



FOR SALE



NE 181ST DEVELOPMENT LAND

Community Multi-Family Zoned Land

±1.89 Acres (±82,328 SF) | Sale Price: \$1,475,000

1104 NE 181st Ave, Portland, OR 97230

- Prime 181st Ave Location in Gresham, OR.
- Community Multi-Family Zoned Land Allowing for Apartment or Townhome Development - Corridor Multi-Family (CMF)
- Flat Site with High Visibility and Proximity to Troutdale and Downtown Gresham
- Close Proximity to the E 181st Ave Blue Line MAX station on E Burnside St

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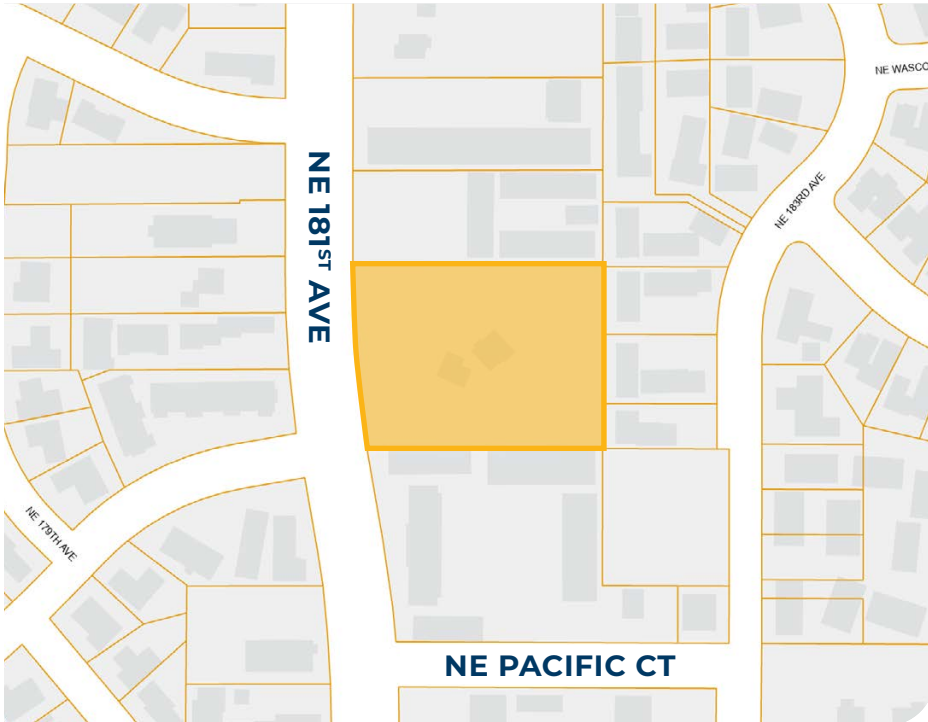
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PROPERTY SUMMARY



