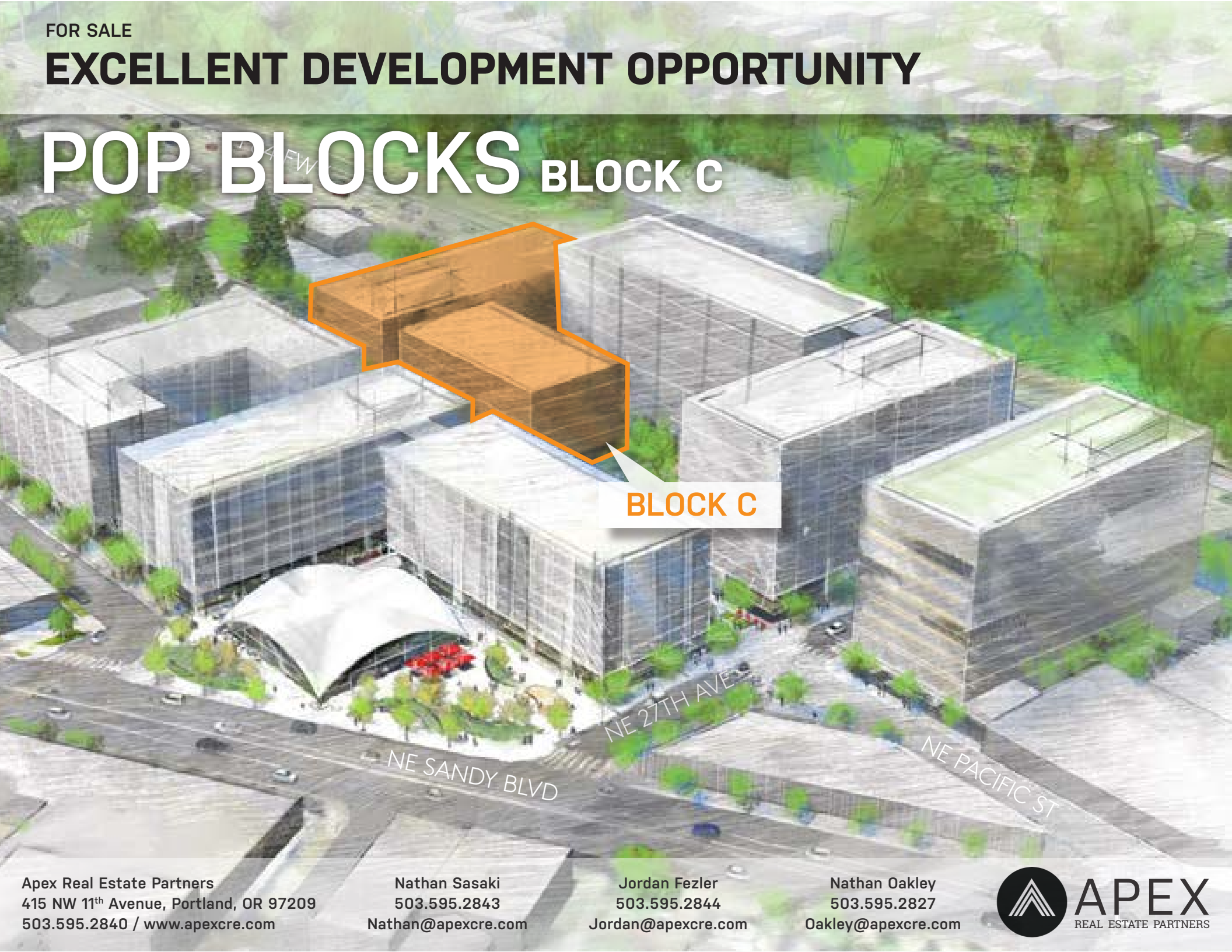


FOR SALE

# EXCELLENT DEVELOPMENT OPPORTUNITY

## POP BLOCKS BLOCK C



BLOCK C

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