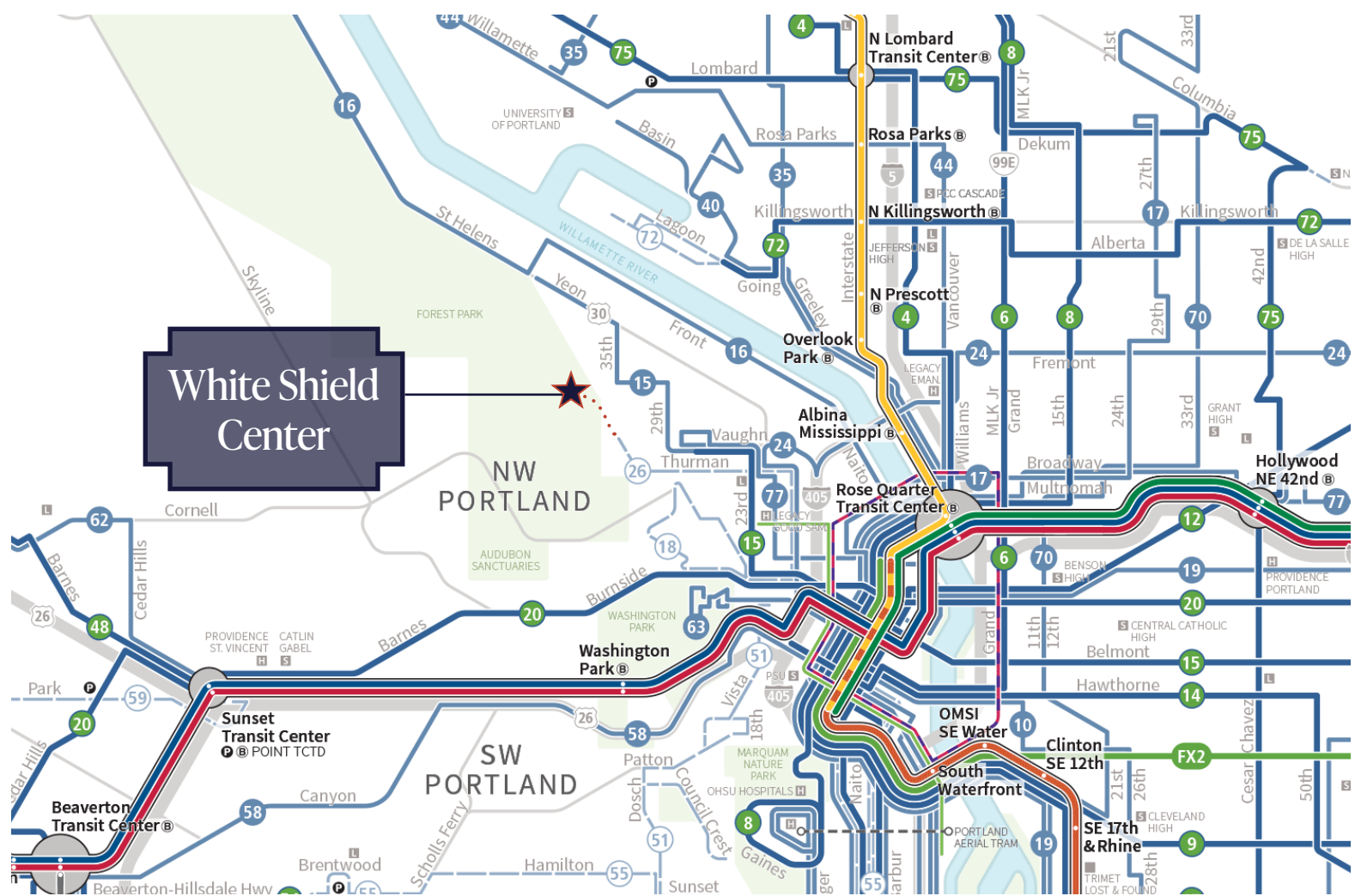






# White Shield Center

# Location Overview



Northwest Portland presents an exceptional opportunity for both owner-users and residential development, characterized by its rare acreage nestled amidst the tranquility of Forest Park. This prime location not only offers serene surroundings but also boasts optionality based on existing building programming, making it a versatile choice for various development strategies. The area is highly sought-after and continues to grow, enhancing its appeal for potential residents and investors alike. Moreover, the potential for preservation, renovation, or redevelopment allows for creative possibilities, while the stunning views of the Willamette River and Mount St. Helens add to the allure of this vibrant neighborhood.

