



FOR SALE



ROSE QUARTER OWNER/USER OR DEVELOPMENT OPPORTUNITY

1920 N Vancouver Avenue

± 4,500 SF | Lot AC: 0.20 (8,825 SF)

Sale Price: \$900,000

1920 N Vancouver Ave Portland, OR 97227

- Owner/User or Redevelopment Play, Previously Operated as a Recording Studio
- Convenient, Easily Accessible Location in Close Proximity to I-5 and right off NE Broadway
- Billboard Allows for Prominent Signage or Possible Income
- Flexible CM3 Zoning, Allowing for Retail, Office, and Residential Uses

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

503-222-2655 | ndiamond@capacitycommercial.com

RILEY M. HENDERSON, MRED

Senior Associate Broker | Licensed in OR & WA

503-975-9301 | riley@capacitycommercial.com

MICHAEL HORTER

Associate Broker | Licensed in OR

503-936-8332 | michaelhorter@capacitycommercial.com

PATRICK CLARK

Principal Broker, Partner | Licensed in OR

503-789-1699 | pclark@InhabitRE.com





PROPERTY SUMMARY



**FOR
SALE**

PROPERTY DETAILS

Address	1920 N Vancouver Ave Portland, OR 97227
Building Size	± 4,500 SF
Lot Area	0.20 Acres or 8,825 SF
Sale Price	\$900,000
Use Type	Commercial Mixed Use
Zoning	CM3 (Commercial Mixed Use 3) Click here for additional zoning information

Capacity Commercial Group is pleased to offer for sale a 4,500 SF owner/user building for sale in Inner NE Portland. Formerly a recording studio, the property presents an opportunity for a buyer to occupy and tailor the building to suit their business' needs.

Centrally located just off NE Broadway with quick access to I-5, the property offers convenience for both clients and employees. The area is surrounded by many popular dining options and other amenities within walking distance or a short drive.

The property's flexible CM3 zoning allows for a variety of uses including retail, office, and residential uses.

Nearby Highlights

- Eem
- Grind House Coffee
- Interurban
- Life of Pie
- Little Big Burger
- Lovely's Fifty Fifty
- Marsee Baking
- Mississippi Studios
- Moda Center
- New Seasons Market
- Oregon Convention Center
- Ox
- Por Qué No?
- Portland Expo Center
- Prost!
- Q Restaurant & Bar
- Salt & Straw
- Stoopid Burger
- StormBreaker Brewing
- Sweedeedee
- The Whole Bowl
- Wonder Ballroom

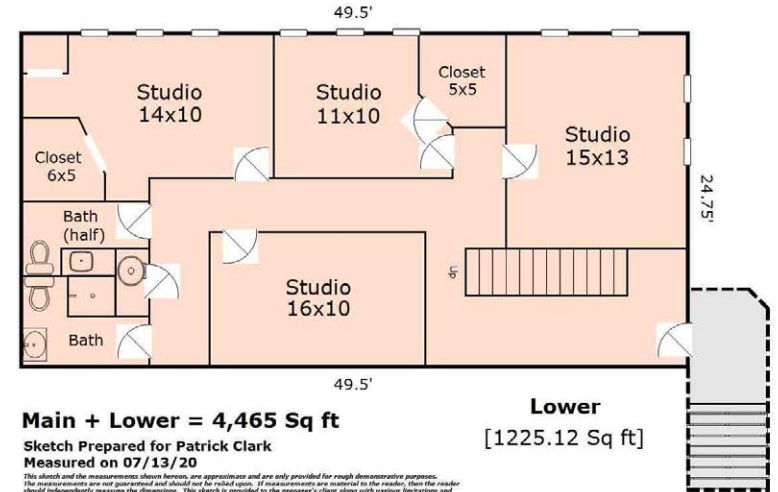
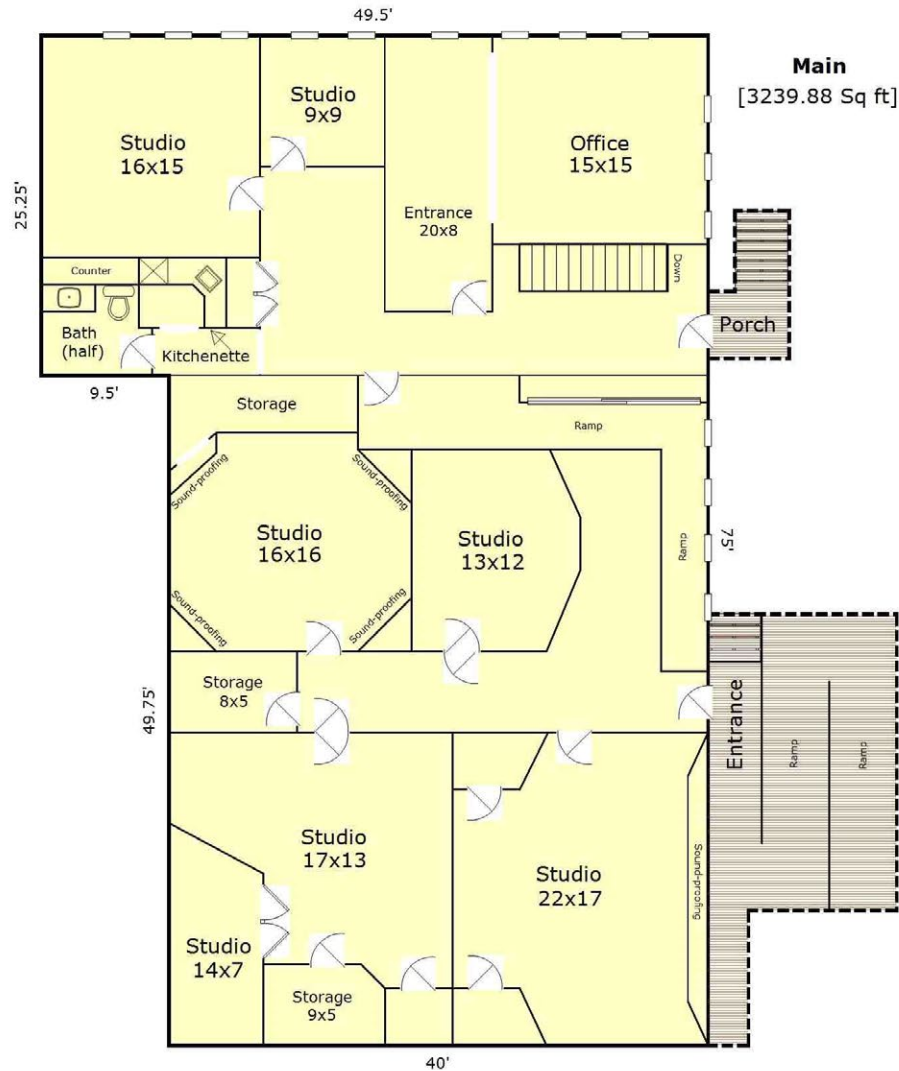