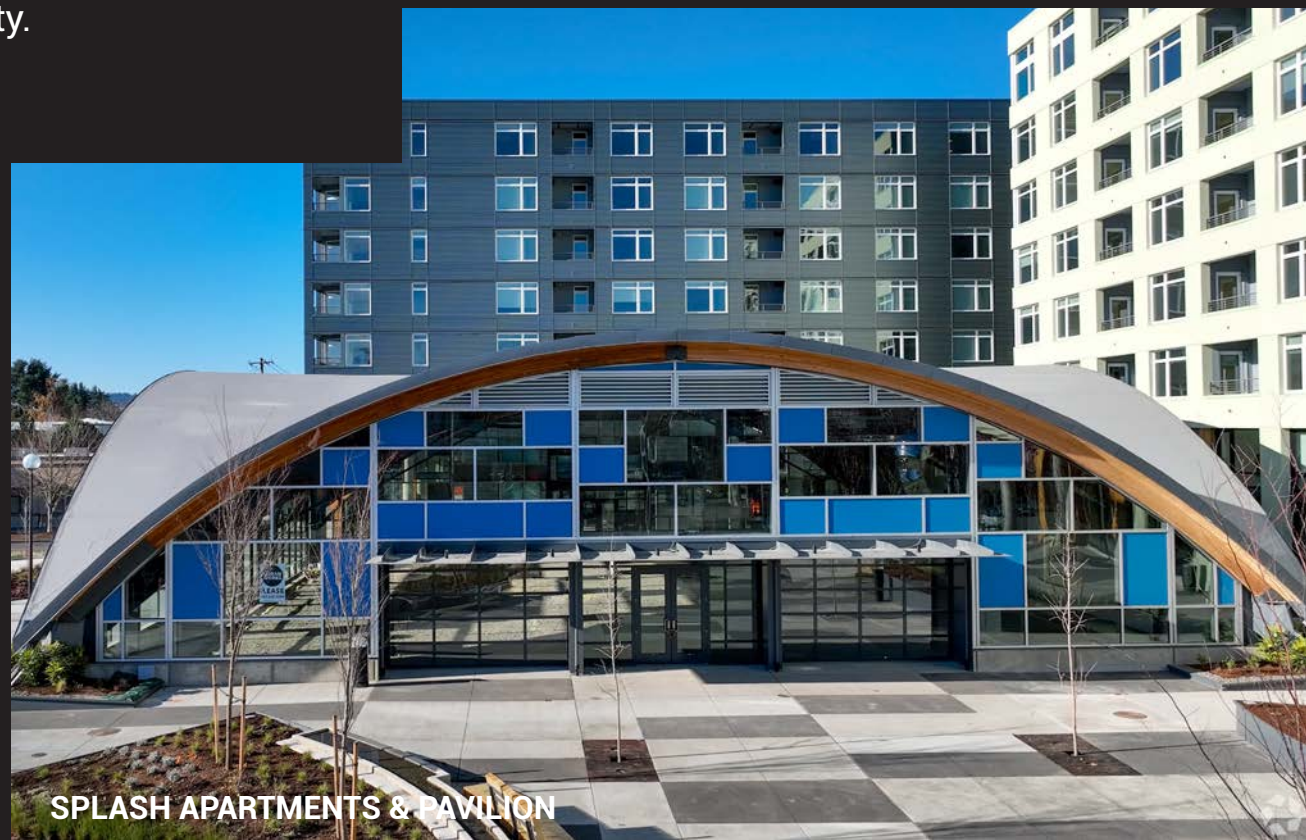
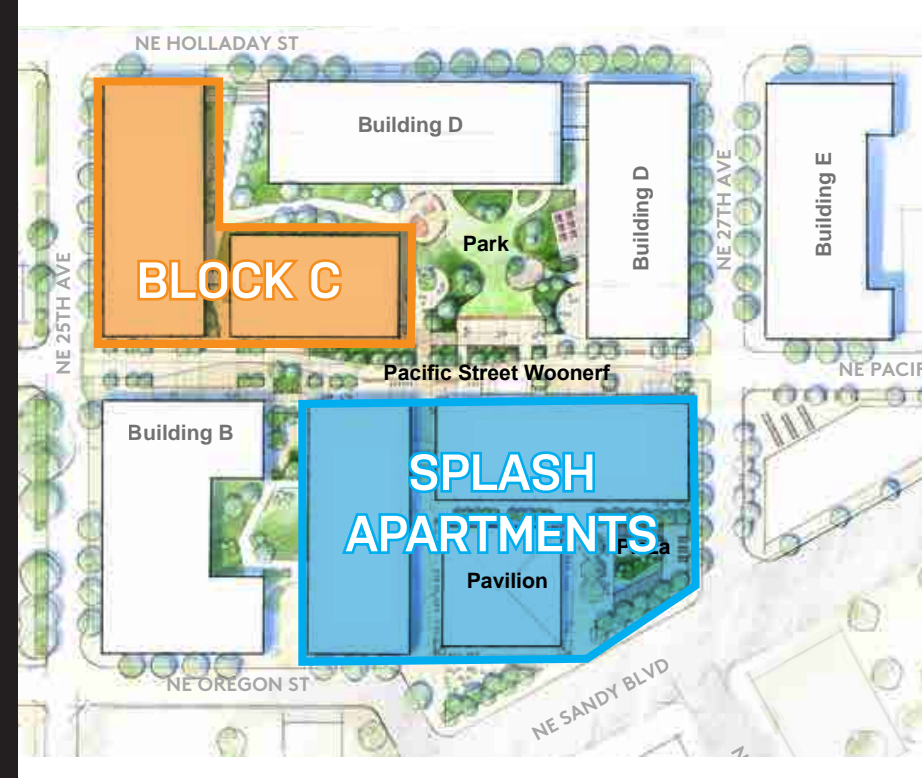
Nathan Oakley  
503.595.2827  
[Oakley@apexcre.com](mailto:Oakley@apexcre.com)