Portland's public transit system is well-developed and efficient, making it easy for residents and visitors to navigate the city. In particular, Northwest Portland is conveniently accessible through various modes of transportation, including buses and the MAX light rail. The city's commitment to public transit ensures that key areas are connected, allowing for seamless travel to and from NW Portland. This accessibility encourages the use of public transport, promoting a sustainable urban environment and enhancing the overall mobility of the community.





# INTERIOR PHOTOS





# PROPERTY SUMMARY

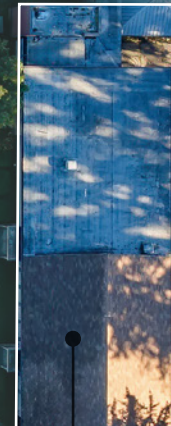
**RESIDENCE HALL**  
±16,720 SF

**ADMINISTRATION BUILDING**  
±23,499 SF

**COTTAGE**  
±2,100 SF

**GARAGE**

**CHAPEL/SCHOOL**  
±5,813 SF



## Administration Building

Year Built / Renovated	1914 / 1965 / 2006
Gross SF	23,499
Occupancy Type	B & A-3
Stories	3
Number of Bedrooms	N/A
Construction Type	Masonry and reinforced concrete



## Residence Hall

Year Built / Renovated	1965 / 2006
Gross SF	16,720
Occupancy Type	R-1
Stories	2
Number of Bedrooms	22
Construction Type	Wood



## Chapel/School

Year Built / Renovated	1965 / 2006
Gross SF	5,813
Occupancy Type	E & A-3
Stories	2
Number of Bedrooms	N/A
Construction Type	Wood



## Cottage

Year Built / Renovated	1956 / 2011
Gross SF	2,100
Occupancy Type	R
Stories	1
Number of Bedrooms	5
Construction Type	Wood



# ZONING

The property is zoned R10, allowing one residential dwelling per 10,000 square feet. The current owners operate under a Community Use, Non-Profit conditional use.

Allowable uses fall under:



Residential Use



Retail Sales and Service  
(Conditional)



Please click here for more information regarding zoning and use.



# HISTORY OF WHITE SHIELD CENTER

Established in 1899 in Portland, the White Shield Center began as a sanctuary for women on the fringes of society. In 1914, White Shield moved to a purpose-built facility, designed by renowned architect A.E. Doyle, located at 2640 NW Alexandra Ave. In 1920, The Salvation Army acquired the center, continuing its mission to support vulnerable girls, women, and children through compassionate care and a sense of belonging for the past century.

From World War II to the early 1970s, many young women faced societal pressures to place their children for adoption. White Shield Center provided essential support services to help them transition back into the world or find a safe place with family or friends. Nestled on four wooded acres, our serene location offers both seclusion and easy access to the city. The stunning Colonial Revival architecture, overlooking the river and North Portland, is surrounded by beautifully landscaped gardens, providing a peaceful refuge for all who enter.





