

# COMMERCIAL / MIXED USE 0.52 AC OF DEVELOPMENT LAND

4739 NORTH INTERSTATE AVENUE, PORTLAND, OR 97217



#### PRESENTED BY:

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# EXECUTIVE SUMMARY

Development Land

4739 North Interstate Avenue | Portland, OR 97217



## PROPERTY OVERVIEW

Approx. 0.52 AC of prime, level commercial land on N Interstate Ave, one of the city's principal North-South arteries.

The property is immediately adjacent to the MAX Yellow Line and 2.5 blocks from the nearest station. The MAX Line has resulted in significant growth along its route over the past decade. The property is also just 1/4 mile to I-5 and 1/3 mile to Mississippi Ave, a popular retail and entertainment destination.

The property is currently operating as a motel, providing in-place income for a potential "covered land play" developer investment scenario.

## PROPERTY HIGHLIGHTS

- Inside of a DDA boundary
- Existing pylon signage on N Interstate
- Potential for additional off-market square footage if Buyer prefers
- Easy access to I-5 (less than 1/4 mile to the Southbound on-ramp off N Going St)
- Site adjacent to MAX Light Rail Line
- Land is level
- Off-site connections on N Interstate Ave
- Existing curb cuts on both N Interstate Ave and N Wygant St

## OFFERING SUMMARY

**PRICE:** \$4,500,000

**LOT SIZE:** Approx. 0.52 Acres

**PRICE / SF:** \$197,000

**FAR:** 3:1 or up to 5:1 with bonus

**ZONING:** CM3

**APN:** R257209

## CM-3 ALLOWED USES

- Household & group living / multifamily
- Retail
- Office
- Vehicle repair
- Schools, hospitals, other institutional
- More

