

FOR SALE/LEASE | PORTLAND FLEX BUILDING

PRIME OWNER/USER, INVESTOR, OR REDEVELOPMENT OPPORTUNITY



1631 SW JEFFERSON STREET | PORTLAND, OR 97201

COMPASS 
COMMERCIAL

**REAL
ESTATE
SERVICES**



PORTLAND FLEX BUILDING

OWNER/USER, INVESTMENT, OR REDEVELOPMENT

Located in Portland’s Goose Hollow neighborhood, 1631 SW Jefferson Street offers immediate utility as a warehouse/showroom or investment property, with exciting long-term redevelopment potential. The building totals ±9,846 SF (approximately 60% warehouse / 40% showroom & office).

The property is currently leased to a single tenant on a month-to-month lease who can vacate with 30 days’ notice, allowing flexibility for owner-users, investors, or developers.

The highest and best use over the long term will be multifamily redevelopment, supported by the underlying CXD zoning, 4:1 FAR (with potential bonus), and height allowances up to 165’.

This property is also surrounded by some of Portland’s most prominent institutions and amenities. The three primary neighborhood anchors are:

- Multnomah Athletic Club
- Providence Park – home of the Portland Timbers & Thorns
- Lincoln High School

In addition, several recent residential developments have been completed on nearby blocks, further enhancing the appeal and density of the area.

PROPERTY SUMMARY

Address	1631 SW Jefferson Street, Portland, OR 97201
Building Size	±9,846 SF (5,958 SF warehouse / 3,888 SF showroom & office)
Lot Size	±10,072 SF (0.23 AC)
Price	\$1,700,000
Lease Rate	\$1.00/SF/Mo. NNN
Year Built	1924
Zoning	Central Commercial with Design Overlay (CXD)
Parking	Shared onsite surface spaces and street parking
Height Limit	100’ (bonus up to 165’)
FAR	4:1 with potential bonuses
Use Mix	60% warehouse / 40% showroom-office (current auto detailing use)

BUILDING HIGHLIGHTS



FLEXIBLE USE

±9,846 SF building suitable for warehouse, showroom, or office conversion



STRONG LOCATION

Surrounded by major anchors: Multnomah Athletic Club, Providence Park, & Lincoln High School



DEVELOPMENT READY

CXD zoning, FAR 4:1, bonus height up to 165'



