



**FOR SALE**



POTENTIAL BUILDING RENDERING

## SE 17TH AVE & SE SCHILLER ST

### Land for Sale

2.53 Acres with 12,000 SF Building | \$11,500,000.00 Sale Price

### SE 17th Avenue & SE Schiller St, Portland, OR

- Rare opportunity to purchase a multiple acre industrial/commercial site, close in SE Portland.
- Investor/Development opportunity or headquarters location for user.
- Utilities available to site.
- Recent road infrastructure in SE 17th completed.

### JOHN FETTIG, SIOR

Principal | Licensed in OR

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# PROPERTY SUMMARY



## PROPERTY DETAILS

<b>Address</b>	SE 17th Ave & SE Schiller St, Portland OR
<b>Available Space</b>	2.53 Acres 12,000 SF Building
<b>Zoning</b>	IG1 - General Industrial CE - Commercial Employment
<b>Use Type</b>	<ul style="list-style-type: none"> <li>• Manufacturing</li> <li>• Industrial Service</li> <li>• Wholesale Sales</li> <li>• Warehouse and Freight</li> <li>• Retail / Sales and Service</li> <li>• Office</li> <li>• Vehicle Repair</li> <li>• Self Service Storage</li> </ul>
<b>Sale Price</b>	\$11,500,000.00

### Location Features

- Enjoy local amenities in the thriving SE Portland district
- Directly adjacent to light rail MAX Line and public transportation
- Commute directly to the property via the Orange MAX Line

