

LAND FOR SALE

# DEVELOPMENT OPPORTUNITY

2440 SE Cesar E Chavez Blvd  
Portland, OR 97214



7830 SW 35th Avenue Portland, OR 97219  
VCSCCommercialRealty.com

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## Land For Sale

2440 SE Cesar E Chavez Blvd  
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\$5,195,000  
\$110/Sq Ft

Land Size: 46,885 Sq Ft  
5 separate Tax Lots

Zone: CM2  
Base FAR: 2.5:1  
Increasing to 4:1 with Bonuses

13,635 sq ft Retail Building







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# Demographics

## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$106,266	\$104,135	\$104,637
Median Household Income	\$84,056	78,689	\$78,927
< \$25,000	5,803	35,417	73,596
\$25,000 - 50,000	7,836	37,466	86,722
\$50,000 - 75,000	8,018	36,555	86,280
\$75,000 - 100,000	5,884	27,116	62,851
\$100,000 - 125,000	5,382	24,957	55,822
\$125,000 - 150,000	4,494	18,041	41,344
\$150,000 - 200,000	5,224	21,215	47,464
\$200,000+	4,936	26,112	58,864

## Population

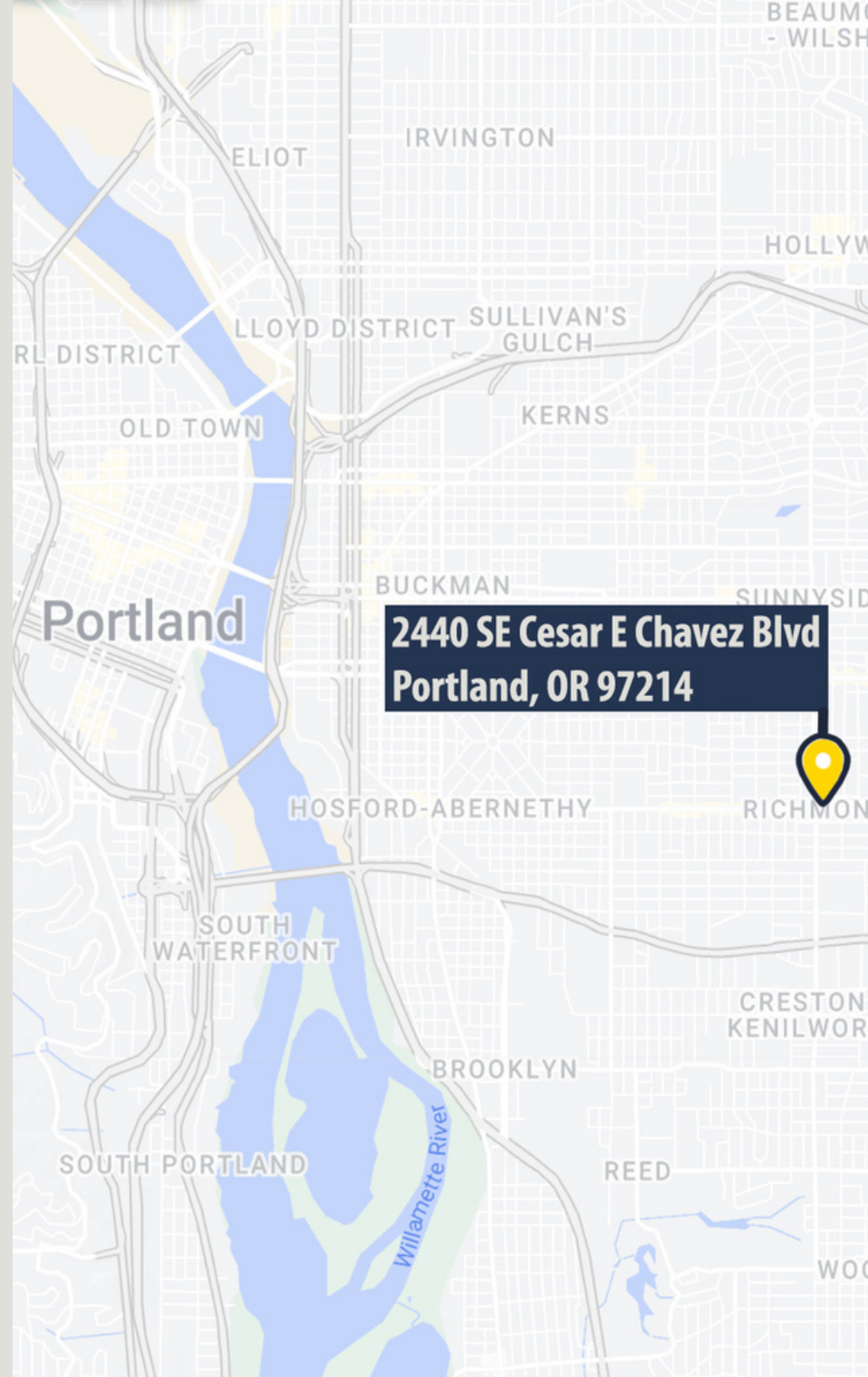
	2 mile	5 mile	10 mile
2010 Population	96,244	462,016	1,109,420
2023 Population	104,104	514,003	1,236,846
2028 Population Projection	103,311	513,023	1,243,652
Annual Growth 2010-2023	0.6%	0.9%	0.9%
Annual Growth 2023-2028	-0.2%	0%	0.1%
Median Age	40.1	39.8	40
Bachelor's Degree or Higher	54%	48%	42%
U.S. Armed Forces	71	220	713



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