



FOR SALE



MAJOR PRICE REDUCTION

AVAILABLE
±1.00 AC

E BURNSIDE DEVELOPMENT LAND

High Density Development Opportunity

±1.00 Acre (±43,560 SF) | Sale Price: \$870,000 (\$19.97/SF)

17932-17948 E Burnside St, Portland, OR 97233

- Seller willing to provide partial closing credit for property demolition with all reasonable offers.
- Transit oriented development opportunity.
- Zoning (Gresham Station Center) allows for maximum of 60 units per acre.
- Existing site conditions have five rental units.
- Motivated Seller, Willing to Entertain All Reasonable Offers.

NICHOLAS G. DIAMOND

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RILEY M. HENDERSON, MRED

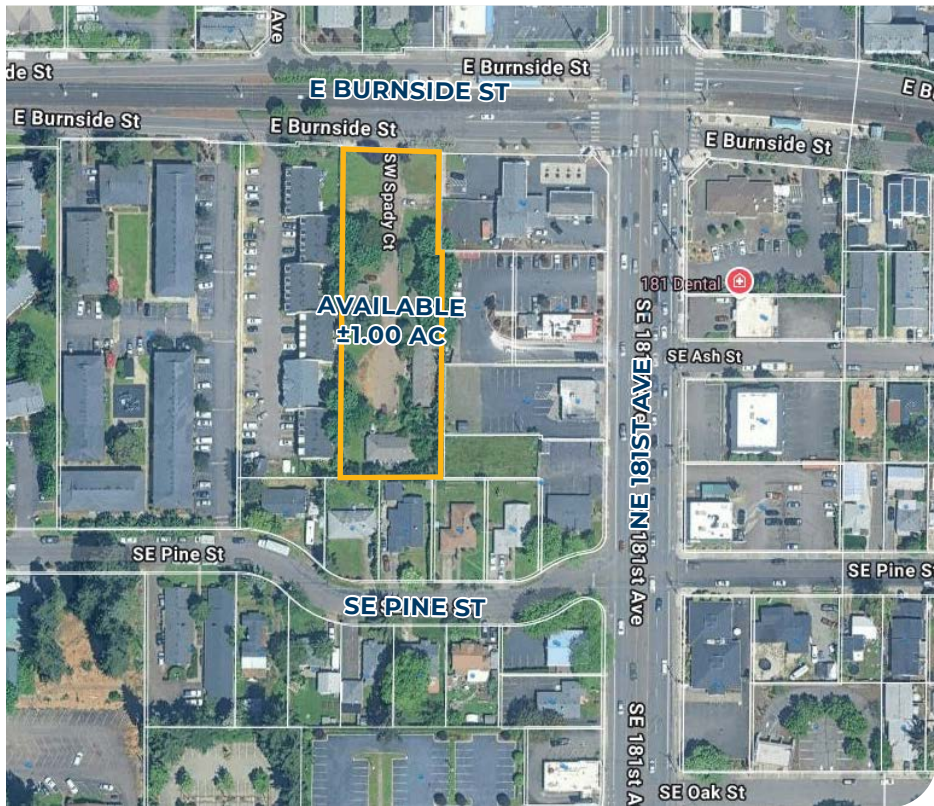
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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	17932-17948 E Burnside St, Portland, OR 97233
Lot Size	±1.00 Acre (±43,560 SF)*
Improvement Size	±1,440 SF
Qualified Census Tract (QCT)	Yes
Sale Price	\$870,000 (\$19.97/SF)
Parcel #	R321684
Zoning	Gresham-SC-Station Centers View Online

