



FOR SALE



N. WILLIAMS AVE DEVELOPMENT OPPORTUNITY

High-Density Mixed-Use Development Site
Multifamily with Retail Development Opportunity
Combined Price: ~~\$3,200,000~~ \$1,593,000 (\$135/SF)
Priced for a Quick Close!

4037 and 4043 N Williams Ave, Portland, OR 97227

- Previously Approved: 2, 30 Unit Projects + Ground Floor Retail
- The lots are available together.
- Phenomenal location nearby many amenities.
- All plans and seller documents included with the sale price.

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PROPERTY SUMMARY

FOR SALE



Building Rendering



Building Rendering

Property Overview

Address	4037 and 4043 N Williams Ave, Portland, OR 97227
Sale Price	\$1,593,000 (\$135/SF) Combined
Units	2, 30 Unit Projects + Retail
N° of Lots	2
Parcel Sizes	Each lot is 5,900 SF Total of 11,800 SF
Zoning	CM3 (Commercial/Mixed Use 3)

Capacity Commercial Group is pleased to exclusively present for sale 4037 and 4043 N Williams Ave in Portland, Oregon.

Properties not subject to Inclusionary Zoning, but Buyer has the ability to apply new Inclusionary Zoning Rules at Buyer's Option*.

[General Overview of the new IH code changes.](#)

[The Ordinance itself, including the actual code changes.](#)

*Buyer to verify.