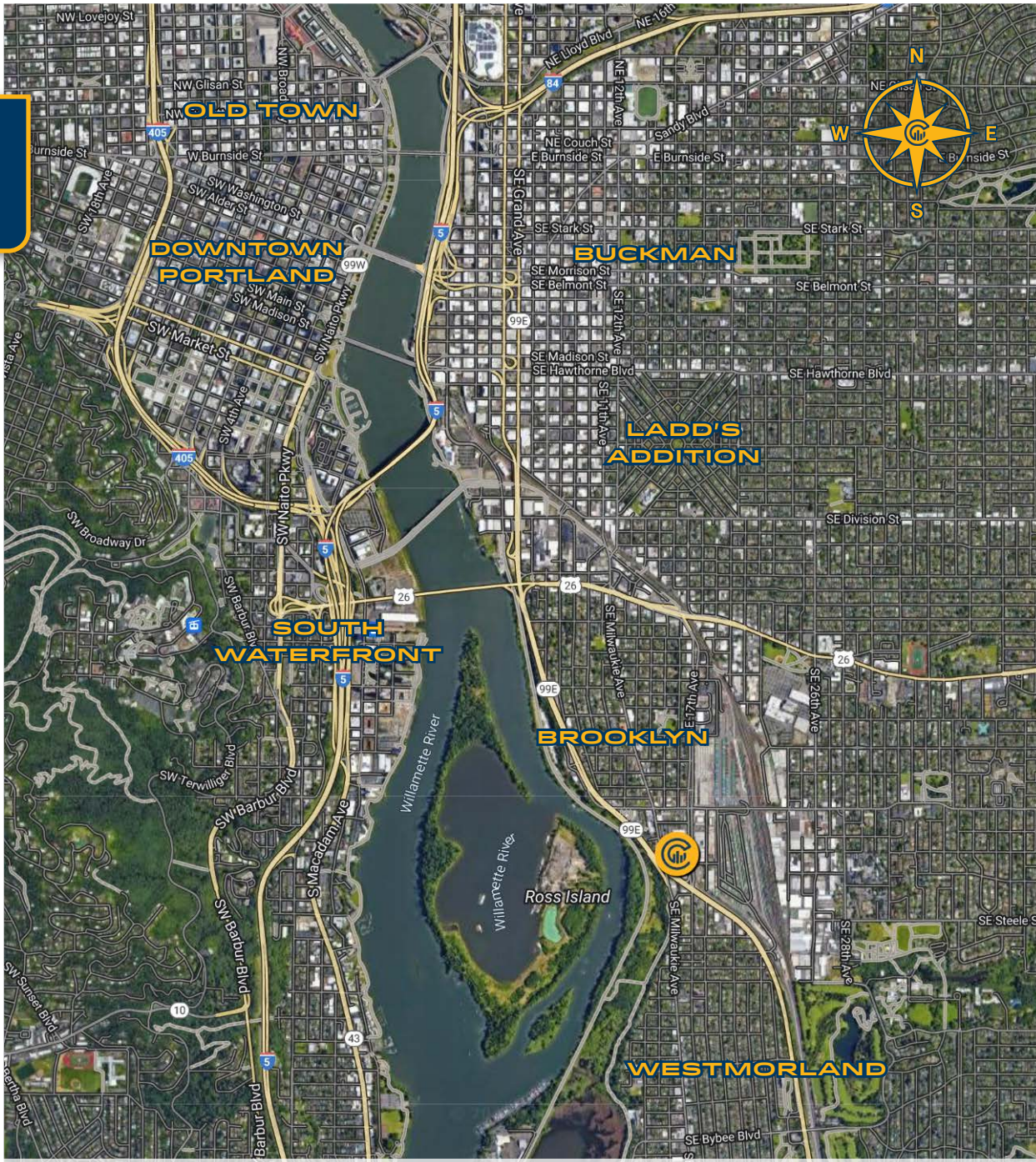
### Nearby Highlights

- Ruse Brewing
- Coco Donuts & Coffee
- 24 Hour Fitness
- Houndogs Bar & Grill
- Shell
- West Coast Self Storage
- AdaptCafe
- Labarre Machine
- Psanctum Thrift
- Enthea Teahouse
- Rose City Coffee Co
- Brooklyn Cooperative Grocery
- The Bear Paw Inn
- Ochoa Lupita's Tacos
- Original Hotcake House
- Aladdin Theater
- Botto's BBQ
- Edelweiss Sausage & Delicatessen
- Portland Juice Co.
- Subway





