



Industrial CM3 Zoned Property For Sale or Lease

Close-In NE Portland Warehouse

1803 NE Martin Luther King Jr Blvd | Portland, OR 97212

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Commercial Mixed Use 3 (CME information)

CM3 zoning supports larger-scale mixed-use development in well-connected urban locations, including areas near the Central City, civic corridors, and high-capacity transit routes.

The designation allows a wide range of commercial, residential, and employment uses with limited impacts, offering flexibility and density beyond lower-intensity commercial or residential zones.

[CLICK HERE TO LEARN MORE](#)

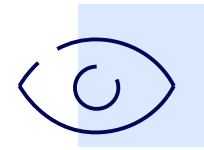
Property Details

~~\$4,500,000~~ Sale Price Reduced: \$3,900,000

Address	1803 / 1831 NE Martin Luther King Blvd, Portland, OR 97212
Building SF	36,000 SF
Land SF	28,000 SF
Zoning	CM3: Commercial Mixed use 3
Year Built	1923
Loading	Dock and Grade



Great Central
Eastside Location



215' of frontage
of MLK



Off-street
Parking Lot

General CM3 Uses and Zone Character

Location	This zone is generally applied on streets such as N Interstate, NE MLK Jr., N Williams and in town centers and districts transitioning from employment to mixed use.
65'	maximum height, which is generally 6 stories, increasing to 75', and occasionally 120', with bonus provisions.
3:1 FAR	increasing to 5:1 with bonus provisions.
Parking	is not required



Large Parking Lot



Market Overview

within 1 mile radius

Household & Population



Median Household Income

\$80,765



Median Age

38.3



Total Population

26,484



Total Households

14,197



Total Families

4,060



Growth Rate (5 yr Forecast)

0.9%

Business & Employment



Total Businesses

2,714



Total Employees

40,768



White Collar

79.8%



Blue Collar

8.8%



Services

11.3%



Unemployment Rate

5.0%

Education



No High School Diploma

4%



High School Graduate

9.4%



Some College

18.7%



Bachelor's Degree/Pro. Degree

64.8%



LLOYD CENTER

MODA CENTER

1803 MLK BLVD

**ALBINA
VISION TRUST**

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