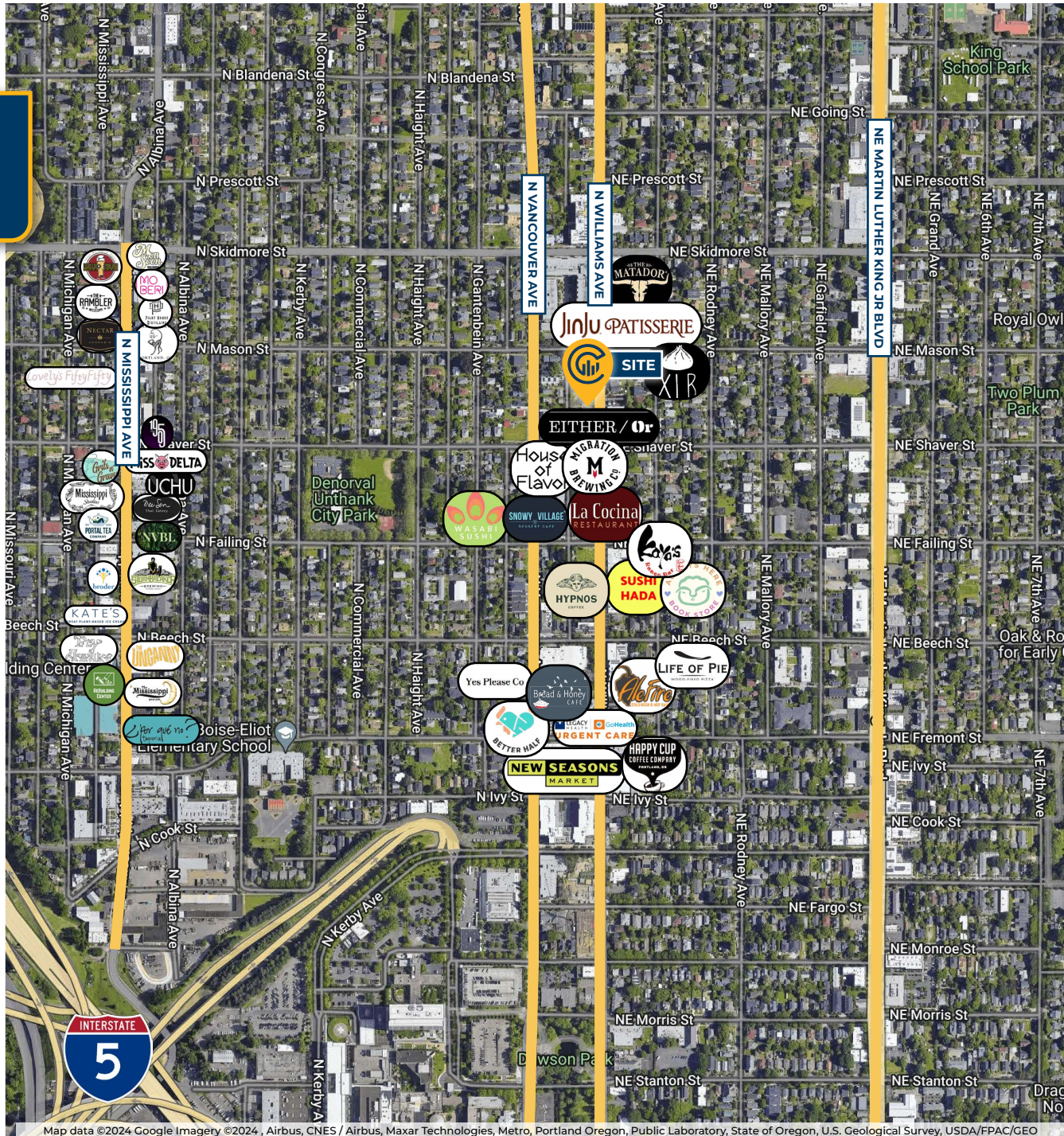
Nearby Highlights

- New Seasons Market
- AleFire
- Always Here Bookstore
- Better Half
- Birrieria Pepe Chile
- Bread & Honey Cafe
- Either/Or
- Happy Cup Coffee Bar
- House of Flavor Market
- Hypnos Coffee
- Jinju Patisserie
- Kayo's Ramen
- La Cocina
- Legacy-GoHealth Urgent Care
- Life of Pie Pizza
- Matador North Portland
- Maui's Bar on Williams
- Migration Brewing
- N Mississippi Ave
- Poa Cafe
- Snowy Village Desserts
- Sushi Hada
- The Celery
- Wasabi Sushi
- XLB

North Portland Neighborhood of Boise near Downtown
Nearby transit includes TriMet Bus Lines (4, 6, 24, and 44 routes).



LOCAL AERIAL



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- Poa Cafe
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- The Celery
- Wasabi Sushi
- XLB
- Yes Please (Vegan)

TriMet Bus Lines

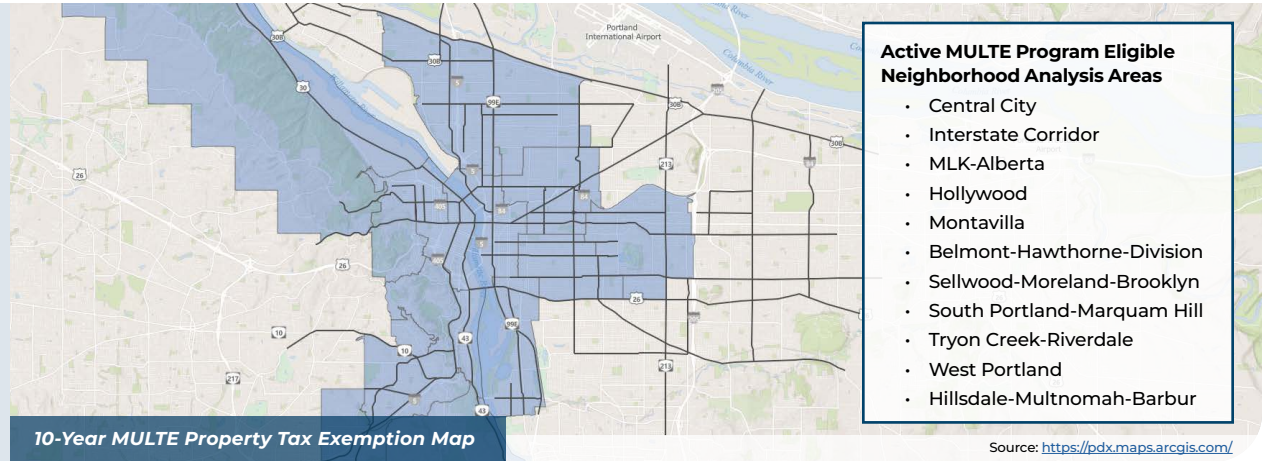
- 2-4 blocks to routes 4, 6, 24, and 44.