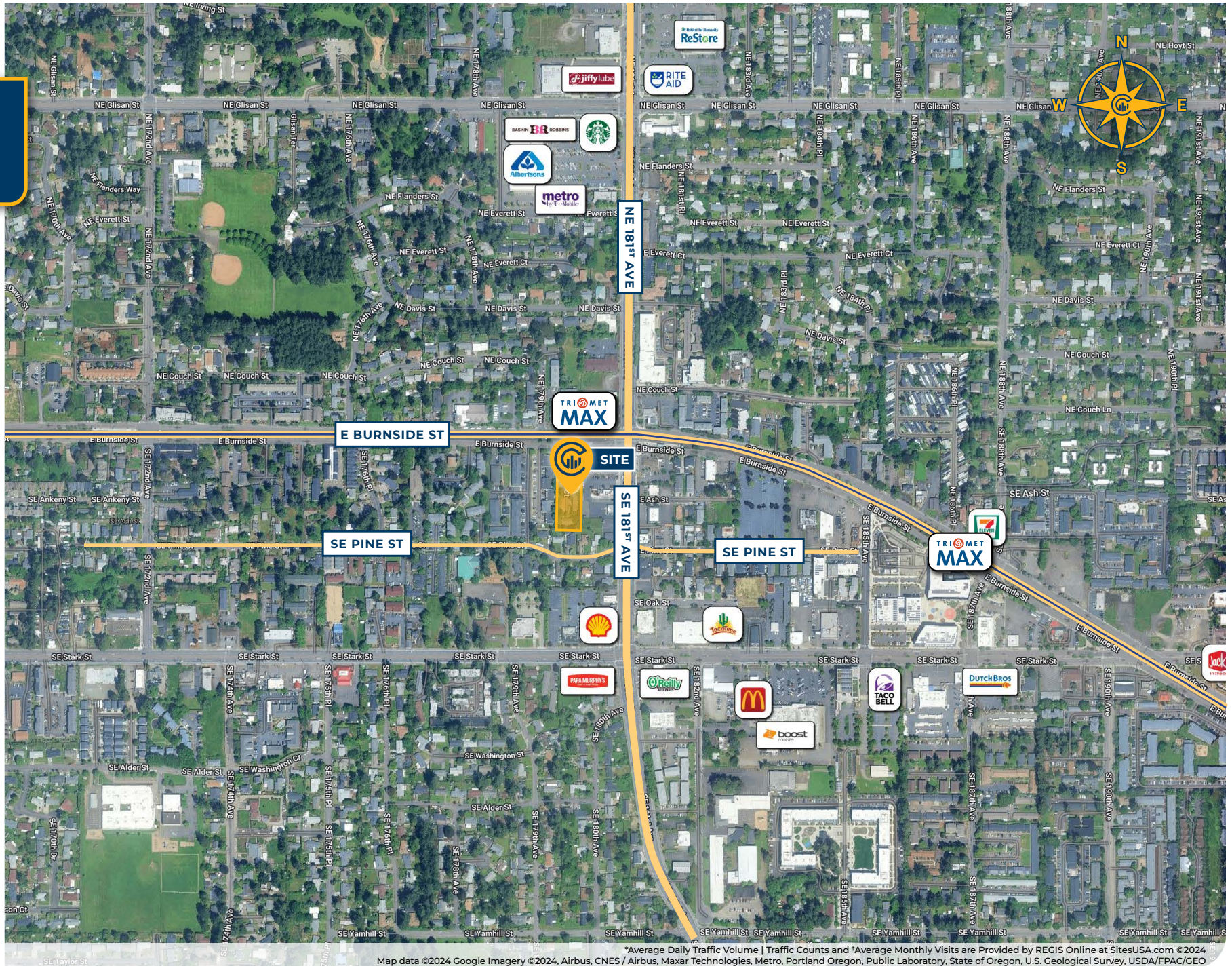
Capacity Commercial Group is pleased to exclusively offer for sale a high-density, transit-oriented development site in Gresham, OR. The site is suitable for townhome or multifamily development with a maximum of 60 units per acre. It is located adjacent to the TriMet stop at 181st and E Burnside. There is an adjacent parcel that can allow for access from the South as well as off E Burnside.

