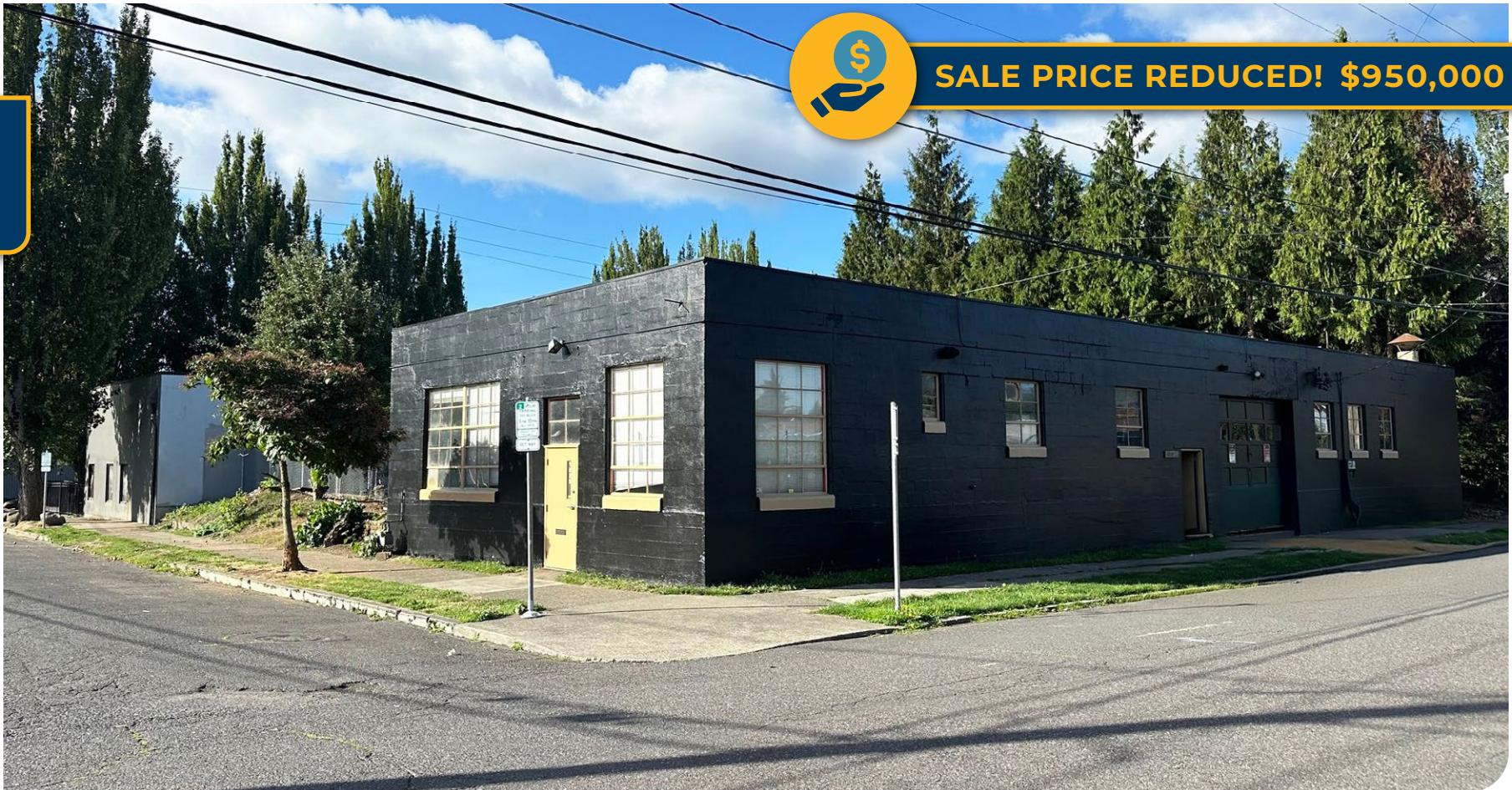




FOR SALE OR LEASE



SALE PRICE REDUCED! \$950,000

1835 NE 3RD AVE

Industrial / Commercial Mixed Use Space

± 3,600 SF | Lease Rate: \$3,500/Month + NNN's

Sale Price: \$1,110,000 \$950,000

1835 NE 3rd Ave, Portland, OR 97212

- Owner-user, Development, or Redevelopment Opportunity
- Located in an Opportunity Zone
- 0.23 acre lot, includes fenced outdoor storage
- Makers Space with Room to Grow

