



±40,075 SF | **Sale Price:** \$3,600,000 (\$90/SF)

- Development Site at SE Division St. & SE 76th Ave adjacent to Portland Community College Southeast Campus
- Based on 4:1 FAR + Bonus Potential of 160,300 SF Buildable Area
- Multifamily Potential of up to 213 Units (Based on Avg. Unit Size of 750 Sf) or Ideal for Micro Units at Even Higher Density
- Townhome Development Opportunity
- Zoning: CM2 (Commercial/Mixed Use 2) - [View Online](#)
- Part of East Portland TIF District

GEORGE N. DIAMOND
Principal Broker | Licensed in OR & WA
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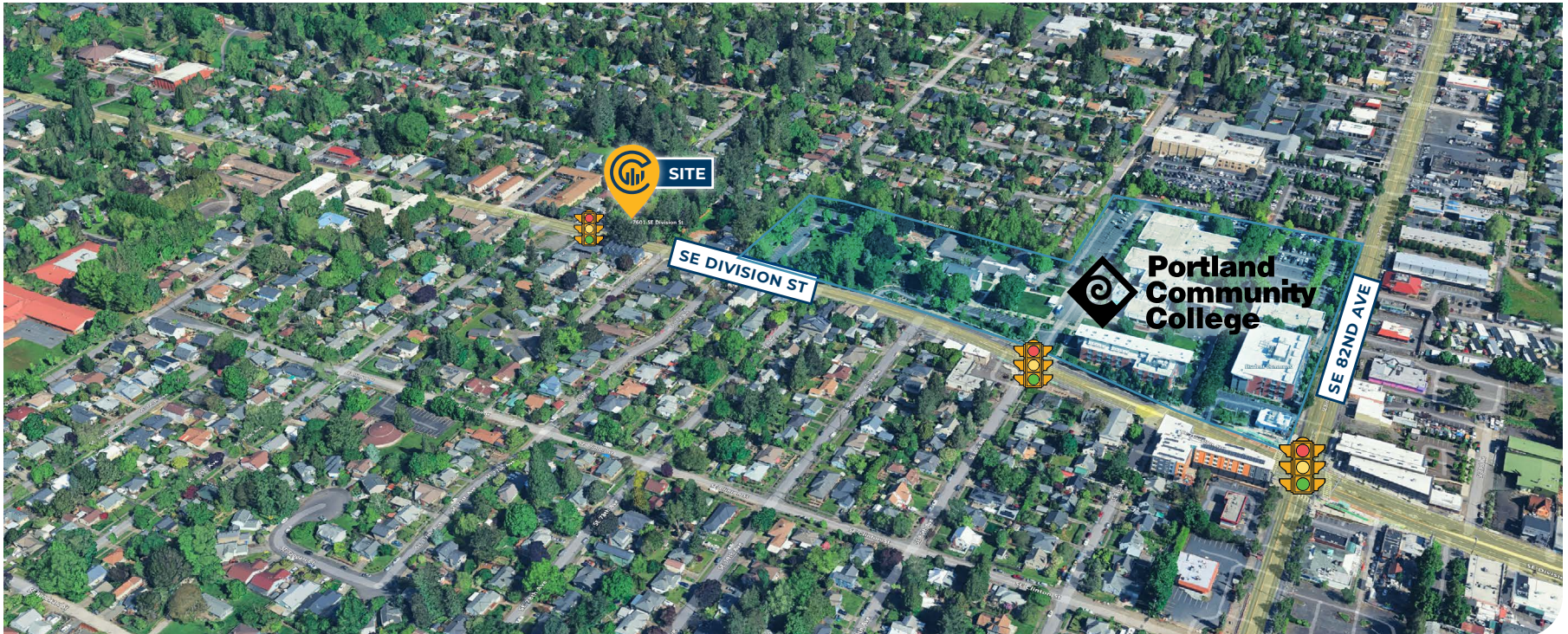


