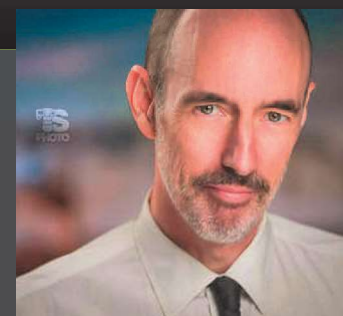


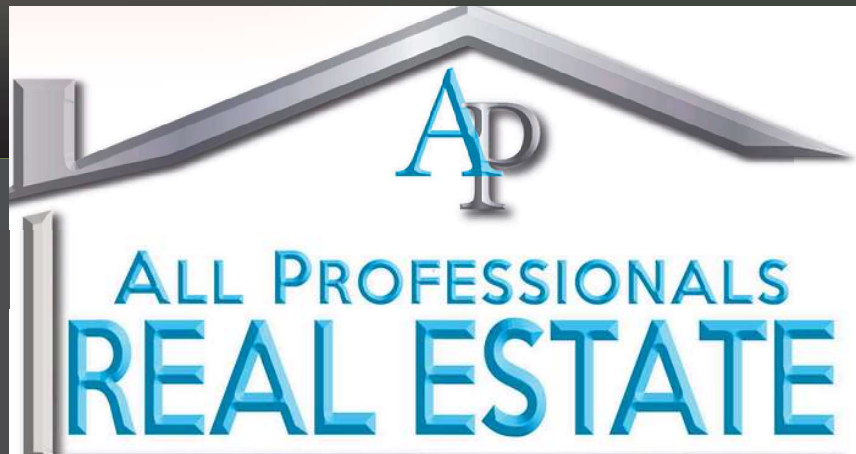
# THE CEELEY UP TO \$100K IN CITY TI GRANTS LEASE OPPORTUNITY