Nearby Highlights

- Albertsons
- Starbucks
- Gresham ReStore
- Taco Time
- Elmer's
- Wendy's
- Shari's Cafe and Pies
- Sushi Edo
- Albertsons Distribution Center
- John Deere Regional Distribution Center
- Joy Teriyaki
- Nadaka Nature Park
- Hartley Elementary School
- H.B. Lee Middle School
- TriMet Bus Routes 87 & 25
- E 181st Ave Blue Line MAX station on E Burnside St



LOCAL AERIAL MAP

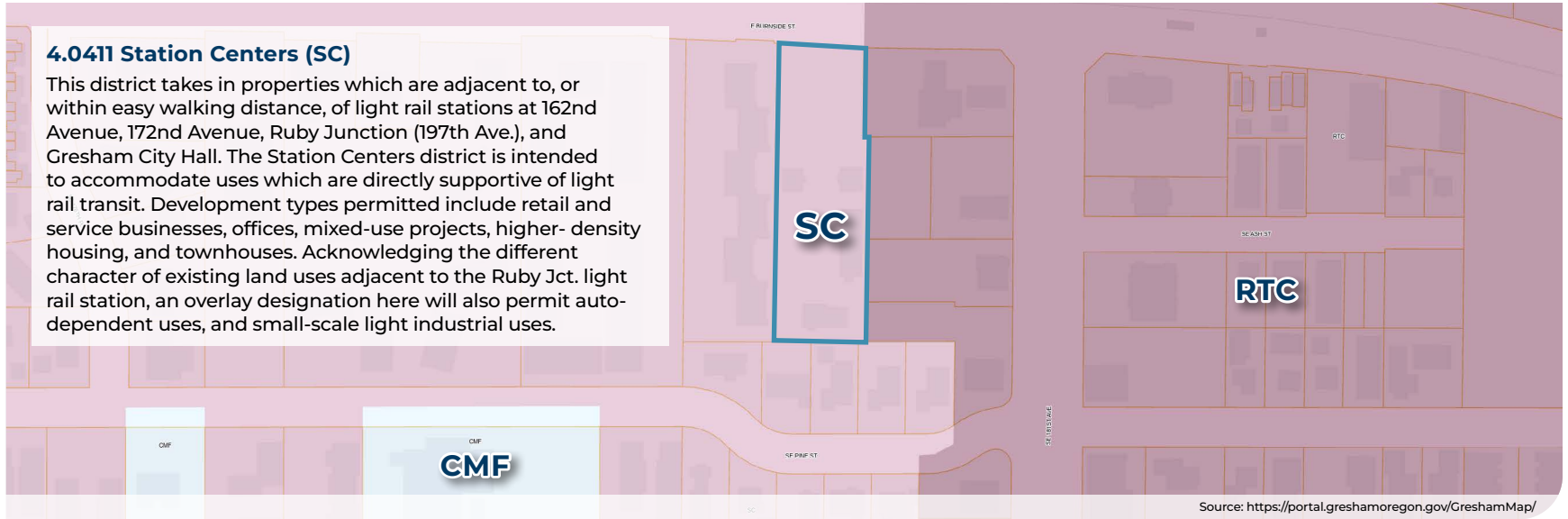


*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024
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4.0411 Station Centers (SC)

This district takes in properties which are adjacent to, or within easy walking distance, of light rail stations at 162nd Avenue, 172nd Avenue, Ruby Junction (197th Ave.), and Gresham City Hall. The Station Centers district is intended to accommodate uses which are directly supportive of light rail transit. Development types permitted include retail and service businesses, offices, mixed-use projects, higher- density housing, and townhouses. Acknowledging the different character of existing land uses adjacent to the Ruby Jct. light rail station, an overlay designation here will also permit auto-dependent uses, and small-scale light industrial uses.



