

INDUSTRIAL/OFFICE FOR SALE

# 1631 SW Jefferson St

PORTLAND, OR 97201



Prime development site in vibrant SW Portland

## CONTACT

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# Executive Summary



<b>ADDRESS</b>	1631 SW Jefferson St, Portland, OR 97201
<b>PRICE/RATE</b>	\$1,850,000
<b>BUILDING SIZE</b>	9,846 SF (5,958 SF warehouse / 3,888 SF production/showroom)
<b>LOT SIZE</b>	10,072 SF (0.23 AC)
<b>PRICE / SF</b>	\$187.89

## LOCATION OVERVIEW

Excellent opportunity to own a prime development site in a great close-in location. Near Multnomah Athletic Club, Lincoln High School, and Portland State University as well as numerous restaurants and coffee shops.

## PROPERTY HIGHLIGHTS

- This investment will produce significant income while development of the site is under consideration
- Zoned CXd—Very flexible Central Commercial Zoning allows a broad range of commercial and mixed-use development
- FAR is 4:1 with possible bonus FAR
- Max height of 100', with eligible bonus up to 165'
- Currently 70% leased

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# Experience the dynamic energy of Goose Hollow

This vibrant neighborhood combines charming homes and diverse businesses along bustling streets, creating a unique blend of community life and urban excitement.



## NEARBY BUSINESSES

- Multnomah Athletic Club
- Portland State University
- Portland Art Museum
- Providence Park
- Oregon Historical Society
- Portland Farmers Market at Portland State University
- SW Park Ave MAX Station
- South Park Blocks

## CONVENIENTLY LOCATED FOR EASY ACCESS

- Nearby the 6, 45, 55, 58, and 68 bus lines and the Blue and Red MAX lines
- Short walk to the Portland Streetcar lines
- Easy access to Hwy 26 and I-405
- Adjacent to the Central Business District



85

BIKE SCORE



98

WALK SCORE



96

TRANSIT SCORE

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# Photos



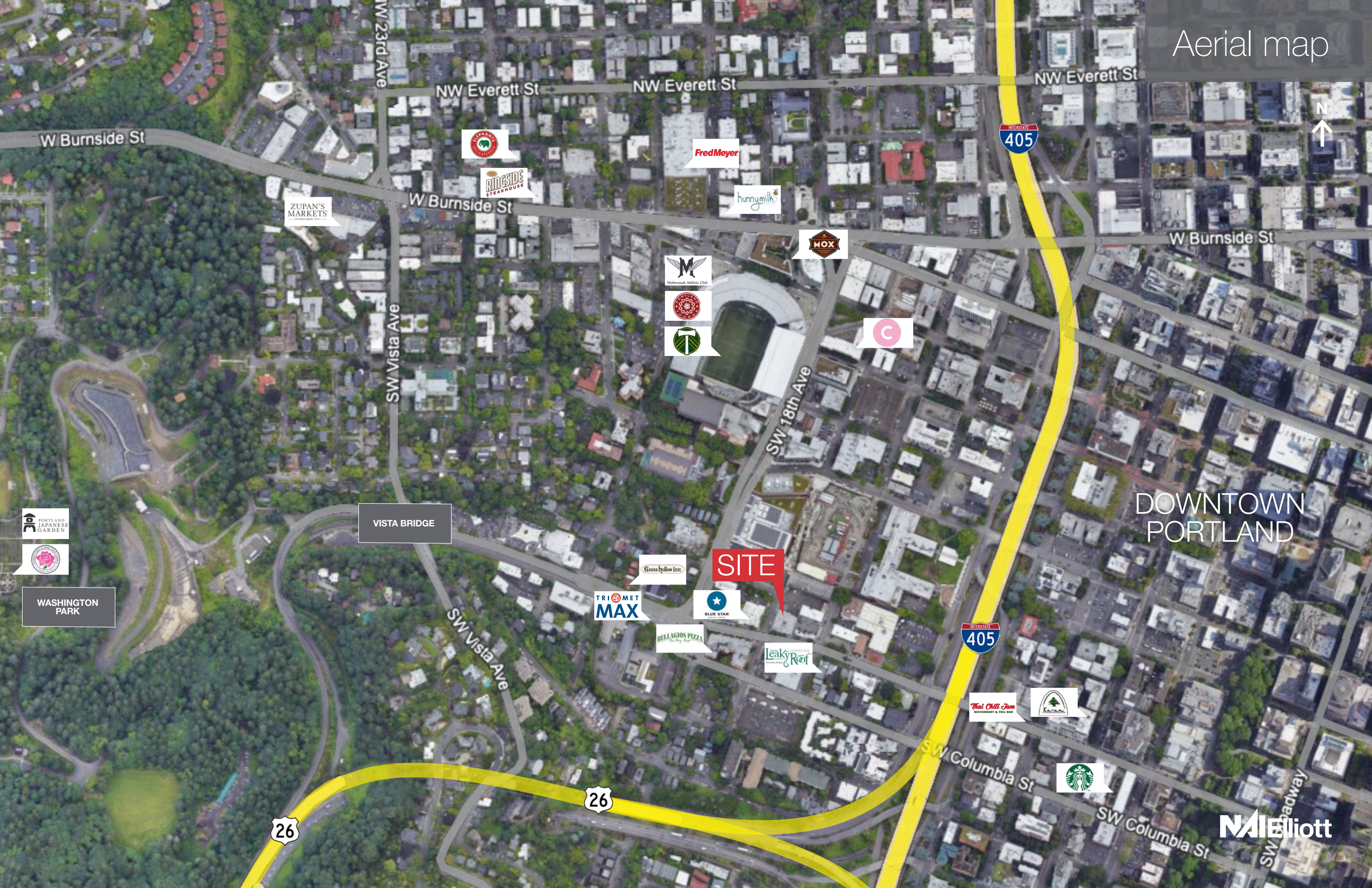
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W Burnside St