# Why Portland?

 #8

**Best Big Cities in the U.S.**  
*(Conde Nast Traveler)*

 #4

**50 Best Cities for Millennials to Live**  
*(Forbes)*

 2.5M

**Population in Portland Metro**

 #1

**Best Foodie Cities**  
*(WalletHub)*

 #1

**Most Bike Friendly City in America**  
*(www.embracesomeplace.com)*

 3.6%

**Unemployment Rate**  
*(BLS, State of Oregon Employment Department - November 2022)*



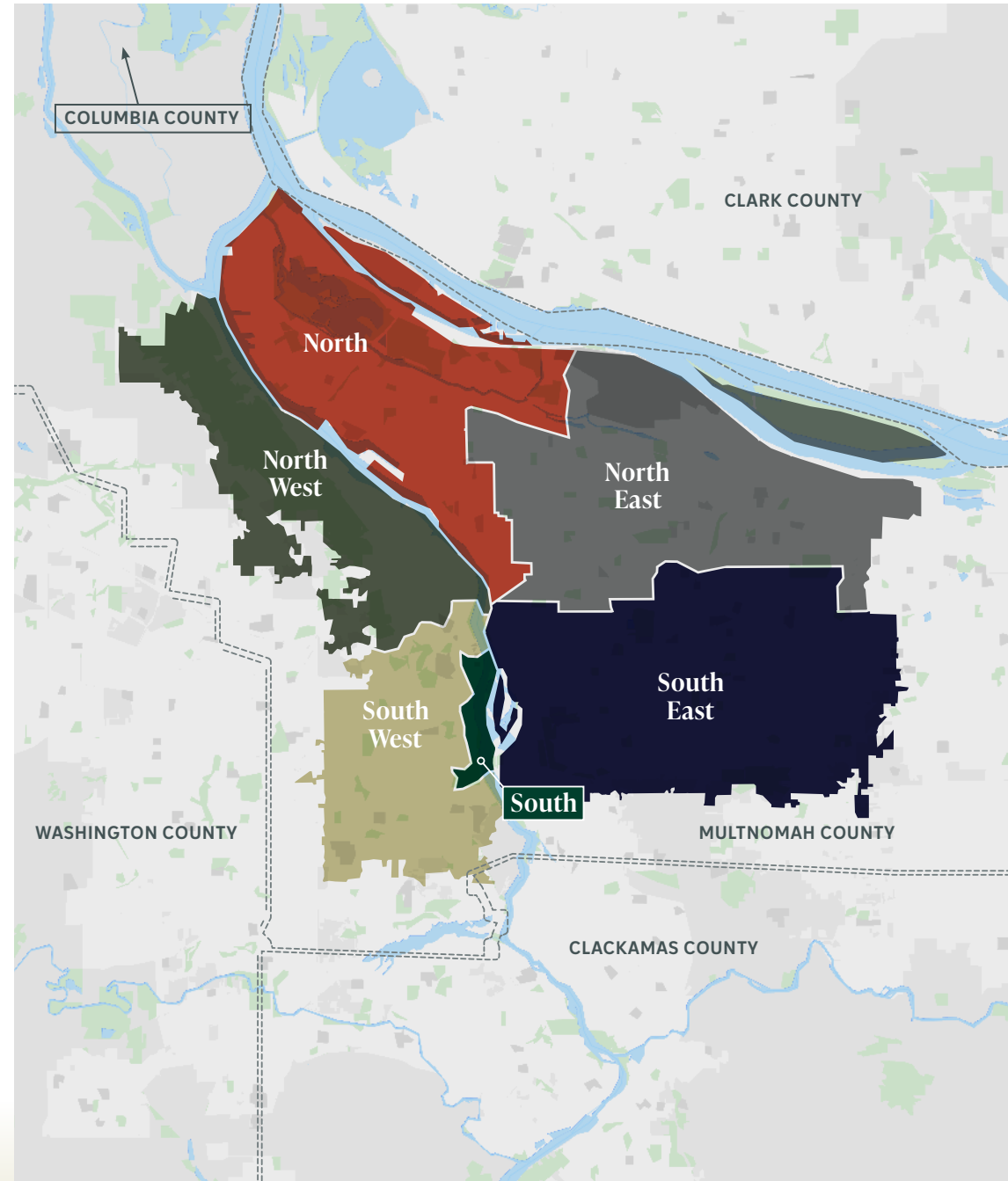


# DISTRICTS OF PORTLAND

The six so-called “quadrants” of Portland consist of nearly 100 distinct neighborhoods. These neighborhoods are what truly define “Portland”– the people and independent businesses who make up the character of these neighborhoods.

## Portland Neighborhood Stats

	<b>40+</b>	Art Galleries & Museums within Portland
	<b>600+</b>	Restaurants within the city of Portland
	<b>200+</b>	Food Carts in Portland
	<b>50+</b>	Dance/Night Clubs around Portland
	<b>Over 21</b>	Performing Arts Venues
	<b>70+</b>	Breweries & Distilleries
	<b>57+</b>	Bicycle Shops
	<b>80 Miles</b>	Hiking Trails in Forest Park



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## Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## Disclaimer

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CPMWhiteShieldCenter\_INTBRO\_Taylor\_v04\_BA01/22/25





# White Shield Center

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