1,519 SF - 5,342 SF CONTIGUOUS SPACE  
1,581 SF OF ADDITIONAL SPACE

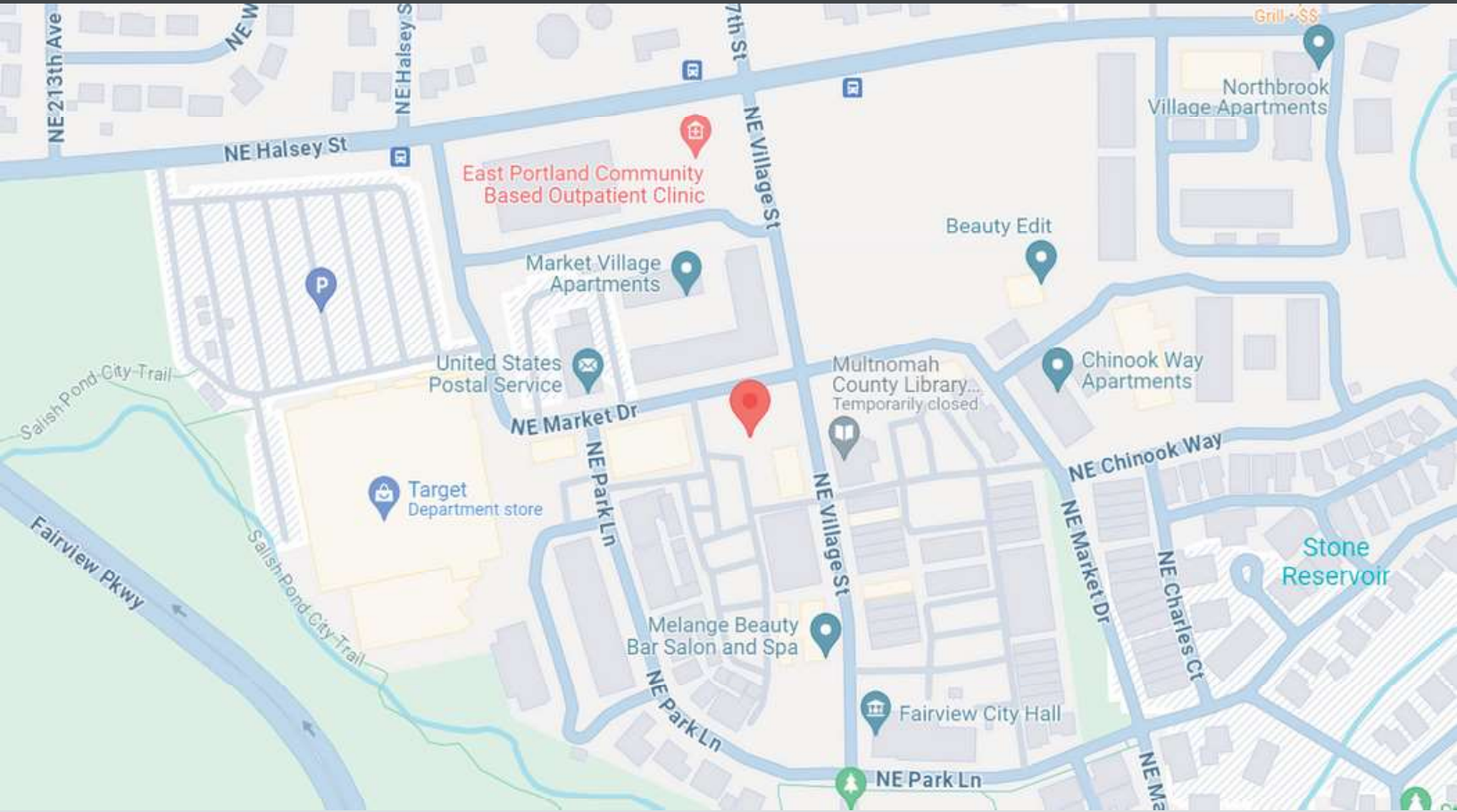


**CONTACT:**

Eric Squires  
Principal Broker  
(503) 807-3899  
[Eric@EricSquires.com](mailto:Eric@EricSquires.com)



# 1625 NE MARKET ST FAIRVIEW, OR 97024



## PROPERTY FEATURES:

PRICE PER SF: **~\$22 PSF**  
**~\$4 NNN**

## TRANSPORTATION:

 **PDX AIRPORT:** 20 minute drive, 10 miles

 **Tri-Met Bus #77:** 675' away on NE Halsey

## AMENITIES:

- North Facing Windows
- AIR CONDITIONING
- LIGHTING - LED
- GAS - NATURAL
- New Construction
- 24 HOUR ACCESS
- WATER - CITY
- SEWER - CITY
- HEATING - GAS/ELECTRIC