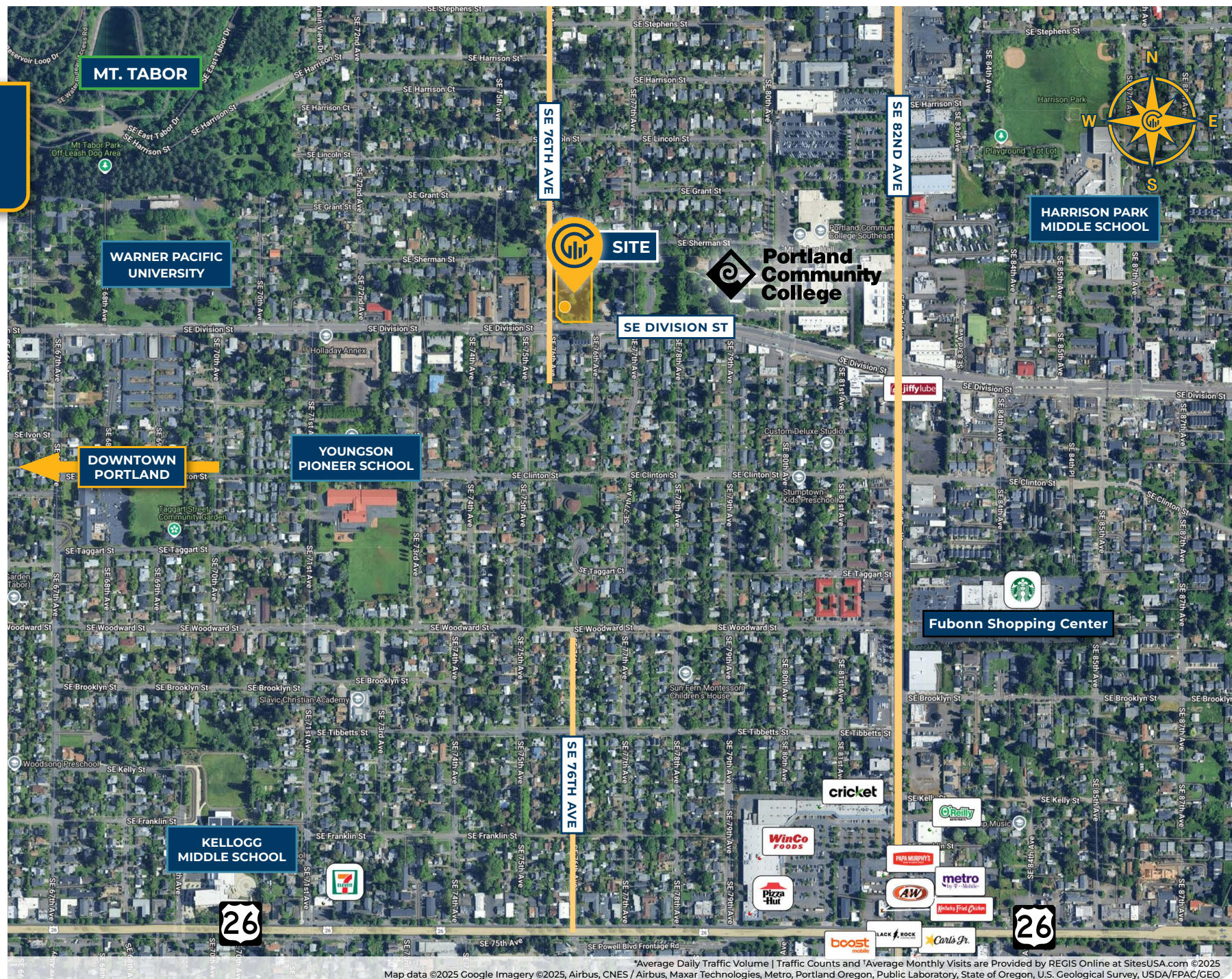
PROPERTY SUMMARY



PROPERTY OVERVIEW	
Address	7601 SE Division St, Portland, OR 97206
Asset Type	Development Land
Sale Price	\$3,600,000 (\$90/SF)
Property Zoning	CM2 (Commercial/Mixed Use 2) - View Online
Land Size	±40,075 SF
Parcel	R332517