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PROPERTY SUMMARY



**FOR SALE
OR LEASE**

PROPERTY DETAILS

Address	1835 NE 3rd Ave, Portland, OR 97212
Building Size	3,600 SF
Lot Area	0.23 Acres or 10,000 SF Three (3) Tax Parcels
Sale Price	\$1,110,000 \$950,000
Lease Rate	\$3,500/Month + NNN's
Available	Now
Use Type	Industrial, Commercial Mixed Use
Loading	(1) One Dock Door
Zoning	CM3 (Commercial Mixed Use 3) Click here for additional zoning information

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]				
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
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]				
Rail Lines and Utility Corridors	N	CU	CU	CU	CU	CU

Y = Yes, Allowed

CU = Conditional Use Review Required

L = Allowed, But Special

Limitations

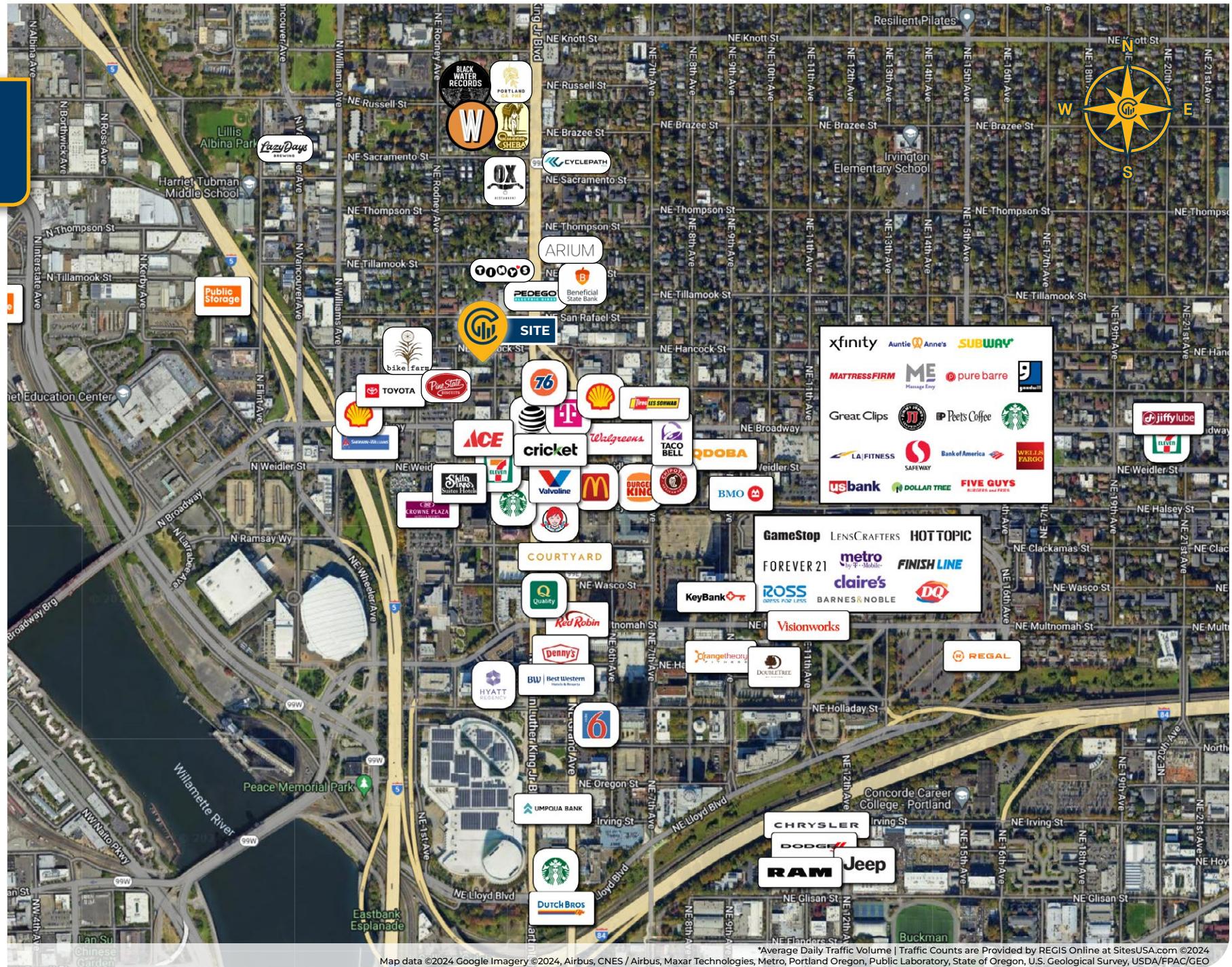
N = No, Prohibited

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.