# LOCAL AERIAL MAP



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/

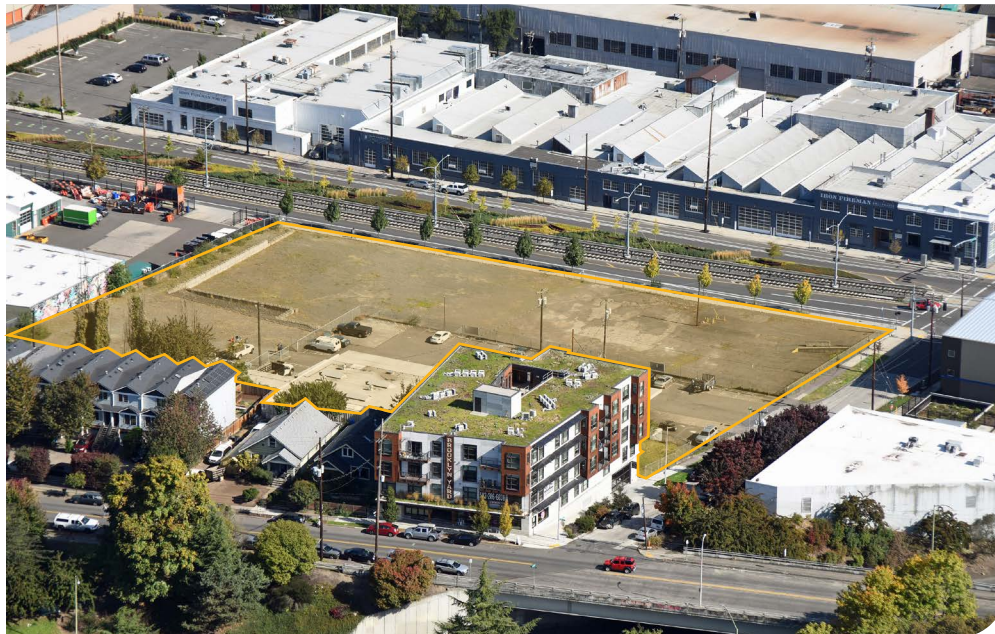
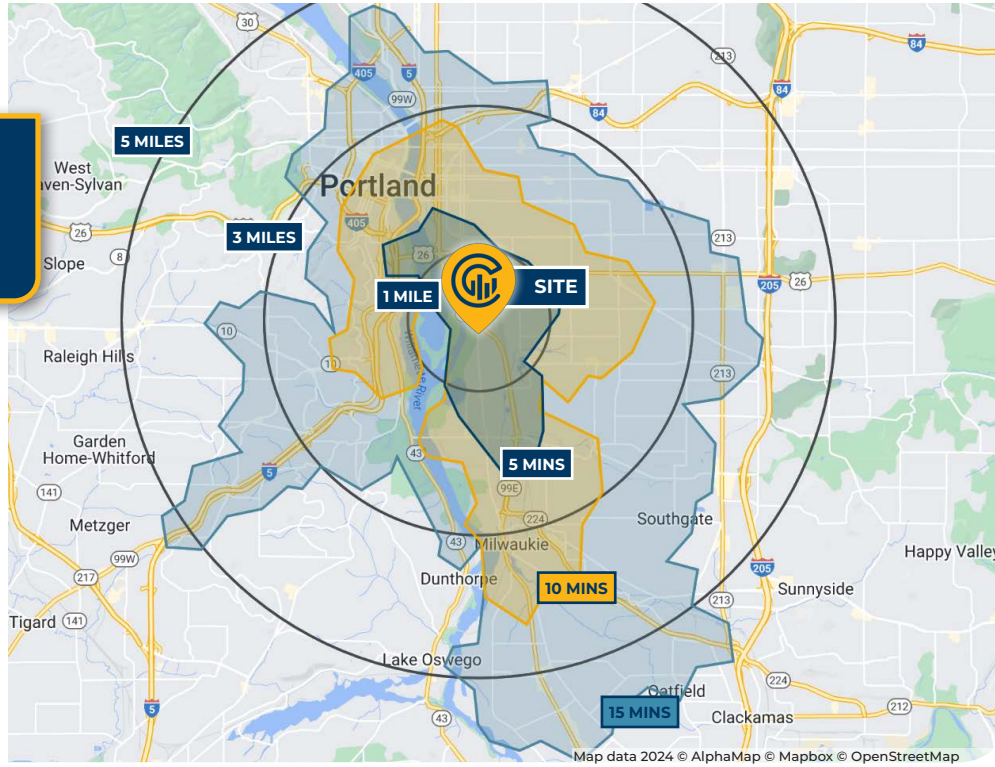
## PUBLIC TRANSPORTATION







# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Estimated Population	13,736	184,828	460,761
2028 Projected Population	13,148	179,369	440,834
2020 Census Population	14,218	185,965	465,997
2010 Census Population	13,110	162,145	412,765
Projected Annual Growth 2023 to 2028	-0.9%	-0.6%	-0.9%
Historical Annual Growth 2010 to 2023	0.8%	1.5%	1.3%
<b>Households &amp; Income</b>			
2023 Estimated Households	6,695	93,424	219,262
2023 Est. Average HH Income	\$118,526	\$130,111	\$143,281
2023 Est. Median HH Income	\$93,312	\$98,530	\$101,996
2023 Est. Per Capita Income	\$58,270	\$66,210	\$68,523
<b>Businesses</b>			
2023 Est. Total Businesses	1,130	18,724	38,047
2023 Est. Total Employees	9,250	165,963	306,430
<small>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 11/2023,            TIGER Geography - RS1</small>			

## Neighborhood Scores

**61**

Walk Score®  
"Very Walkable"

**95**

Bike Score®  
"Biker's Paradise"

**51**

Transit Score®  
"Good Transit"

Ratings provided by <https://www.walkscore.com>

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**FORD BUILDING**