MULTI-FAMILY HOUSING INCENTIVES

Landmark Multi-Family Housing Incentives

On July 16, 2025, Portland City Council passed Ordinance 2025-243, enacting a temporary waiver of all System Development Charges (SDCs) for eligible residential housing projects. Combined with other recent regulatory incentives, this policy creates a rare opportunity to advance projects with substantially lower costs and fewer permitting hurdles.



10-Year MULTE Property Tax Exemption Map

Summary of Key Incentives

1. System Development Charge Waiver (2025–2028)

- Applies to new residential dwelling units and congregate living facilities, including multifamily and middle housing.
- Waives all SDCs (transportation, sewer, water, parks, and stormwater), with approximate savings of \$20,000 per unit.
- Applies to projects with permits issued after August 15, 2025
- Construction must begin within 12 months of permit issuance, or a construction guarantee must be submitted.
- Projects already under construction or with issued permits are not eligible.
- This incentive sunsets September 30, 2028.

2. 10-Year MULTE Property Tax Exemption

- Projects providing units affordable to households earning 60% of Area Median Income (AMI) may qualify for full property tax exemption on residential square footage for 10 years.
- This includes projects that participate in the City of Portland's mandatory inclusionary housing requirements which also provide FAR and, in some cases, height bonuses.
- Applies in eligible neighborhoods as shown on the [City of Portland's MULTE Map](#).

Active MULTE Program (IH Subject)		
IH Options (Applies to building with the restricted units)	IH Options	
	80% AMI	60% AMI
Located within Central City Plan District	100%	100%
Located within Eligible Neighborhood Analysis Area	IH Units only	100%
Located outside Eligible Neighborhood Analysis Area	IH Units only	IH Units only

3. No Minimum Parking Requirements

- Citywide elimination of minimum parking mandates continues, allowing for more flexible site design and reduced development cost.

4. Ground Floor Active Use Requirements Suspended

- In zones with a Design ('d') or Storefront ('m') overlay, the requirement for ground-floor active uses is suspended through January 1, 2029, enabling more streamlined and cost-effective ground-level design for mixed-use developments.
- This is also an opportunity to convert existing vacant retail space to dwelling units.

5. Reduced Bicycle Parking Requirements

- Reduced long- and short-term bicycle parking ratios are in effect through January 1, 2029, simplifying compliance and reducing square footage allocated to non-income generating uses.

Pertinent Dates

- SDC waiver effective date: **August 15, 2025**
- SDC waiver expiration: **September 30, 2028**
- Ground floor active use & bike parking relief expiration: **January 1, 2029**