FOR SALE



PROPERTY DETAILS

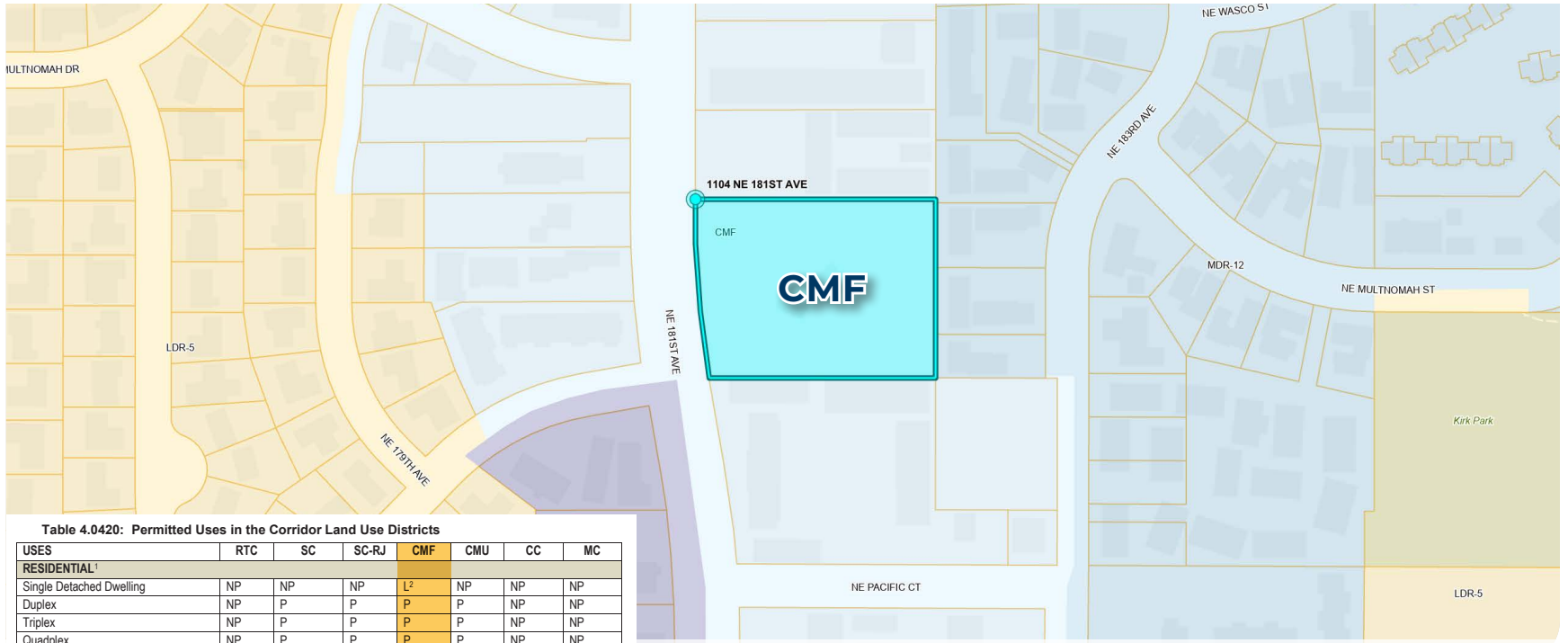
Address	1104 NE 181st Ave, Portland, OR 97230
Available Space	±1.89 Acres ±82,328 SF
Sale Price	\$1,475,000
Zoning	Corridor Multi-Family (CMF) - View Online

Capacity Commercial Group is pleased to exclusively offer for sale a prime development site on 181st Avenue in Gresham, OR. This property presents an excellent opportunity for market-rate, workforce, or affordable housing in East Multnomah County.

Conveniently located near I-84, it provides quick access to downtown Portland, Gresham, and Troutdale. The site is also within close proximity to light rail and bus routes. Zoned Community Multi-Family (CMF), the property allows for multifamily or townhome development. It is in close proximity to national retailers, employment centers, and community amenities.

Nearby Highlights

- Albertsons
- Starbucks
- Gresham ReStore
- Taco Time
- Elmer's
- Wendy's
- Shari's Cafe and Pies
- Sushi Edo
- Albertsons Distribution Center
- John Deere Regional Distribution Center
- Joy Teriyaki
- Nadaka Nature Park
- Hartley Elementary School
- H.B. Lee Middle School
- TriMet Bus Routes 87 and 25
- E 181st Ave Blue Line MAX station on E Burnside St



