

FOR
SALE

Unique Development Opportunity in the Heart of Portland's Multnomah Village



AVAILABLE
± 20,085 SF / ± 0.46 AC

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The Opportunity

Situated in the heart of Multnomah Village, the Neighborhood House portfolio offers a rare multifamily development opportunity in one of Portland's most walkable and desirable neighborhoods, surrounded by boutique retail, dining, and community amenities. With CM2 zoning, the site allows for a range of residential and mixed-use development options in a high-demand market.

The offering includes three contiguous parcels totaling $\pm 20,085$ SF (± 0.46 acres). The parcels provide a flexible footprint for creative development, benefiting from excellent transit access, outstanding visibility along SW Capitol Hwy and a prime location within this thriving urban village.

Please contact broker for pricing guidance.



Property Summary

Address:

- Parcel 1: 7780 SW Capitol Hwy
- Parcel 2: 7774-7778 SW Capitol Hwy
- Parcel 3: 3445 SW Moss St
Portland, OR 97219

Building Size:

- Parcel 1: $\pm 3,332$ SF
- Parcel 2: N/A
- Parcel 3: $\pm 2,040$ SF

Land Size:

- Total: $\pm 20,085$ SF / ± 0.46 AC
- Parcel 1: $\pm 4,510$ SF / ± 0.10 AC
 - Parcel 2: $\pm 5,575$ SF / ± 0.13 AC
 - Parcel 3: $\pm 10,000$ SF / 0.23 AC

Parcels:

Parcel 1: R306355 / Parcel 2: R306354 /
Parcel 3: R306360

Location

Submarket:

Barbur Blvd / Capitol Hwy

Zoning:

CM2 - Commercial Mixed Use 2

Base Height:

45' (55' with bonus provisions)

Base FAR:

2.5:1 (4:1 with bonus provisions)

Business District:

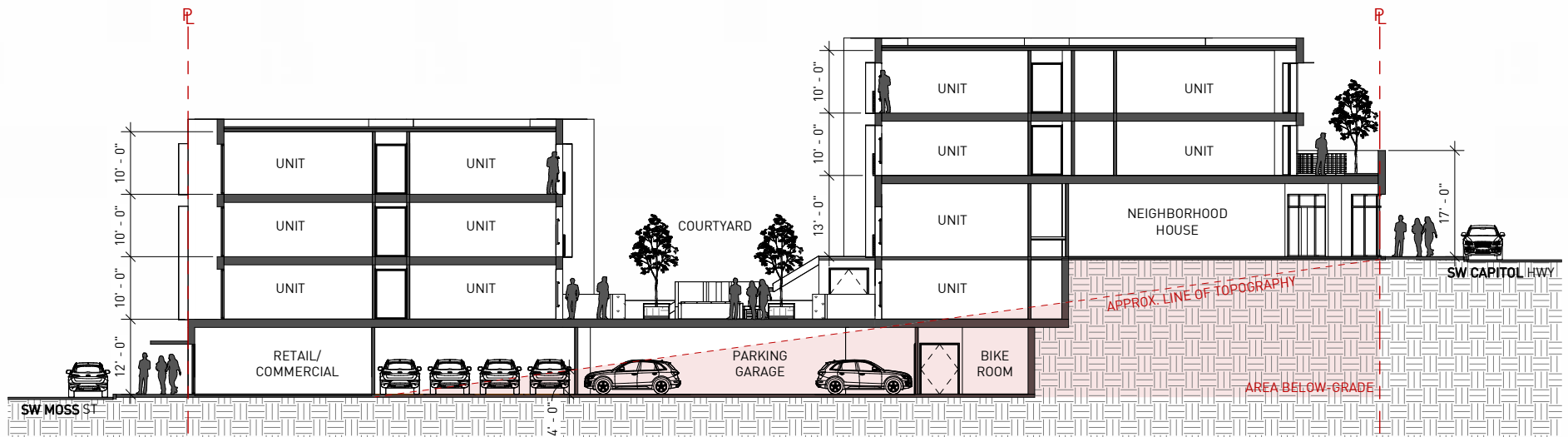
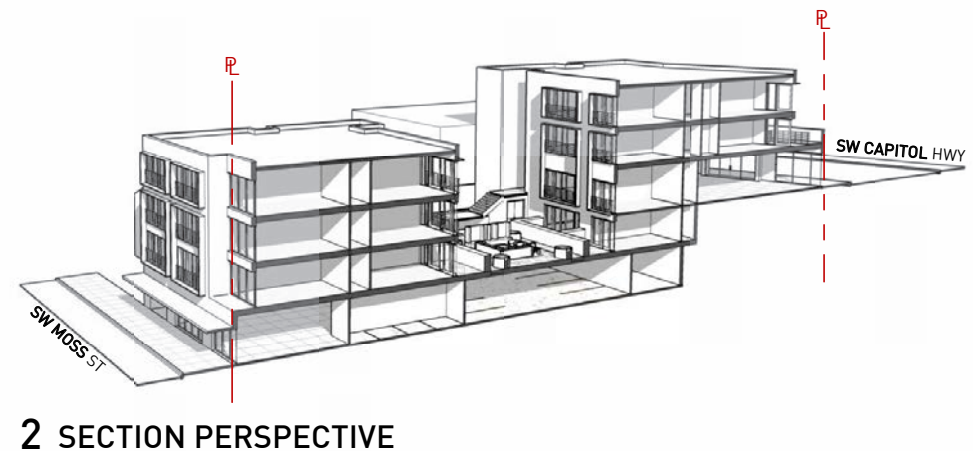
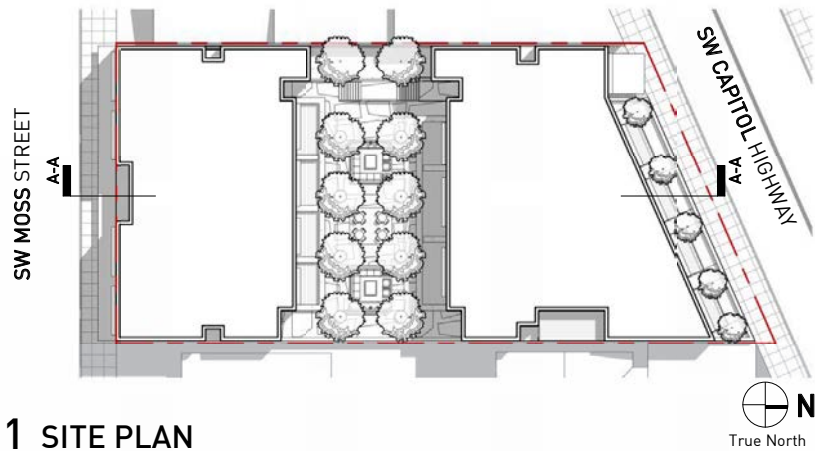
Multnomah Village