Links



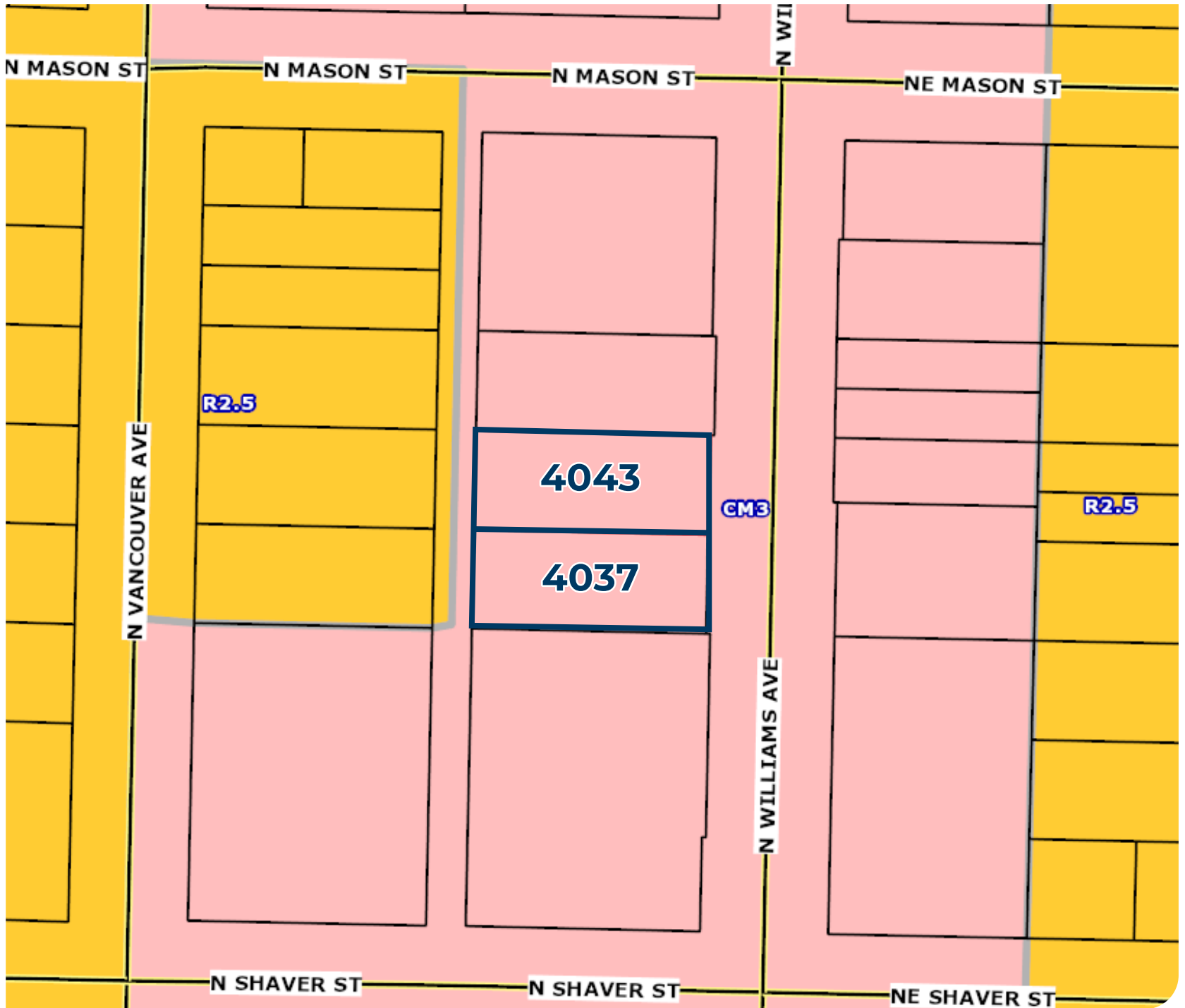
[CLICK TO VIEW MAP](#)



[CLICK TO VIEW DETAILS](#)



ZONING MAP





MAJOR EMPLOYERS IN THE REGION



The greater Portland-Vancouver-Hillsboro metro area is a West Coast cultural and economic hub. It occupies center stage in Oregon and southwest Washington's economic performance.

Historically reliant on timber, fishing and agriculture, the area is now known as a hotbed for technology, healthcare, finance, and apparel industries.

Often called the "Silicon Forest", the area enjoys the presence of major information and technology companies such as Intel, Hewlett-Packard, Tektronix, Siemens, Salesforce, and Boeing.

Healthcare is a major employment driver in the region. Numerous hospitals and medical research centers including OHSU, Kaiser Permanente, Providence, Legacy Health and PeaceHealth are integral to the physical and economic health of the region.