Source: <https://portal.greshamoregon.gov/CreshamMap/>

Table 4.0420: Permitted Uses in the Corridor Land Use Districts

USES	RTC	SC	SC-RJ	CMF	CMU	CC	MC
RESIDENTIAL¹							
Single Detached Dwelling	NP	NP	NP	L ²	NP	NP	NP
Duplex	NP	P	P	P	P	NP	NP
Triplex	NP	P	P	P	P	NP	NP
Quadplex	NP	P	P	P	P	NP	NP
Townhouse	L ³	P	P	P	P	NP	NP
Cottage Cluster	NP	NP	NP	L ²	NP	NP	NP
Multifamily ²⁸	L ^{3,4}	L ^{4,5}	P ⁴	P	P ⁴	L ^{4, 6, 7a}	L ^{4, 6, 8a}
Elderly Housing	SUR ³	SUR	SUR	SUR	SUR	SUR	SUR
Manufactured Dwelling Park	NP	NP	NP	NP	NP	NP	NP
Residential Facility	P ³	P	P	P	P	L ^{6, 7a}	L ^{6, 8a}
Residential Home	NP	NP	NP	L ²	NP	NP	NP
Affordable Housing	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹
COMMERCIAL							
Auto-Dependent Use	L ¹⁰	NP	P	NP	L ¹¹	L ^{7a, 7b}	L ^{8a, 8b}
Business and Retail Service and Trade	P	L ¹²	P	NP	L ¹¹	L ^{7a, 7b}	L ^{8a, 8b}
Clinics	P	L ¹²	P	NP	L ¹¹	L ^{7a, 7b}	L ^{8a, 8b}
Commercial Parking	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Daycare Facilities	P	L ¹²	SUR	SUR	P	P	P
Live-Work	P	P	P	NP	P	P	P
Major Event Entertainment	SUR	SUR	SUR	NP	SUR	SUR	SUR
Mini-Storage Facilities	NP	NP	NP	NP	NP	NP	NP
Outdoor Commercial	NP	NP	L ¹³	NP	L ¹³	L ^{7a, 7b}	L ^{8a, 8b}
INDUSTRIAL							
Construction	NP	NP	L ¹⁴	NP	NP	NP	NP
Exclusive Heavy Industrial Uses	NP	NP	NP	NP	NP	NP	NP
Industrial Office	NP	NP	NP	NP	NP	NP	NP
Information Services	NP	NP	NP	NP	NP	NP	NP
Manufacturing	NP	NP	NP	NP	NP	NP	NP
Miscellaneous Industrial	NP	NP	NP	NP	NP	NP	NP
Trade Schools	NP	NP	NP	NP	NP	NP	NP
Transportation/Distribution	NP	NP	NP	NP	NP	NP	NP
Warehousing/Storage	NP	NP	NP	NP	NP	NP	NP
Waste Management	NP	NP	NP	NP	L/SUR ¹⁵	L/SUR ¹⁵	L/SUR ¹⁵
Wholesale Trade	NP	NP	NP	NP	NP	NP	NP
INSTITUTIONAL USES							
Civic Use	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Community Services	SUR	SUR	SUR	SUR	SUR	SUR	SUR

USES	RTC	SC	SC-RJ	CMF	CMU	CC	MC
Medical	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Parks, Open Spaces and Trails	L/SUR ¹⁶	L/SUR ¹⁶	SUR	SUR	SUR	SUR	SUR
Religious Institutions	P	P	P	SUR	P	L ^{7a, 7b}	L ^{8a, 8b}
Schools	P/SUR ²⁰	P/SUR ^{17, 19}	P/SUR ²⁰	SUR ²⁰	P/SUR ²⁰	P/SUR ²⁰	P/SUR ²⁰
RENEWABLE ENERGY¹⁹							
Solar Energy Systems	L/SUR ²²	L/SUR ²²	L/SUR ²²	L/SUR ²²	L/SUR ²²	L/SUR ²²	L/SUR ²²
Wind Energy Systems	L/SUR ²³	L/SUR ²³	L/SUR ²³	L/SUR ²³	L/SUR ²³	L/SUR ²³	L/SUR ²³
Biomass Energy Systems	L ²⁴	L ²⁴	L ²⁴	L ²⁴	L ²⁴	L ²⁴	L ²⁴
Geothermal Energy Systems	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵
Micro-Hydro Energy Systems	L ²⁶	L ²⁶	L ²⁶	L ²⁶	L ²⁶	L ²⁶	L ²⁶
OTHER							
Basic Utilities							
Minor basic utilities	P	P	P	P	P	P	P
Major basic utilities	SUR	SUR	SUR	L/SUR ¹⁸	SUR	SUR	SUR
Heliports ¹⁷	SUR	NP	NP	NP	NP	SUR	NP
Wireless Communication Facilities	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Temporary, Intermittent & Interim Uses	P	P	P	P	P	P	P
Marijuana Businesses	NP	NP	NP	NP	NP	L ²⁷	L ²⁷