Comp Plan:

Mixed use - Neighborhood



Concept Renderings



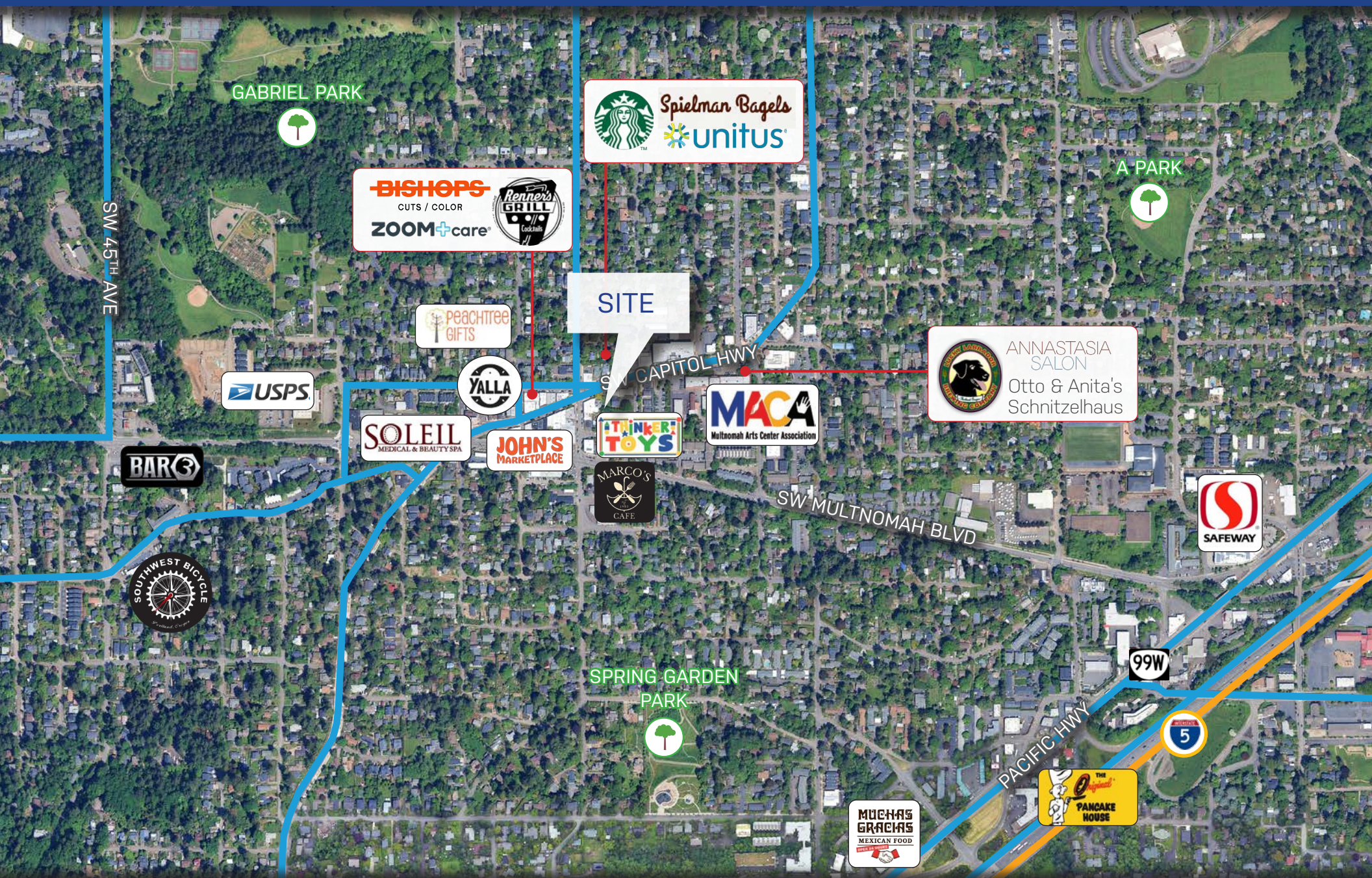
Concept Renderings



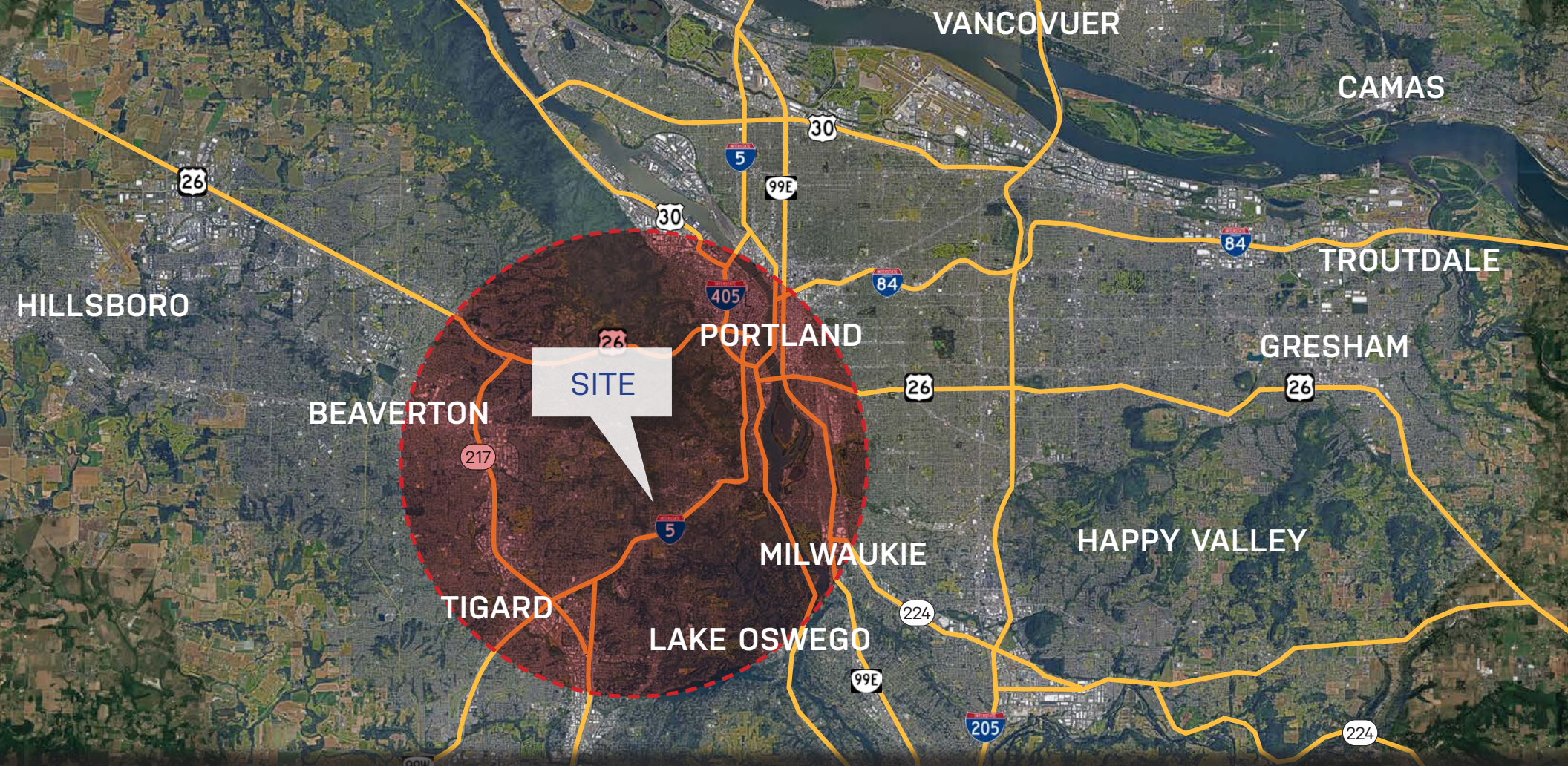
Concept Renderings



Amenities & Access



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.



Demographics - 5 Mile Radius



2025 Population.....362,584



2025 Households.....172,287



Annual Grow.....1.6%



Renter Occupied.....54.2%



Average Household Size.....2.1 people



Median Age.....40.5 years old



Average Household Income.....\$118,115



Total Consumer Spending.....\$6 billion