# OPPORTUNITY

The Pop Blocks is an exciting multi-block development in a well-established close-in neighborhood in Northeast Portland. Comprising five unique development sites, when fully built out the site will be transformed into a lively new neighborhood complete with an expansive public plaza gathering space well-suited for outdoor dining, markets

and special events, a new public park, lush landscaping, and new bike and pedestrian-friendly streets and sidewalks throughout. The project will create hundreds of new multifamily residences, with dynamic street-level retail and new office space, encouraging a complete live / work / play community.







# BLOCK C

**Location:** 2505 NE Pacific Street  
Portland, OR 97232

**Site Size:** ± 42,071 SF

**Zoning:** Planned development for  
Commercial Mixed Use 3 (CM3)

**Height:** 87' max. Defined minimum of 70'

**FAR Allocation:** ± 255,000 SF - approximately 6:1

**Comp Plan:** Mixed Use - Urban Center

**Plan District:** Sandy Boulevard (SD)





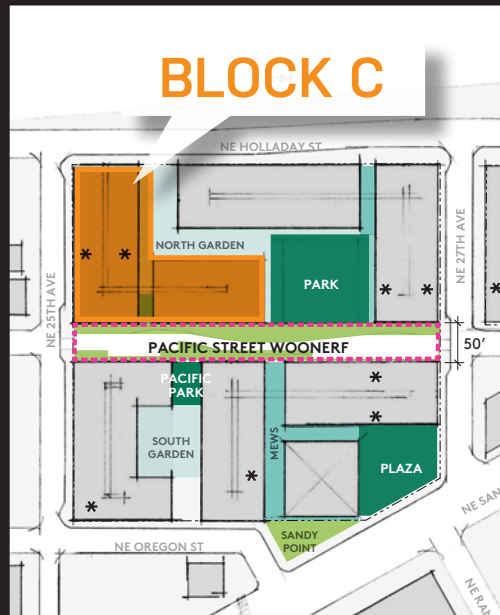
# MASTER PLAN

Block A, the Splash Apartments, delivered  $\pm 219$  residences and  $\pm 13,250$  SF of retail space, along with a public plaza in 2024.

Construction is expected to start in late 2025 for Block B, delivering an additional  $\pm 160$  residences.

Block C is a rare chance to make your mark on the Pop Blocks Project, offering a nearly one-acre site at the heart of this new neighborhood.

Blocks D and E are future development parcels with opportunity for office, multifamily, or senior housing.





# SPLASH APARTMENTS

*"Splash Apartments is a beacon for Portland's eastside denizens who seek close-in convenience mixed with stand-out character. We celebrate the effervescent history of the Pepsi site while offering a dynamic new address for residents who want something iconic that still feels like home." - Splash Apartments*