NW 23rd Ave

NW Everett St

NW Everett St

NW Everett St

ZUPAN'S MARKETS

W Burnside St

Fred Meyer

hunnymilk

405

W Burnside St

SW Vista Ave

M  
Multnomah Athletic Club

MOX

C

SW 18th Ave

DOWNTOWN  
PORTLAND

VISTA BRIDGE

SITE

Goose Hollow Inn

TRIMET  
MAX

BLUE STAR

BELL AGIOS PIZZA

Leaky Roof

405

PORTLAND  
JAPANESE  
GARDEN



WASHINGTON  
PARK

SW Vista Ave

That Chill Jam  
RESTAURANT & FULL BAR

Karam

SW Columbia St

Starbucks

SW Columbia St

SW Broadway

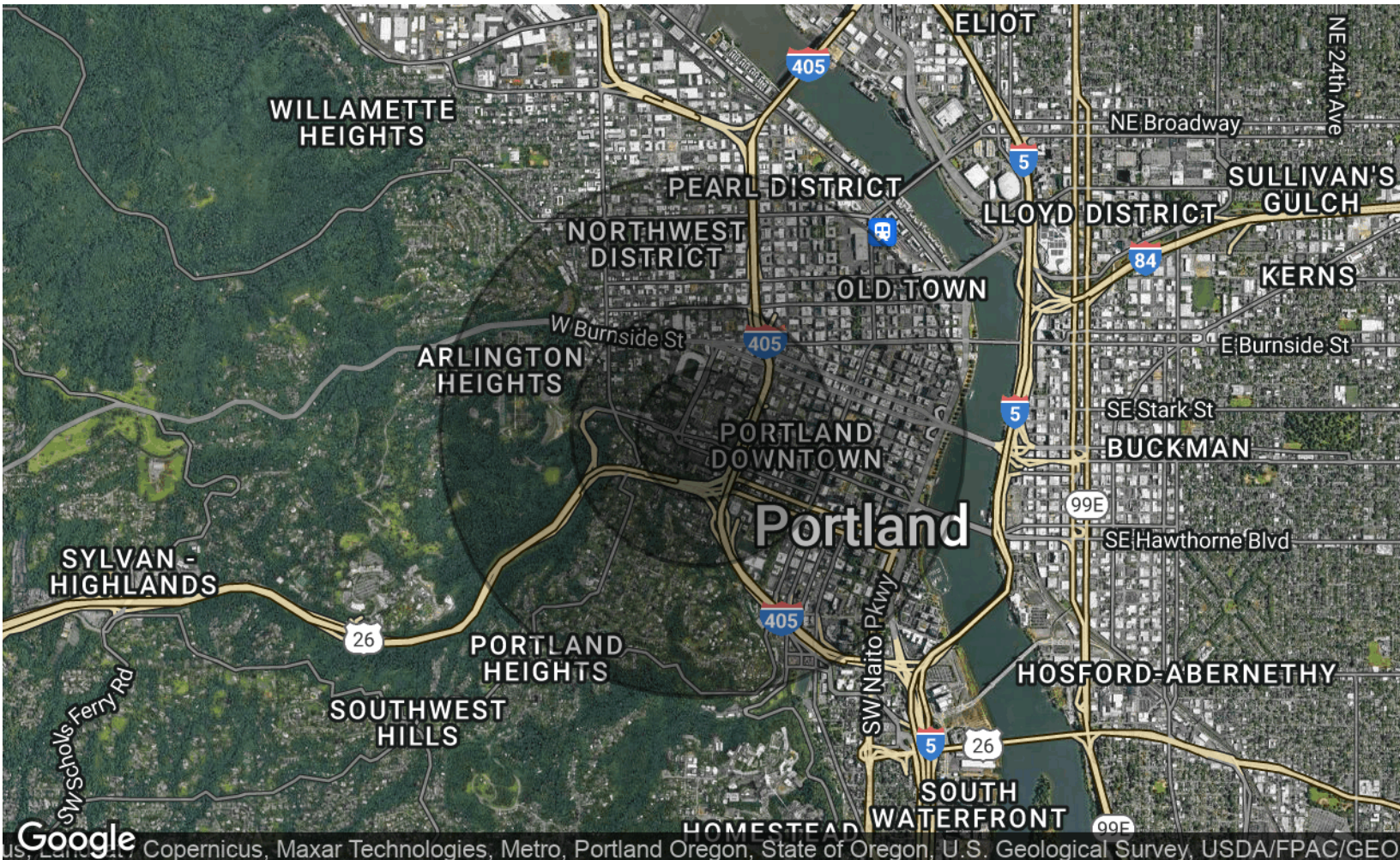
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# Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	44,786	167,452	423,353
Projected Total Population 2028	45,207	165,160	408,426
Average HH Income	\$101,191	\$133,823	\$150,577
Median Home Value	\$568,394	\$620,046	\$603,738
Estimated Total Households	29,917	94,537	205,345
Daytime Demographics 16+	109,333	255,209	417,942
Some College or Higher	85%	87.7%	87.1%

Source: Regis – SitesUSA (2023)

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