- Part of East Portland TIF District - [Click Here to Learn More](#)





TAX INCREMENT FINANCE (TIF) DISTRICT



EAST PORTLAND TIF DISTRICT

East Portland TIF Districts

Tax Increment Financing (TIF) is a state-authorized redevelopment and finance program designed to help communities improve and redevelop areas that are physically deteriorated, suffering economic stagnation, unsafe, or poorly planned. When a TIF district is created, the City and County “freeze” the amount of taxes they collect from the area within the district boundary. Over time, as the tax base increases from new development and rising property values, that increase may be used to fund improvements in housing and urban and economic development, within that boundary, for the next 20–30 years.

The 82nd Avenue Area TIF District Report provides technical information on existing conditions, proposed projects, and financial analyses in support of the community co-created 82nd Avenue Area TIF District Plan.

- [Click Here to Learn More](#)

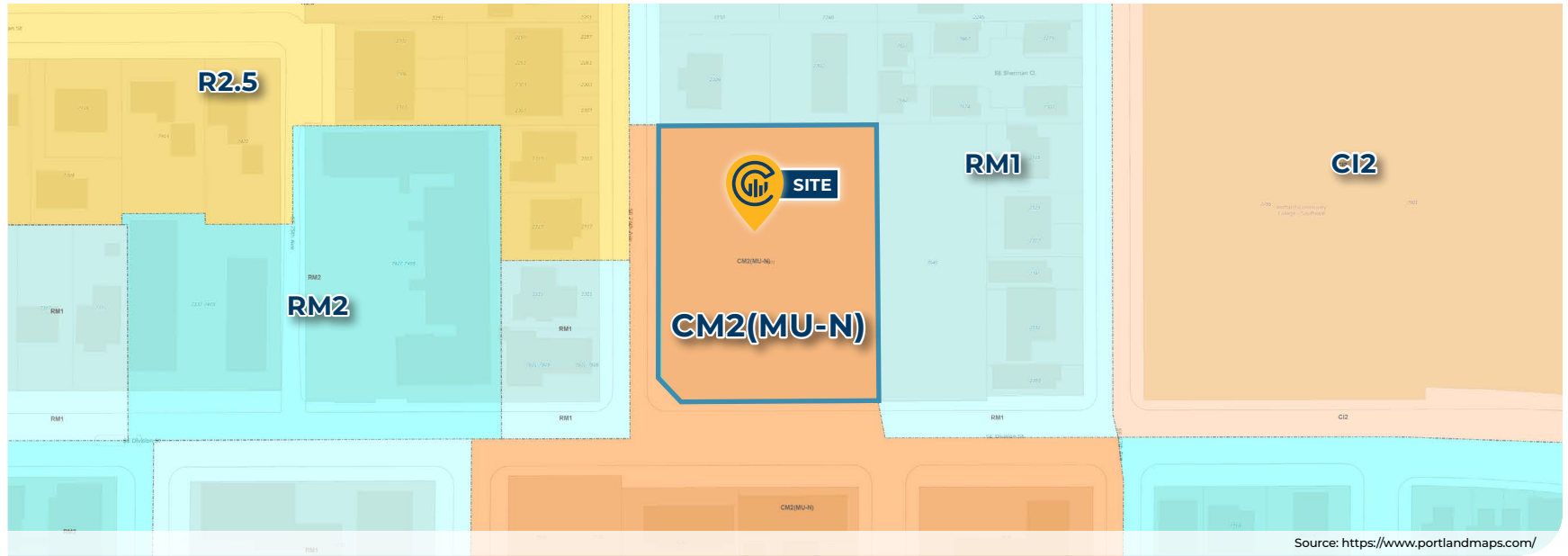


82nd Ave Area TIF

<https://prosperportland.us/portfolio-items/east-portland-tif-exploration/>



ZONING



Use Categories	CR	CM1	CM2	CM3	CE	CX
Residential Categories						
Household Living	Y	Y	Y	Y	Y	Y
Group Living	Y	Y	Y	Y	Y	Y
Commercial Categories						
Retail Sales And Service	L [1]	L [1]	Y	Y	Y	Y
Office	L [1]	L [1]	Y	Y	Y	Y
Quick Vehicle Servicing	N	L [1]	L [1]	L [1]	Y	N
Vehicle Repair	N	N	Y	Y	Y	L [4]
Commercial Parking	N	N	L [8]	L [8]	Y	CU [8]