Source: <https://portal.greshamoregon.gov/GreshamMap/>

Table 4.0420: Permitted Uses in the Corridor Land Use Districts

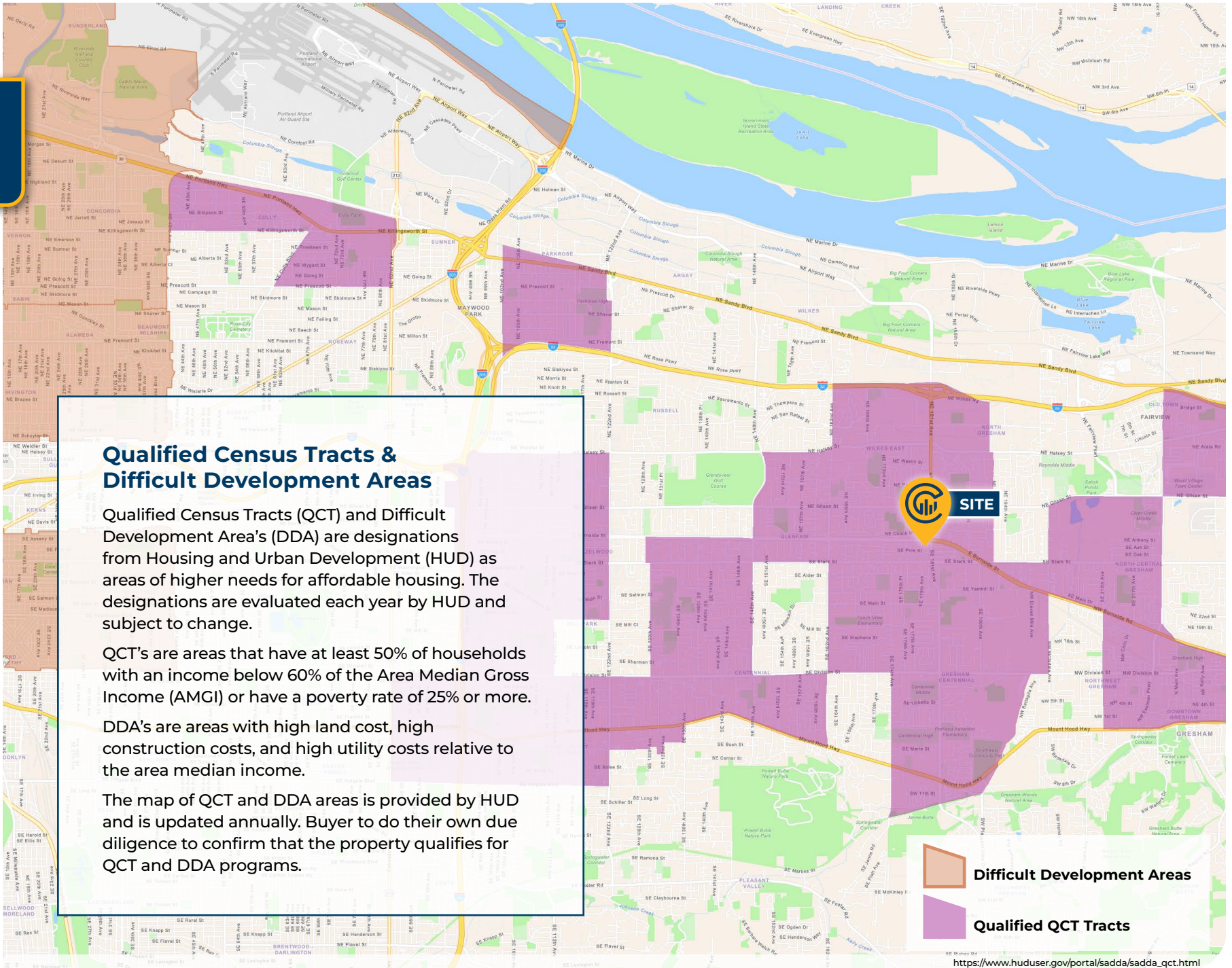
USES	RTC	SC	SC-RJ	CMF	CMU	CC	MC
RESIDENTIAL¹							
Single Detached Dwelling	NP	NP	NP	L ²	NP	NP	NP
Duplex	NP	P	P	P	P	NP	NP
Triplex	NP	P	P	P	P	NP	NP
Quadplex	NP	P	P	P	P	NP	NP
Townhouse	L ³	P	P	P	P	NP	NP
Cottage Cluster	NP	NP	NP	L ²	NP	NP	NP
Multifamily ^{2a}	L ^{3,4}	L ^{4,5}	P ⁴	P	P ⁴	L ^{4,6,7a}	L ^{4,6,8a}
Elderly Housing	SUR ³	SUR	SUR	SUR	SUR	SUR	SUR
Manufactured Dwelling Park	NP	NP	NP	NP	NP	NP	NP
Residential Facility	P ³	P	P	P	P	L ^{5,7a}	L ^{6,8a}
Residential Home	NP	NP	NP	L ²	NP	NP	NP
Affordable Housing	P ³	P ³	P ³	P ³	P ³	P ³	P ³
COMMERCIAL							
Auto-Dependent Use	L ¹⁰	NP	P	NP	L ¹¹	L ^{7a,7b}	L ^{8a,8b}
Business and Retail Service and Trade	P	L ¹²	P	NP	L ¹¹	L ^{7a,7b}	L ^{8a,8b}
Clinics	P	L ¹²	P	NP	L ¹¹	L ^{7a,7b}	L ^{8a,8b}
Commercial Parking	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Daycare Facilities	P	L ¹²	SUR	SUR	P	P	P
Live-Work	P	P	P	NP	P	P	P
Major Event Entertainment	SUR	SUR	SUR	NP	SUR	SUR	SUR
Mini-Storage Facilities	NP	NP	NP	NP	NP	NP	NP
Outdoor Commercial	NP	NP	L ¹³	NP	L ¹³	L ^{7a,7b}	L ^{8a,8b}
INDUSTRIAL							
Construction	NP	NP	L ¹⁴	NP	NP	NP	NP
Exclusive Heavy Industrial Uses	NP	NP	NP	NP	NP	NP	NP
Industrial Office	NP	NP	NP	NP	NP	NP	NP
Information Services	NP	NP	NP	NP	NP	NP	NP
Manufacturing	NP	NP	NP	NP	NP	NP	NP
Miscellaneous Industrial	NP	NP	NP	NP	NP	NP	NP
Trade Schools	NP	NP	NP	NP	NP	NP	NP
Transportation/Distribution	NP	NP	NP	NP	NP	NP	NP
Warehousing/Storage	NP	NP	NP	NP	NP	NP	NP
Waste Management	NP	NP	NP	NP	L/SUR ¹⁵	L/SUR ¹⁵	L/SUR ¹⁵
Wholesale Trade	NP	NP	NP	NP	NP	NP	NP
INSTITUTIONAL USES							
Civic Use	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Community Services	SUR	SUR	SUR	SUR	SUR	SUR	SUR