PROPERTY PHOTOS





FLOOR PLAN



Main + Lower = 4,465 Sq ft

Sketch Prepared for Patrick Clark
Measured on 07/13/20

This sketch and the measurements shown herein are approximations and are only provided for rough demonstrative purposes. The measurements are not guaranteed and should not be relied upon. If measurements are material to the reader, then the reader should independently measure the dimensions. This sketch is provided to the reader's client along with various limitations and conditions that apply to this sketch and which should be reviewed along with this sketch. If a person other than the designated Clerk uses the information herein (disseminates or publishes on such use), then such person agrees to be subject to the same terms.



ZONING TABLE

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]	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]	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
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]	L/CU [6]	L/CU [6]	L/CU [6]	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

[View Zoning Code Online](#)

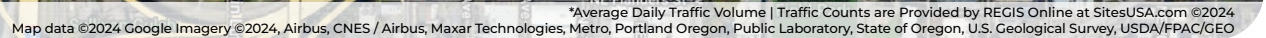
Table 130-2 Summary of Development Standards in Commercial/Mixed Use Zones						
Standards	CR	CM1	CM2	CM3	CE	CX
Maximum FAR (see 33.130.205 and 33.130.212)	1 to 1 [1]	1.5 to 1	2.5 to 1	3 to 1	2.5 to 1	4 to 1
- Bonus FAR (see 33.130.212)	NA	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3
Minimum Density (see 33.130.207)	NA	NA	1 unit per 1,450 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	NA	NA
Base Height (see 33.130.210.B.1)	30 ft.	35 ft.	45 ft.	65 ft.	45 ft.	75 ft.
Step-down Height (see 33.130.210.B.2)	NA	NA	35 ft.	35 ft.	35 ft.	35 ft.
- Within 25 ft. of lot line abutting RF-R2.5 zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Within 25 ft. of lot line abutting RM1 and RMP Zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Within 15 ft. of lot line across a local service street from RF – R2.5 zones and RM1 and RMP zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Bonus Height (see 33.130.212)	NA	NA	See Table 130-3	See Table 130-3	See Table 130-3	See Table 130-3
Min. Building Setbacks (see 33.130.215.B)	none	none	none	none	none	none
- Street Lot Line	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
- Street Lot Line abutting selected Civic Corridors	none	none	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.
- Street Lot Line across a local street from an RF – RM2 or RMP Zone.	none	none	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.	5 or 10 ft.
Min. Building Setbacks (see 33.130.215.B)	none	none	none	none	none	none
- Lot Line Abutting OS, RX, C, E, or I Zoned Lot	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
- Lot Line Abutting RF – RM4, RMP, or IR zoned Lot	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Max. Building Setbacks (see 33.130.215.C)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
- Street Lot Line	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
- Street Lot Line Abutting Selected Civic Corridors	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Max. Building Coverage (% of site area)	85%	85%	100%	100%	85%	100%
- Inner Pattern Area	75%	75%	85%	85%	75%	100%
- Eastern, Western, and River Pattern Areas (see 33.130.220)	15%	15%	15%	15%	15%	None
Min. Landscaped Area (% of site area) (see 33.130.225)	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3
Landscape Buffer Abutting an RF – RM4 or RMP Zoned Lot (see 33.130.215.B)	Yes	Yes	Yes	Yes	Yes	No
Required Residential Outdoor Area (see 33.130.228)	Yes	Yes	Yes	Yes	Yes	Yes
Ground Floor Window Standards (see 33.130.230.B)	Yes	Yes	Yes	Yes	Yes	Yes