Self-Service Storage	N	N	N	L [3]	L [3]	L [3]
Commercial Outdoor Recreation	N	N	Y	Y	Y	Y
Major Event Entertainment	N	N	CU	CU	CU	Y
Industrial Categories						
Manufacturing and Production	N	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]
Warehouse and Freight Movement	N	N	N	L [2,4]	L [2,4]	N
Wholesale Sales	N	N	L [2,4]	L [2,4]	L [2,4]	L [2,4]
Industrial Service	N	N	CU [2,4]	CU [2,4]	CU [2,4]	CU [2,4]
Bulk Fossil Fuel Terminal	N	N	N	N	N	N
Railroad Yards	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N
Institutional Categories						
Basic Utilities	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]
Community Service	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]
Parks and Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	Y	Y	Y
Colleges	N	Y	Y	Y	Y	Y
Medical Centers	N	Y	Y	Y	Y	Y
Religious Institutions	Y	Y	Y	Y	Y	Y
Daycare	Y	Y	Y	Y	Y	Y

Use Categories	CR	CM1	CM2	CM3	CE	CX
Other Categories						
Agriculture	L [9]	L [9]	L/CU [10]	L/CU [11]	L/CU [11]	L/CU [10]
Aviation and Surface Passenger Terminals	N	N	N	N	CU	CU
Detention Facilities	N	N	N	CU	CU	CU
Mining	N	N	N	N	N	N
Radio Frequency Transmission Facilities	N	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]
Rail Lines and Utility Corridors	N	CU	CU	CU	CU	CU

Y = Yes, Allowed

CU = Conditional Use Review Required

L = Allowed, But Special

Limitations

N = No, Prohibited

Notes:

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [] are stated in 33.130.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