USES	RTC	SC	SC-RJ	CMF	CMU	CC	MC
RENEWABLE ENERGY¹⁹							
Solar Energy Systems	L/SUR ²²	L/SUR ²²	L/SUR ²²	L/SUR ²²	L/SUR ²²	L/SUR ²²	L/SUR ²²
Wind Energy Systems	L/SUR ²³	L/SUR ²³	L/SUR ²³	L/SUR ²³	L/SUR ²³	L/SUR ²³	L/SUR ²³
Biomass Energy Systems	L ²⁴	L ²⁴	L ²⁴	L ²⁴	L ²⁴	L ²⁴	L ²⁴
Geothermal Energy Systems	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵
Micro-Hydro Energy Systems	L ²⁶	L ²⁶	L ²⁶	L ²⁶	L ²⁶	L ²⁶	L ²⁶
OTHER							
Basic Utilities							
Minor basic utilities	P	P	P	P	P	P	P
Major basic utilities	SUR	SUR	SUR	L/SUR ¹⁸	SUR	SUR	SUR
Heliports ¹⁷	SUR	NP	NP	NP	NP	SUR	NP
Wireless Communication Facilities	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Temporary, Intermittent & Interim Uses	P	P	P	P	P	P	P
Marijuana Businesses	NP	NP	NP	NP	NP	L ²⁷	L ²⁷

Table 4.0420 lists those uses that are permitted in each Corridor Land Use District.