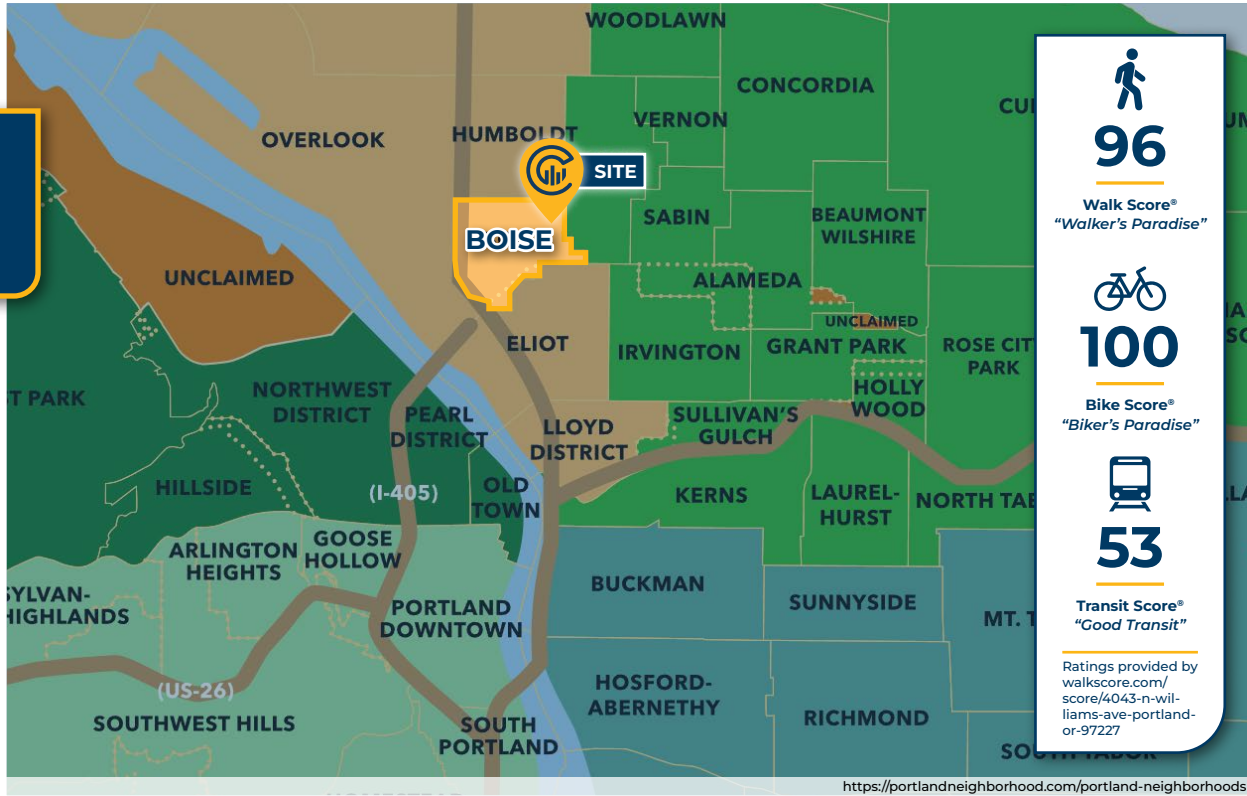
Globally-recognized sports and outdoor performance apparel companies such as Nike and Columbia Sportswear are headquartered in the area.

Portland's proximity to Silicon Valley and Seattle has made it an attractive destination for many California and Washington-headquartered technology companies to maintain operations in the area with its business-friendly environment and growing inventory of class-A office-focused real estate.

<https://www.greaterportlandinc.com/research-center/major-employers>



BOISE NEIGHBORHOOD



DENORVAL UNTHANK CITY PARK

- 4.56 Acres
- Accessible
- Restroom
- Picnic Table
- Playground
- Paths (Paved)
- Baseball Field
- Basketball Court

Denorval Unthank Park is a 3 minute walk from 4037 & 4043 N Williams Ave.