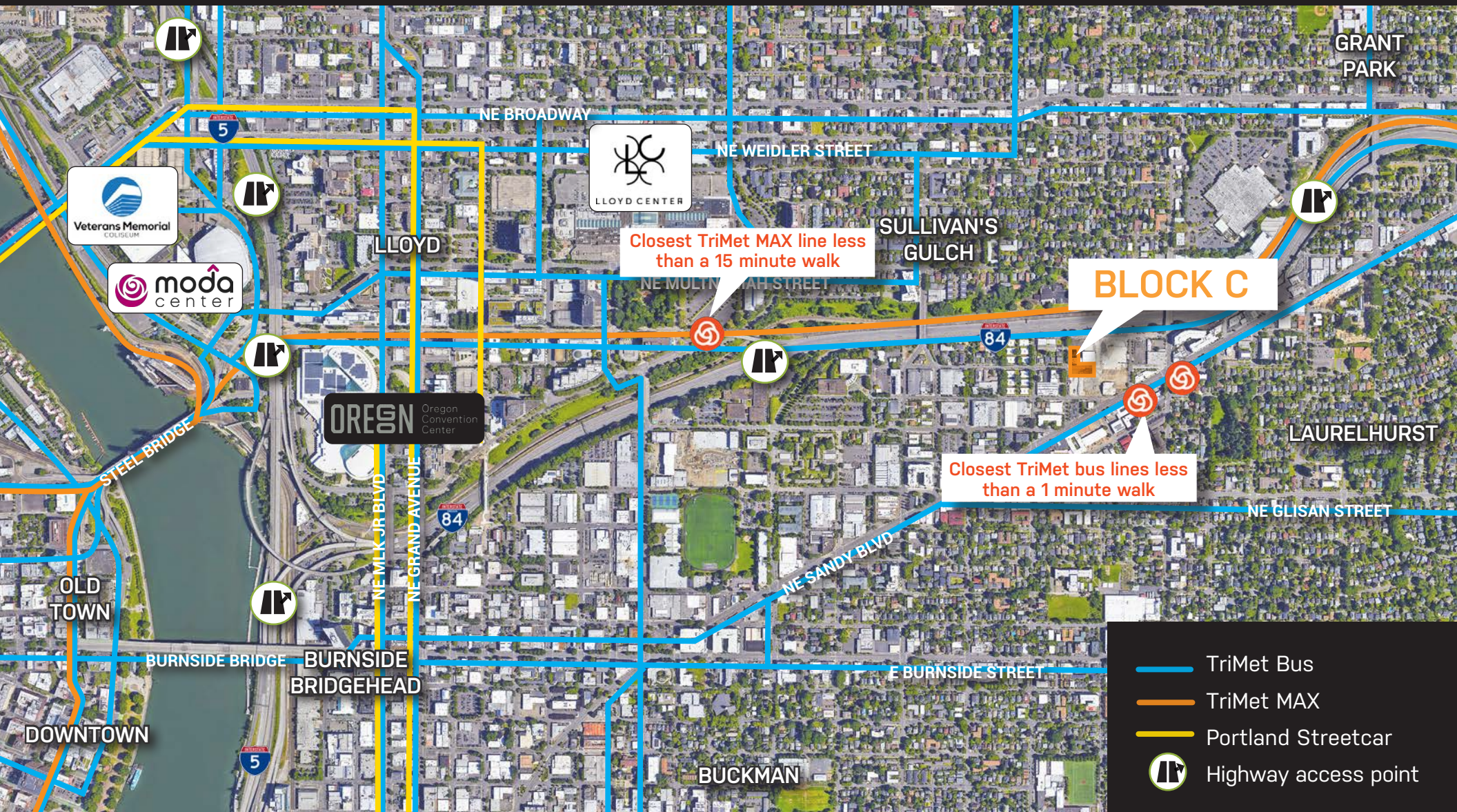
The ground-floor retail at the Splash Apartments is over 50% leased, with residential leasing also underway. Block C is ideally positioned to benefit from the progress and energy of anchor development at the Pop Blocks project.





# PROXIMITY

Portland is an environmentally conscious community, served by a comprehensive public transportation system. Portland has even been voted the Number 1 Top Greenest City in America by Travel + Leisure because of the City's "top-ranked mass transit and flair for sustainable eating." Public transit is just steps away, and major roadways including Highway 84 and I-5 make accessibility a breeze from anywhere in the Portland Metro Area.