Table 130-3 Summary of Bonus FAR and Height						
		CM1	CM2	CM3	CE	CX
Overall Maximums Per Zone						
Maximum FAR with bonus		2.5 to 1	4 to 1	5 to 1	4 to 1	6 to 1
Maximum height with bonus		35 ft.	55 ft. [1] 75 ft. [2]	75 ft. 120 ft. [2]	45 ft.	85 ft. 120 ft. [2]
Increment of Additional FAR and Height Per Bonus						
Inclusionary Housing (see 33.130.212.C)	FAR Height	1 to 1 none	1.5 to 1 10 ft.	2 to 1 10 ft.	1 to 1 none	2 to 1 10 ft.
Affordable Commercial Space (see 33.130.212.D)	FAR Height	0.5 to 1 none	0.75 to 1 10 ft.	1 to 1 10 ft.	0.5 to 1 none	1 to 1 10 ft.
Planned Development (see 33.130.212.E)	FAR Height	none none	1.5 to 1 up to 30 ft.	2 to 1 up to 55 ft.	1.5 to 1 up to 30 ft.	2 to 1 up to 45 ft.

[2] This larger overall maximum is only allowed through the Planned Development bonus option and required Planned Development Review.

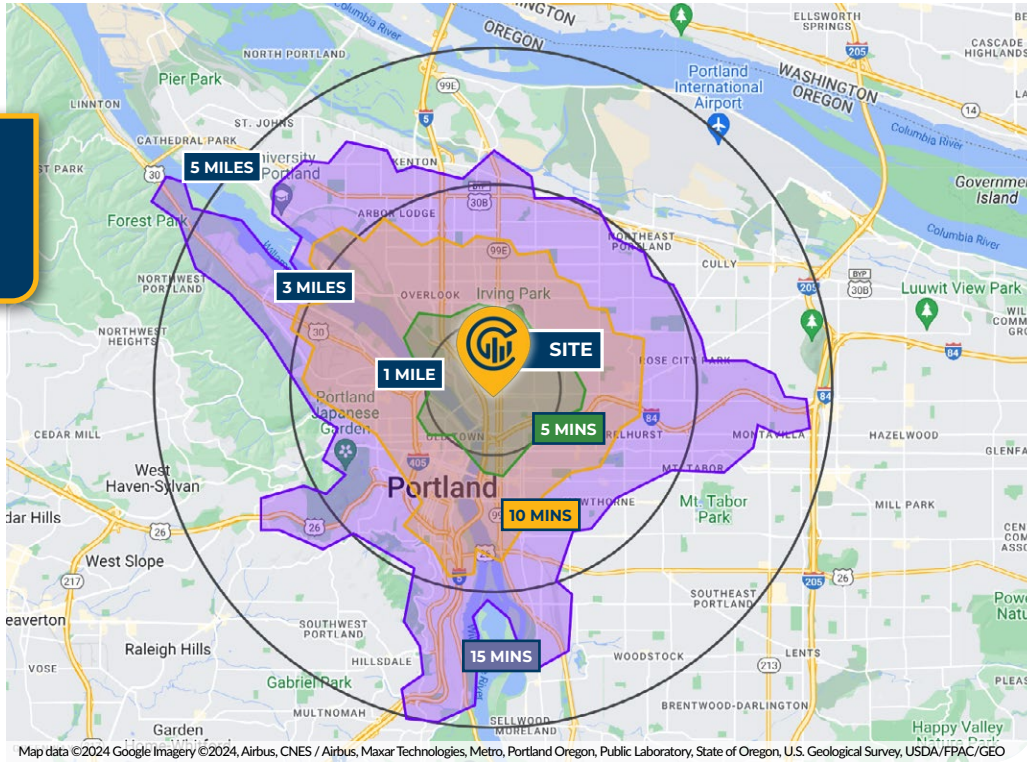
C. **Inclusionary housing bonus.** Maximum height and FAR may be increased as stated in Table 130-3 if one of the following is met:

1. Mandatory inclusionary housing. Bonus height and FAR is allowed for development that triggers 33.245, Inclusionary Housing. The amount of bonus floor area allowed is an amount equal to the net building area of the building that triggers 33.245, up to the increment of additional FAR allowed as stated in Table 130-3. To qualify for this bonus, the applicant must provide a letter from the Portland Housing Bureau certifying that the regulations of 33.245 have been met; or





DRIVE TIMES & DEMOGRAPHICS




92
Walk Score®
"Walker's Paradise"


100
Bike Score®
"Biker's Paradise"


74
Transit Score®
"Excellent Transit"

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

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