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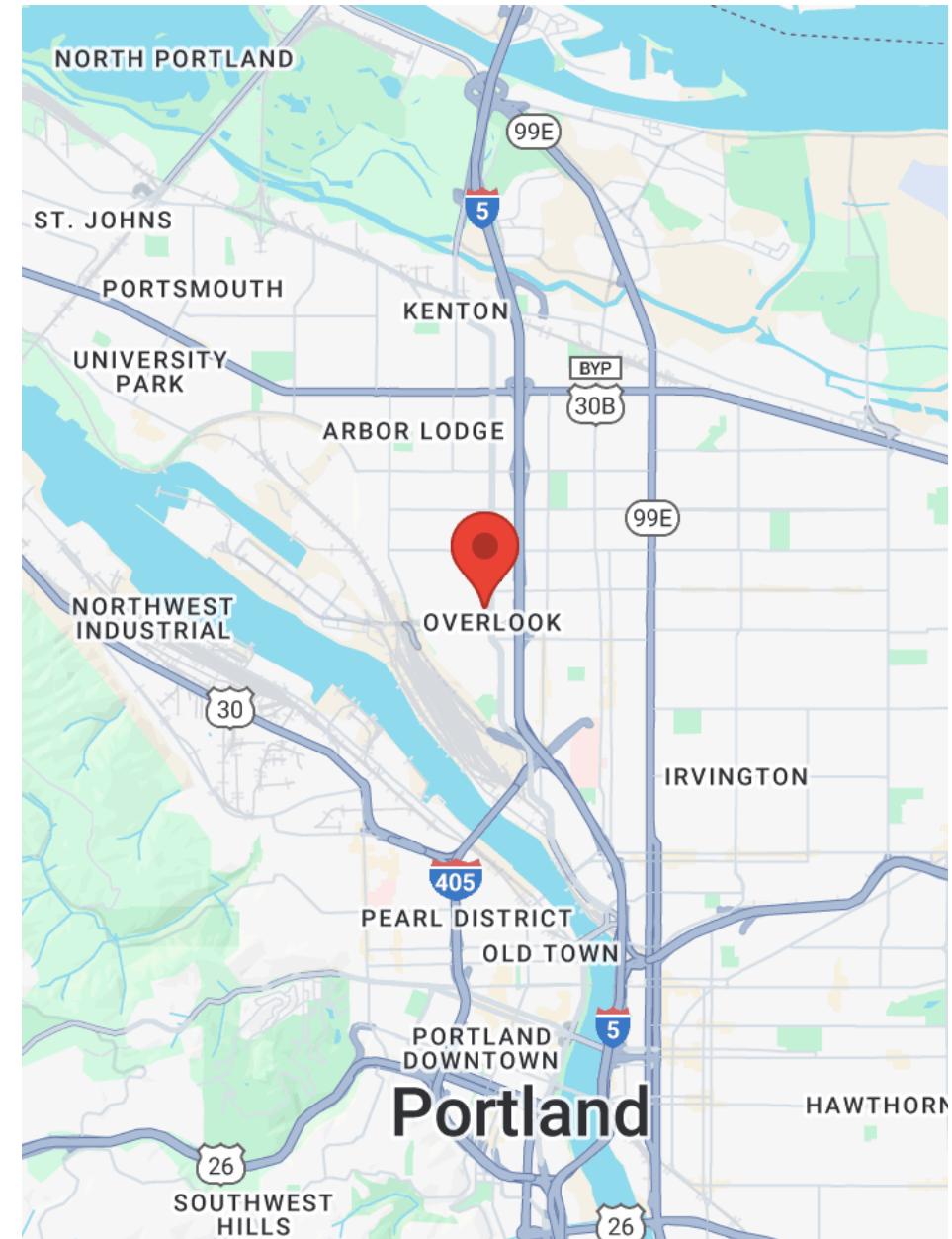
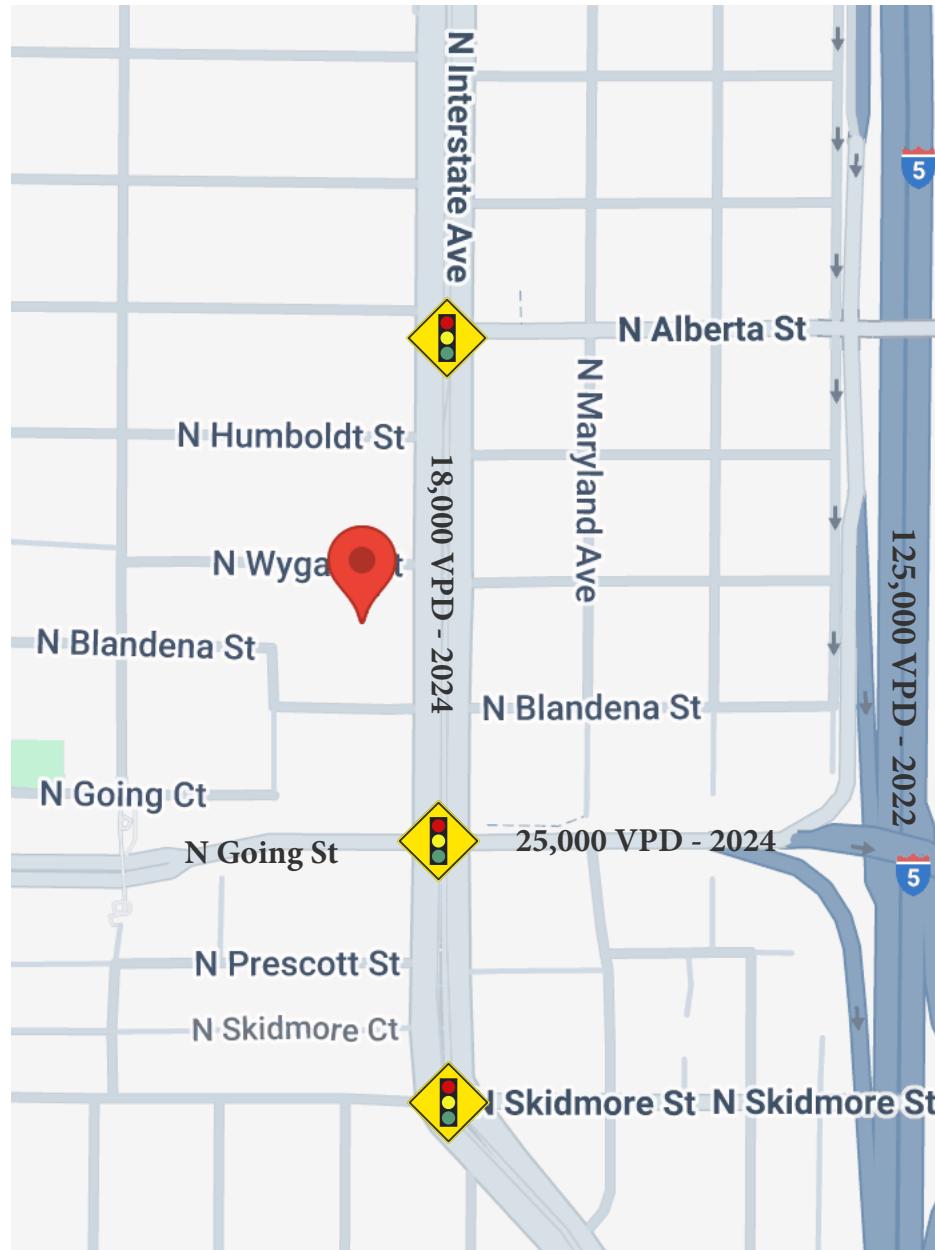
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# LOCATION MAPS