TRANSIT-ORIENTED

Walk Score 98, Transit Score 96, Bike Score 85



INVESTMENT POTENTIAL

Income until redevelopment, vacant delivery possible within 30 days



NEIGHBORHOOD GROWTH

Several new multifamily and residential projects nearby



AFFLUENT AREA

47,000 residents within 1 mile; avg. household income \$116K



STRONG DEMAND

118,000+ workers and students within 1 mile



NEARBY ATTRACTIONS



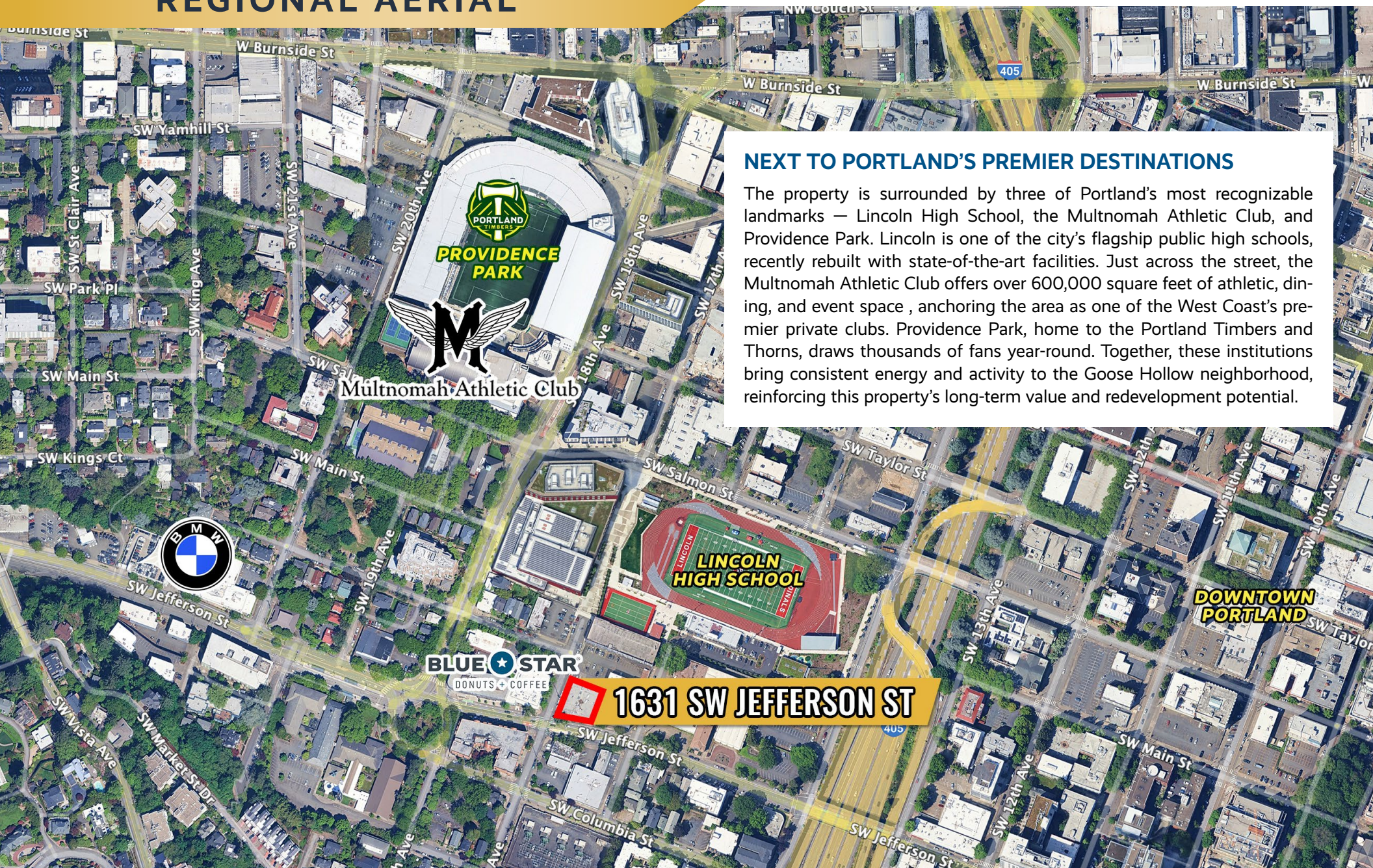
Multnomah Athletic Club

THE MULTNOMAH ATHLETIC CLUB (MAC) is one of the largest athletic and social facilities in the U.S., spanning 600,000 square feet. Members enjoy access to three swimming pools, an indoor track, a climbing gym, two gymnasiums, a fitness center and studio, and extensive courts for tennis, squash, racquetball, handball, volleyball, and pickleball. Beyond athletics, MAC offers four restaurants, world-class dining, banquet rooms, meeting spaces, and year-round events, including Timbers and Thorns terrace gatherings, wine dinners, and family activities .



PROVIDENCE PARK is Portland's premier sports and entertainment venue, home to Major League Soccer's Portland Timbers and the NWSL's Portland Thorns. The stadium hosts over 20,000 fans per match in an energetic, urban setting. Beyond professional soccer, Providence Park is a year-round destination for community events, concerts, and civic gatherings, making it a consistent driver of foot traffic and economic activity in the Goose Hollow neighborhood.

REGIONAL AERIAL



NEXT TO PORTLAND'S PREMIER DESTINATIONS

The property is surrounded by three of Portland's most recognizable landmarks — Lincoln High School, the Multnomah Athletic Club, and Providence Park. Lincoln is one of the city's flagship public high schools, recently rebuilt with state-of-the-art facilities. Just across the street, the Multnomah Athletic Club offers over 600,000 square feet of athletic, dining, and event space, anchoring the area as one of the West Coast's premier private clubs. Providence Park, home to the Portland Timbers and Thorns, draws thousands of fans year-round. Together, these institutions bring consistent energy and activity to the Goose Hollow neighborhood, reinforcing this property's long-term value and redevelopment potential.

3-MILE DEMOGRAPHICS

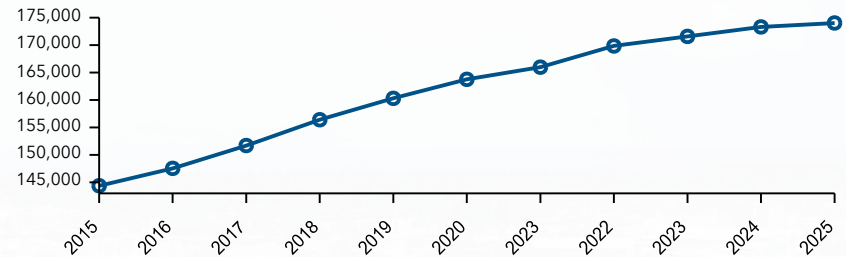
POPULATION


174,031
2025 Total
Population (Esri)



182,687
2030 Total
Population (Esri)


0.98%
2025-2030 Growth
Rate (Esri)

Historical Trends: Population





INCOME


\$90,880
Median
Household
Income


\$74,337
Per Capita Income


\$62,137
Median Net Worth


\$790,788
Median Home Value



30%
Owner Occupied
Housing Units (Esri) (%)



\$1,502
Median Contract Rent


HOUSING STATS

EDUCATION


3%
No High School
Diploma


9%
High School
Graduate


19%
Some College


70%
Bachelor's/Grad/
Prof Degree

BUSINESS


17,778
Total Businesses


313,107
Total Employees



4.9%
Unemployment Rate

POPULATION BY GENERATION


26,847
Baby Boomer Population (Born 1946 to 1964)


31,391
Generation X Population (Born 1965 to 1980)


32,821
Generation Z Population (Born 1999 to 2016)


68,595
Millennial
Population (Born
1981 to 1998)



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2022, 2026.
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