



FOR SALE

RARE DEVELOPMENT OPPORTUNITY

14900 SE STARK ST, PORTLAND, OR 97233

COOPER COLLINS

503.972.7287

cooper@macadamforbes.com

JOE KAPPLER

503.972.7294

joek@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

This 36,960 SF parcel presents a rare development opportunity in Portland's Centennial neighborhood, with plans for a 4-story, 178-unit mixed-use apartment project featuring ground-floor retail. The prior owner has advanced the project through engineering and entitlement, creating a seamless opportunity for a developer to step in and move forward.

PROPERTY HIGHLIGHTS

- Plans for 178 apartment units plus ground-floor retail
- Engineering and entitlement ~70% complete
- 36,960 SF parcel in Portland's Centennial neighborhood
- MAX Blue Line access and strong freeway connectivity

OFFERING SUMMARY

Sale Price:	\$2,600,000
Lot Size:	36,952 SF
Property Taxes:	\$11,734.43
Zoning:	CM2 (Commercial Mixed Use 2)



COOPER COLLINS

503.972.7287 | cooper@macadamforbes.com

JOE KAPPLER

503.972.7294 | joe@macadamforbes.com



COOPER COLLINS

503.972.7287 | cooper@macadamforbes.com

JOE KAPPLER

503.972.7294 | joek@macadamforbes.com



LOCATION OVERVIEW

This parcel sits along one of East Portland's key commercial corridors, approximately 12 miles east of Downtown Portland. The area offers excellent connectivity, with nearby TriMet MAX Blue Line access, strong walkability, and convenient freeway access. Surrounding amenities include a diverse mix of retail, dining, and services along Stark St, Division St, and Powell Blvd, with Powell Butte Nature Park and Parklane City Park just minutes away. The property is also within approximately 8 miles of Portland International Airport, making it a well-positioned opportunity in one of East Portland's most accessible neighborhoods.

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,802	6,423	22,922
Average Age	38.1	37.1	37.5
Average Age (Male)	41.5	39.4	37.9
Average Age (Female)	37.6	36.4	38.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	715	2,637	8,847
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$51,544	\$52,159	\$73,187
Average House Value	\$387,290	\$374,970	\$407,684

COOPER COLLINS

503.972.7287 | cooper@macadamforbes.com

JOE KAPPLER

503.972.7294 | joek@macadamforbes.com