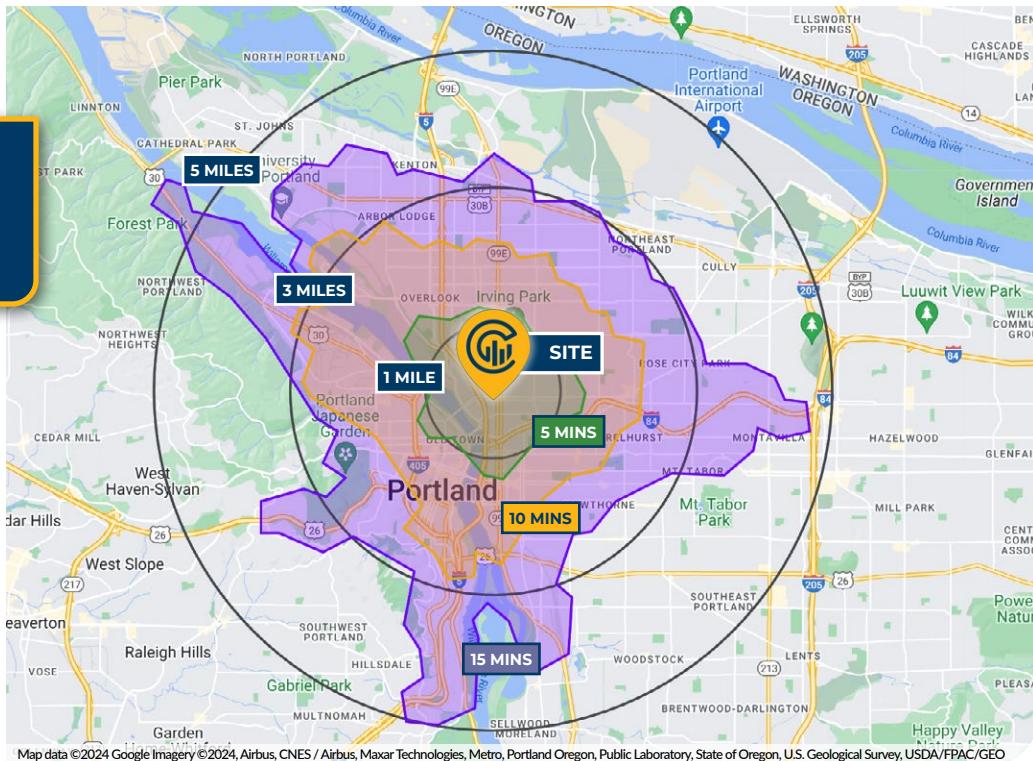


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	26,215	231,589	413,467
2029 Projected Population	25,890	231,107	407,383
2020 Census Population	26,794	231,033	418,664
2010 Census Population	19,410	192,440	364,229
Projected Annual Growth 2024 to 2029	-0.2%	---	-0.3%
Historical Annual Growth 2010 to 2024	3.8%	2.0%	1.5%
Households & Income			
2024 Estimated Households	14,496	121,063	199,164
2024 Est. Average HH Income	\$131,793	\$137,281	\$137,934
2024 Est. Median HH Income	\$86,956	\$101,121	\$102,707
2024 Est. Per Capita Income	\$73,894	\$72,150	\$66,799
Businesses			
2024 Est. Total Businesses	3,100	24,710	36,124
2024 Est. Total Employees	39,399	221,510	305,474

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

Neighborhood Scores



92

Walk Score®
"Walker's Paradise"



100

Bike Score®
"Biker's Paradise"



74

Transit Score®
"Excellent Transit"

Ratings provided by <https://www.walkscore.com>

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