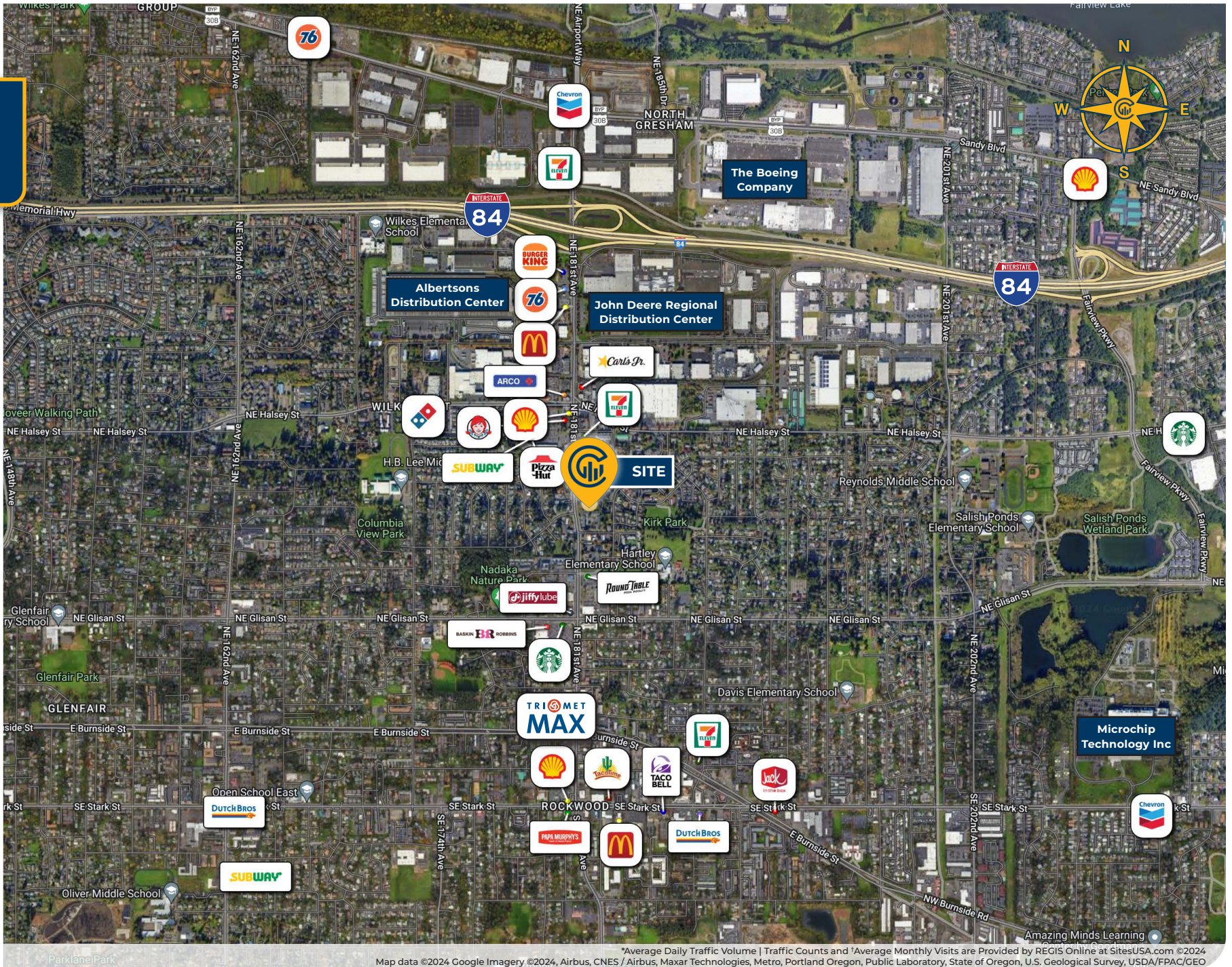
Table 4.0420 lists those uses that are permitted in each Corridor Land Use District.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