## BUILDING FEATURES:

**1,519 sf - 5,317 sf contiguous space**  
**1,581 sf of additional space (1545 NE Village)**

**BUILDING CLASS: A-New Construction**

**YEAR BUILT: 2023**

## PARKING:

**72 off-street parking stalls, this includes:**

**16 commercial stalls: 8am-5pm M-F**

**OPPORTUNITY ZONE: YES**

**ESFR SPRINKLERS: YES**

**MAP: <https://bit.ly/ceeley>**

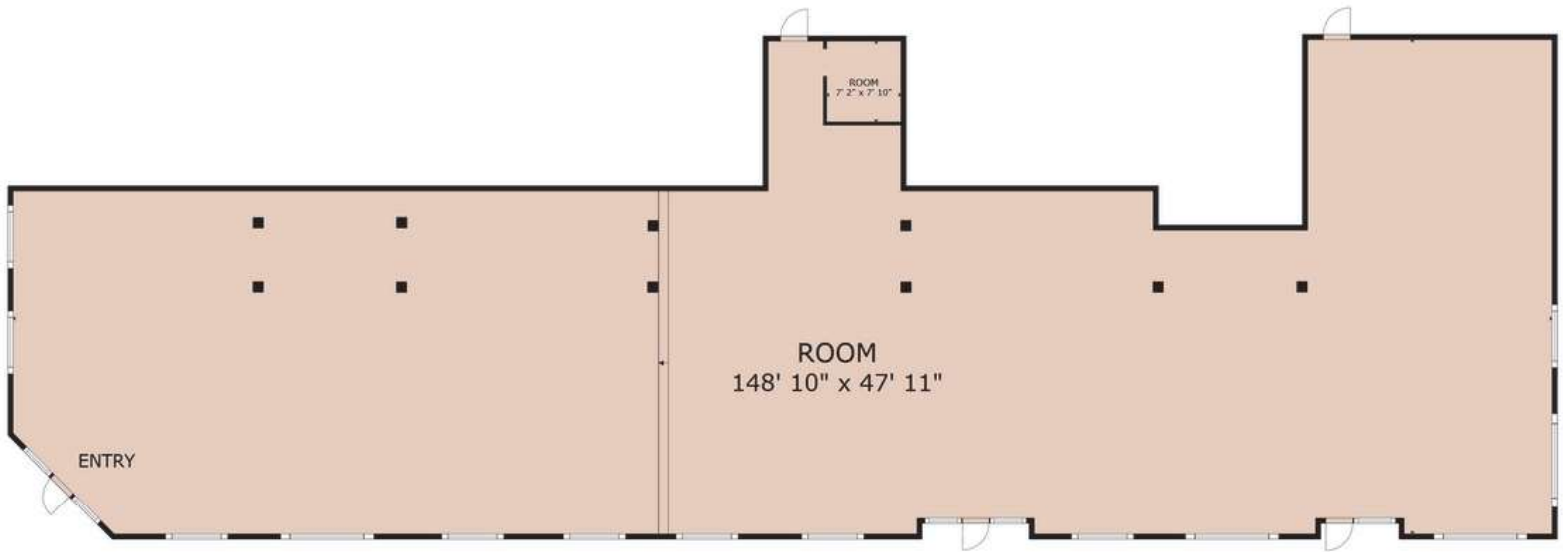




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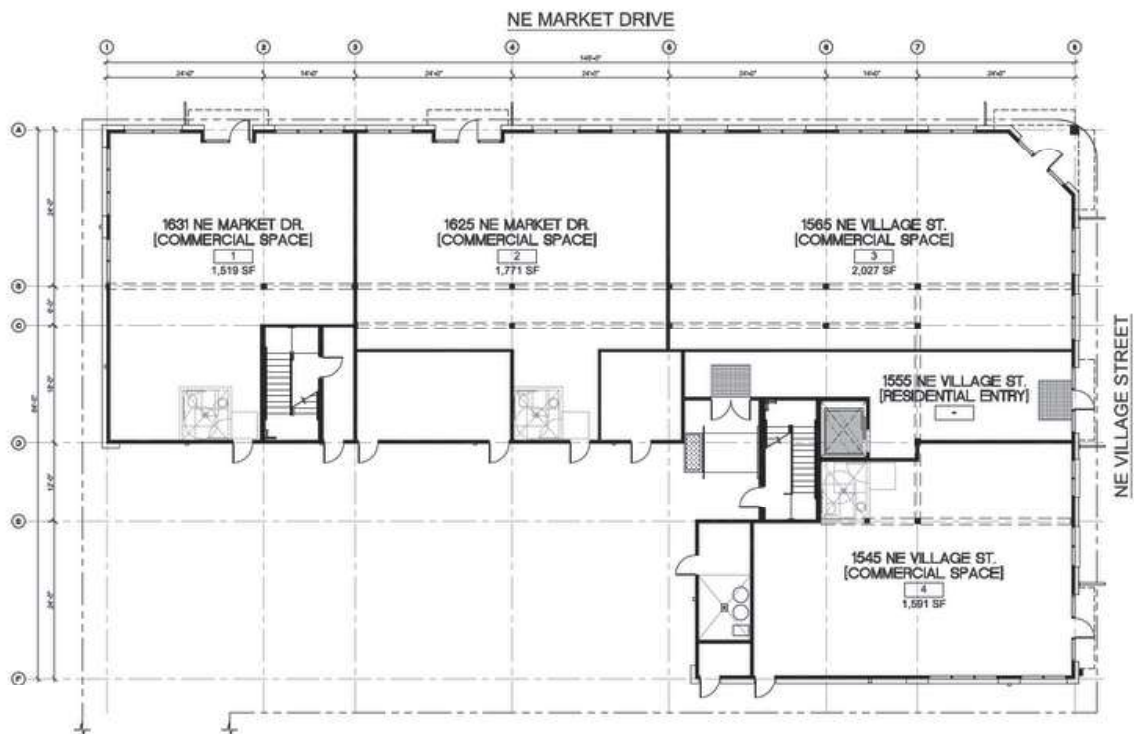


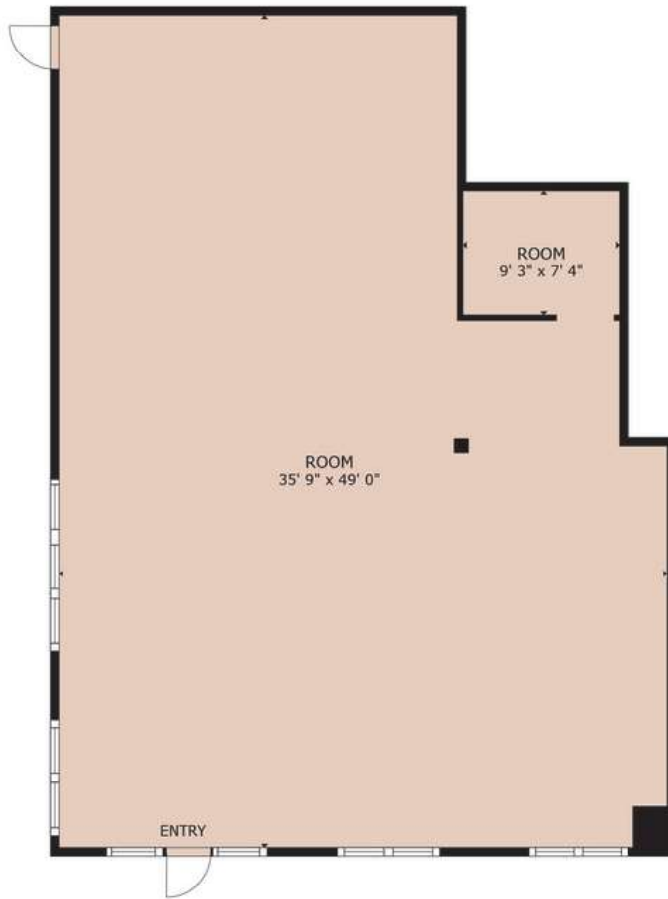


FLOOR PLAN



GROSS INTERNAL AREA  
 FLOOR PLAN 5,342 sq.ft.  
 TOTAL : 5,342 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 1,581 sq.ft.  
TOTAL : 1,581 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