# AMENITIES

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# MOMENTUM

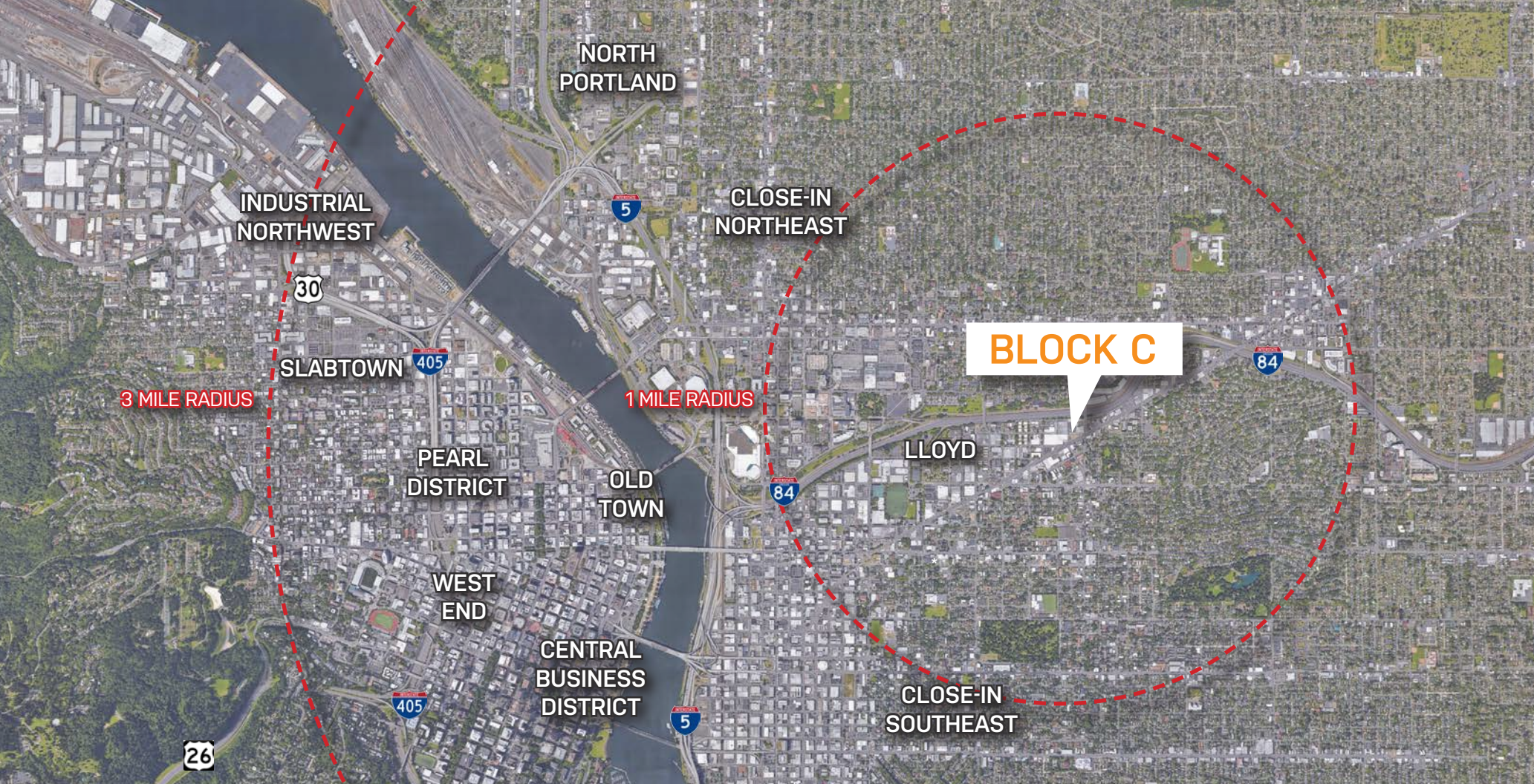
Portland's population has steadily increased, and hearty growth is projected for the coming years. In order to accommodate demand, there are nearly 2 million SF of multi-family and commercial buildings are proposed

and currently under construction in Portland's close-in eastside. Block C is a prime location to take advantage of Portland's growing population needs.



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.





# TRENDS - 3 MILE RADIUS

## POPULATION



Expected growth 2010-2030\*  
Median age 2025

19.4%  
40.2

## HOUSEHOLDS



Expected growth 2010-2030\*  
Renter occupied 2025

23.9%  
59.8%

## ECONOMICS



Avg Household Income 2025  
Total Consumer Spending

\$107,321  
\$4.2B

## DAYTIME EMPLOYMENT



Total Employees  
Total Businesses

245,374  
29,131

\*Based off 2028 projection date