[View Zoning Code Online](#)



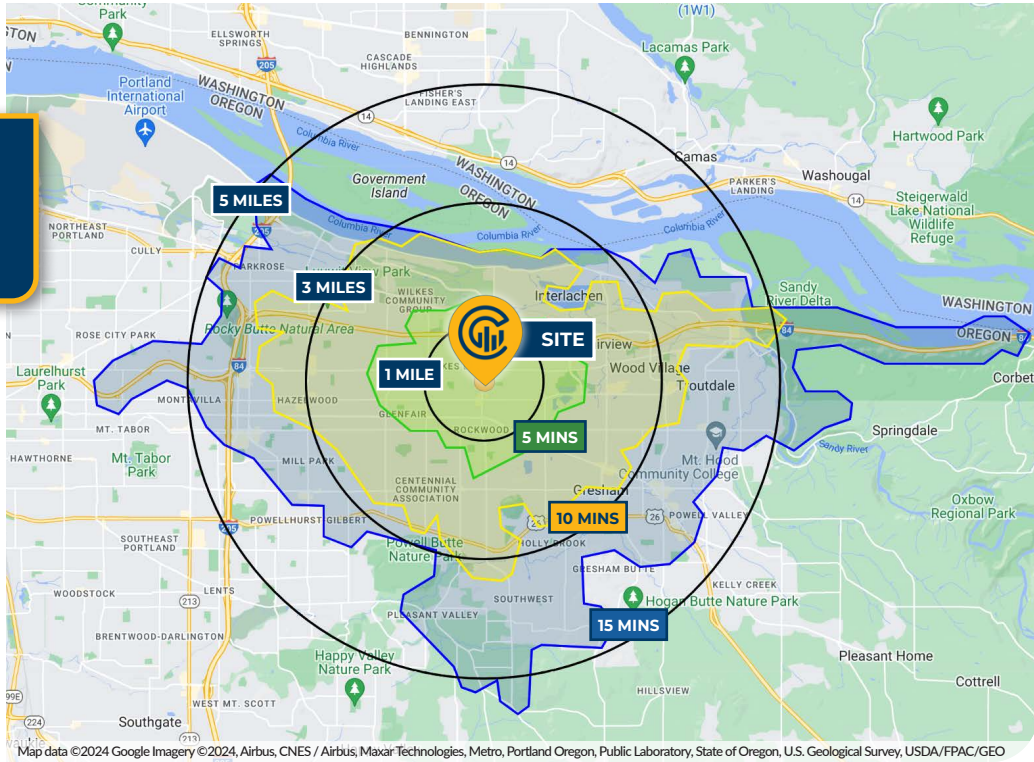
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024
 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/GEO



DRIVE TIMES & DEMOGRAPHICS



68

Walk Score®
"Somewhat Walkable"



82

Bike Score®
"Very Bikeable"



47

Transit Score®
"Some Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	19,658	126,543	286,650
2029 Projected Population	18,681	119,493	273,625
2020 Census Population	20,568	133,101	300,208
2010 Census Population	19,573	124,565	280,338
Projected Annual Growth 2024 to 2029	-1.0%	-1.1%	-0.9%
Historical Annual Growth 2010 to 2024	-	0.1%	0.2%
Households & Income			
2024 Estimated Households	6,916	47,169	106,703
2024 Est. Average HH Income	\$83,288	\$90,139	\$100,621
2024 Est. Median HH Income	\$64,980	\$69,058	\$77,189
2024 Est. Per Capita Income	\$29,504	\$33,856	\$37,738
Businesses			
2024 Est. Total Businesses	774	4,845	12,260
2024 Est. Total Employees	7,588	40,338	101,070

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 5/2024, TIGER Geography - RS1

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