Boise is a neighborhood in Portland, Oregon with a population of 6,302. Boise is in Multnomah County and is one of the best places to live in Oregon. Living in Boise offers residents an urban suburban mix feel and most residents rent their homes. In Boise there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in Boise and residents tend to be liberal. The public schools in Boise are above average. - Read more about [Boise](#) on Niche.

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A+ NIGHT LIFE

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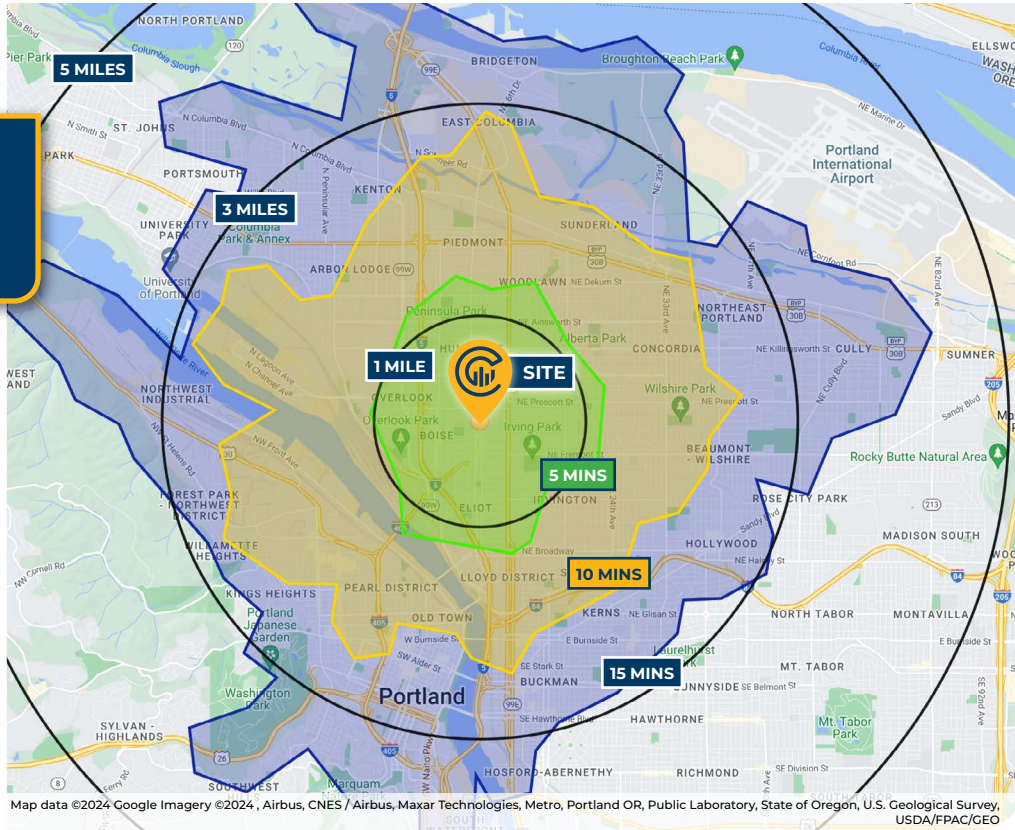
B+ GOOD FOR FAMILIES

B DIVERSITY

A+ COMMUTE



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	30,746	209,096	375,543
2030 Projected Population	31,164	209,448	373,014
2020 Census Population	31,882	197,706	367,719
2010 Census Population	24,072	163,208	316,878
Projected Annual Growth 2025 to 2030	0.3%	-	-0.1%
Historical Annual Growth 2010 to 2025	1.8%	1.9%	1.2%
Households & Income			
2025 Estimated Households	14,407	104,252	180,855
2025 Est. Average HH Income	\$146,387	\$135,120	\$139,878
2025 Est. Median HH Income	\$107,236	\$100,721	\$104,735
2025 Est. Per Capita Income	\$68,851	\$67,735	\$67,693
Businesses			
2025 Est. Total Businesses	2,226	22,336	34,186
2025 Est. Total Employees	17,317	214,225	304,229

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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