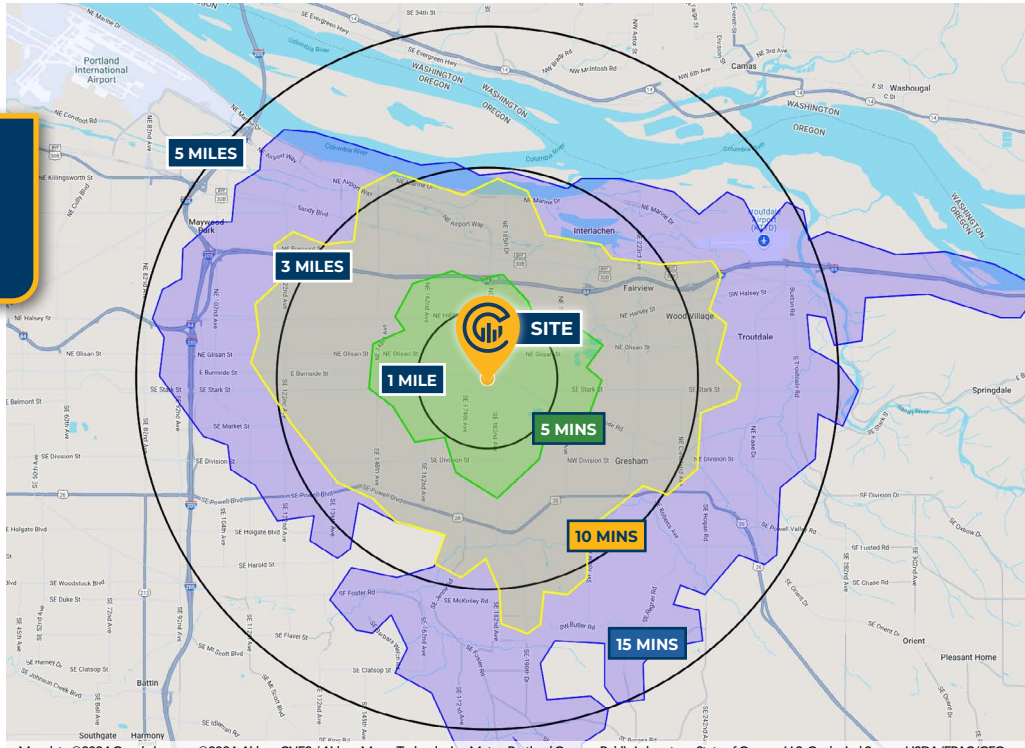
- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

[View Zoning Code Online](#)





DRIVE TIMES & DEMOGRAPHICS



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±1.00 AC



84

Walk Score®
"Very Walkable"



80

Bike Score®
"Very Bikeable"



57

Transit Score®
"Good Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	27,328	140,097	290,149
2029 Projected Population	25,911	132,499	276,301
2020 Census Population	28,966	146,895	304,312
2010 Census Population	27,046	137,526	284,014
Projected Annual Growth 2024 to 2029	-1.0%	-1.1%	-1.0%
Historical Annual Growth 2010 to 2024	-	0.1%	0.2%
Households & Income			
2024 Estimated Households	9,486	51,974	107,497
2024 Est. Average HH Income	\$78,901	\$90,423	\$98,426
2024 Est. Median HH Income	\$60,630	\$69,896	\$76,199
2024 Est. Per Capita Income	\$27,607	\$33,806	\$36,757
Businesses			
2024 Est. Total Businesses	805	5,358	12,527
2024 Est. Total Employees	5,537	40,673	100,905

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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