Development Land

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## BUSINESS MAP

## Development Land

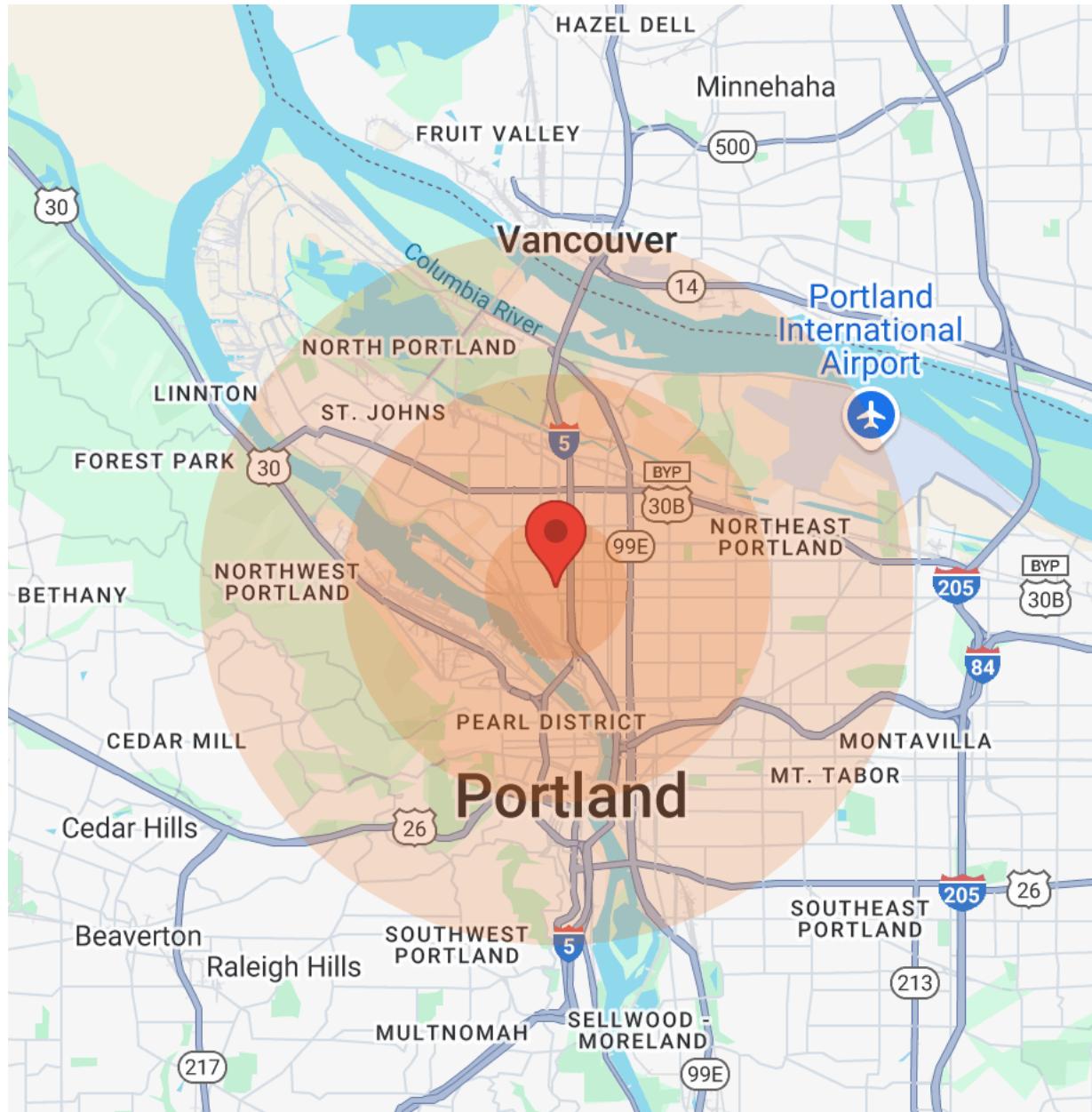
4739 North Interstate Avenue | Portland, OR 97217



# DEMOGRAPHICS

Development Land

4739 North Interstate Avenue | Portland, OR 97217



Population	1 Mile	3 Miles	5 Miles
Male	8,917	72,681	153,720
Female	9,267	72,147	154,475
Total Population	18,184	144,828	308,195

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,048	21,129	46,416
Ages 15-24	1,661	11,917	27,151
Ages 25-54	8,788	70,224	142,882
Ages 55-64	2,510	20,630	44,717
Ages 65+	2,177	20,928	47,029

Race	1 Mile	3 Miles	5 Miles
White	14,375	119,848	261,242
Black	2,222	12,188	17,544
Am In/AK Nat	19	404	894
Hawaiian	32	336	429
Hispanic	1,321	9,819	21,159
Multi-Racial	2,604	19,090	39,286

Income	1 Mile	3 Miles	5 Miles
Median	\$50,608	\$51,540	\$52,305
< \$15,000	1,345	13,544	22,810
\$15,000-\$24,999	777	7,656	14,460
\$25,000-\$34,999	1,060	7,276	15,153
\$35,000-\$49,999	933	8,691	18,077
\$50,000-\$74,999	1,583	12,001	24,723
\$75,000-\$99,999	858	7,095	16,086
\$100,000-\$149,999	874	7,248	16,604
\$150,000-\$199,999	228	2,851	6,203
> \$200,000	151	2,729	7,897

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,969	77,942	159,220
Occupied	8,495	71,882	147,772
Owner Occupied	4,454	32,142	73,865
Renter Occupied	4,041	39,740	73,907
Vacant	474	6,060	11,448

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