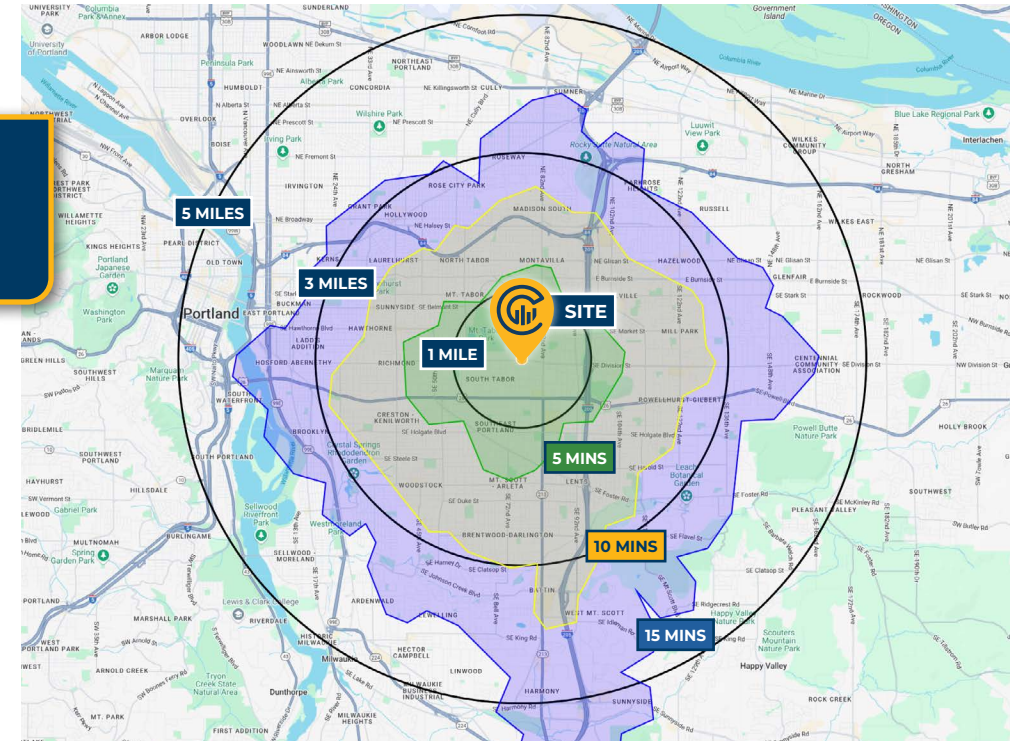
33.130.030 Characteristics of the Zones

C. Commercial/Mixed Use 2 zone. The Commercial/Mixed Use 2 (CM2) zone is a medium- scale zone intended for sites in a variety of centers, along corridors, and in other mixed use areas that have frequent transit service. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to four stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, provide a strong relationship between buildings and sidewalks, and complement the scale of surrounding residentially zoned areas.

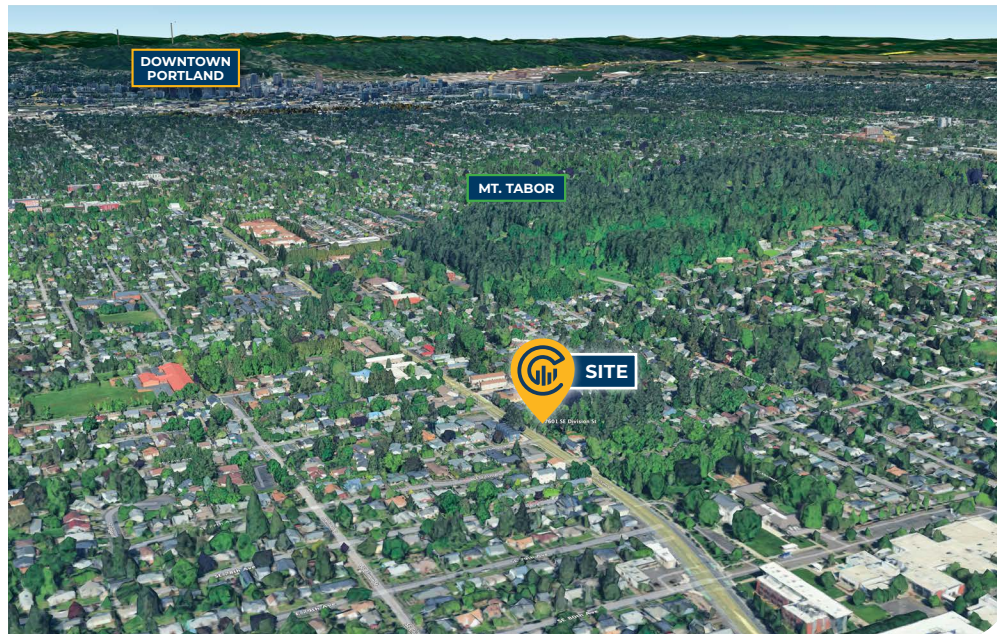
[View Zoning Code Online](#)



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	21,988	211,486	494,645
2029 Projected Population	20,966	204,221	482,323
2020 Census Population	23,023	223,496	501,786
2010 Census Population	21,835	205,602	454,048
Projected Annual Growth 2024 to 2029	-0.9%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2024	-	0.2%	0.6%
Households & Income			
2024 Estimated Households	9,178	90,601	214,376
2024 Est. Average HH Income	\$126,440	\$120,286	\$120,922
2024 Est. Median HH Income	\$97,017	\$93,566	\$92,777
2024 Est. Per Capita Income	\$53,139	\$51,859	\$52,736
Businesses			
2024 Est. Total Businesses	1,063	11,599	35,019
2024 Est. Total Employees	5,080	73,640	288,801

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024,
TIGER Geography - RS1

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SE DIVISION DEVELOPMENT LAND

Brokers Have Ownership Interest in this Property