# Fairview Code

<https://www.codepublishing.com/OR/Fairview/html/Fairview19/Fairview19135.html>

## Permitted Uses Include:

### 19.135.010 Permitted uses.

The following uses and their accessory uses are permitted in the Village commercial and mixed use zones:

1. Retail store or business.
2. Banks and similar financial service uses.
3. Health and recreational facilities.
  4. Locksmith.
  5. Public offices.
6. Printing and copying services, telecommuting center.
7. Residential dwelling units in conjunction with permitted uses when developed in accordance with the VMU design standards of FMC 19.135.030(A)(2).
  8. Tanning salon.
  9. Theater (VC only).
  10. Travel agent.
  11. Video rental.
  12. Bakery.
13. Blueprint or photostat shop.
14. Business school or private school operated as a commercial enterprise.
  15. Catering establishment.
16. Cleaning establishment, other than commercial dry cleaning.
  17. Department or furniture store (VC only).
18. Frozen food locker, excluding wholesale storage.
  19. Interior decorating store.
  20. Medical or dental clinic or laboratory.
21. Hotel, motel (VC only); bed and breakfast (VMU and VC).
  22. Music instruction establishment.
23. Martial arts or dance instruction establishment.
  24. Newsstand.
  25. Flower or plant store.
  26. Pet shop (VC only).
  27. Restaurant or tavern.
28. Supermarkets over 5,000 square feet (VC only); food markets less than 5,000 square feet (VMU and VC).
  29. Art studio/supply.
  30. Hardware store (VC only).
  31. Meat market.
  32. Pharmacy.
33. Multifamily dwelling units subject to the development standards of FMC 19.135.030(A)(1) (VC zone) and (A)(2) (VMU zone).
  34. Day care.
  35. Barber/beauty shop.
36. Photography studio/supply store.
  37. Sporting goods shop.
  38. Shoe repair.
39. Dressmaking or tailoring shop.
40. Telecommunications facilities: antennas pursuant to Chapter 19.245 FMC. (Ord. 4-2004 § 1; Ord. 6-2001 § 1)





# Request the full URA Grant info from the City

## City of Fairview Urban Renewal Agency Development Grant Program

### 1.1: Purpose of the Program

The Fairview Urban Renewal Agency is sponsoring a Development Grant Program (Program) to remove barriers that may discourage industrial, commercial, and residential mixed-use development in the urban renewal area and to encourage workforce and economic development. The purpose of the Program is to facilitate expansion and development of businesses and job growth in the City of Fairview to create a more vibrant economic landscape in the urban renewal area and to address potential environmental issues. To realize those goals, the Program may address the following issues as well as other issues designated by the Agency:

- Demolition of structures or environmental assessment of buildings and/or sites.
- Consulting assistance as identified by the Agency.
- Mitigation of environmental issues.
- Consolidation of multiple adjacent lots into one larger lot, including costs associated with land surveying.
- Improvement of traffic or pedestrian infrastructure challenges in the urban renewal area. For example, sidewalk construction to improve pedestrian access to businesses sites.
- Physical construction activities as identified by the Agency.

### 1.2 : Program Description

Applicants can apply for grants of up to \$100,000 per property, which may be required to be paid back with interest if any of the project requirements in the Grant Agreement are not satisfied. The

Table A below depicts typical maximum grant funds allotted for each portion of a project. The maximum grant award for a project is \$100,000. The Agency may approve a different allocation of grant funds (from the amount set forth below) up to the maximum amount of \$100,000. For example, the full \$100,000 of the grant may be used for tenant improvements if the Agency feels there are sufficient justifications for that type of award.

**Table A: Grant Project Funds**

Project Section	Maximum Funds
Architecture	\$10,000
Engineering and Consultant Fees	\$25,000
Environmental Mitigation, Demolition, Tenant Improvements, and/or Construction	\$65,000
Total Funding	\$100,000

The grant is available to do studies, create plans, or take actions to mitigate environmental, wetland or storm water issues, demolish blighted or unneeded structures, resolve transportation, or access issues, and address other issues as identified by the Agency. If the applicant does not complete the requirements on the timeline set forth under the Grant Agreement, then the grant will need to be paid back to the Agency and the amount will incur interest from the date the funds were initially