



Owner-User & Redevelopment Opportunity

605 & 635 SE Cesar Estrada Chavez Blvd, Portland 97214

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SALE PRICE

Call for Pricing Information

BUILDING SF

16,200 SF

LAND SF

.73 AC (31,841 SF)

ZONING

CM1 - Commercial Mixed Use 1

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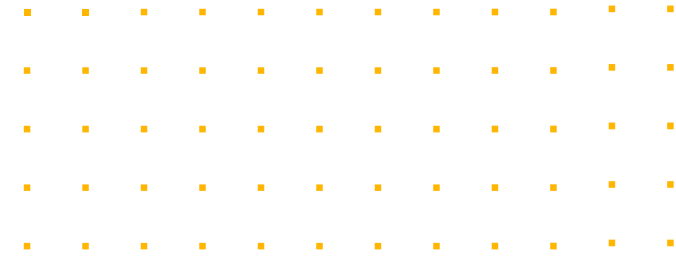


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EXECUTIVE SUMMARY

THE OFFERING



Investment Overview

SALE PRICE

Call for Pricing Information

BUILDING ADDRESS

605 & 635 SE Cesar Chavez Blvd, Portland, OR

LAND AREA

.73 AC (31,841 SF)

BUILDING SQUARE FEET

±16,200 SF

PARKING

3.1/1,000 (50 Stalls)

YEAR BUILT

1952

COUNTY

Multnomah

ZONING

CM1 (Commercial/Mixed Use 1)



Lutheran Community Services NW Bldg. Owner-User or Redevelopment Opportunity

A well-positioned 0.73-acre infill site in Portland's Sunnyside corridor, offered vacant for immediate owner-user occupancy or ground-up redevelopment.

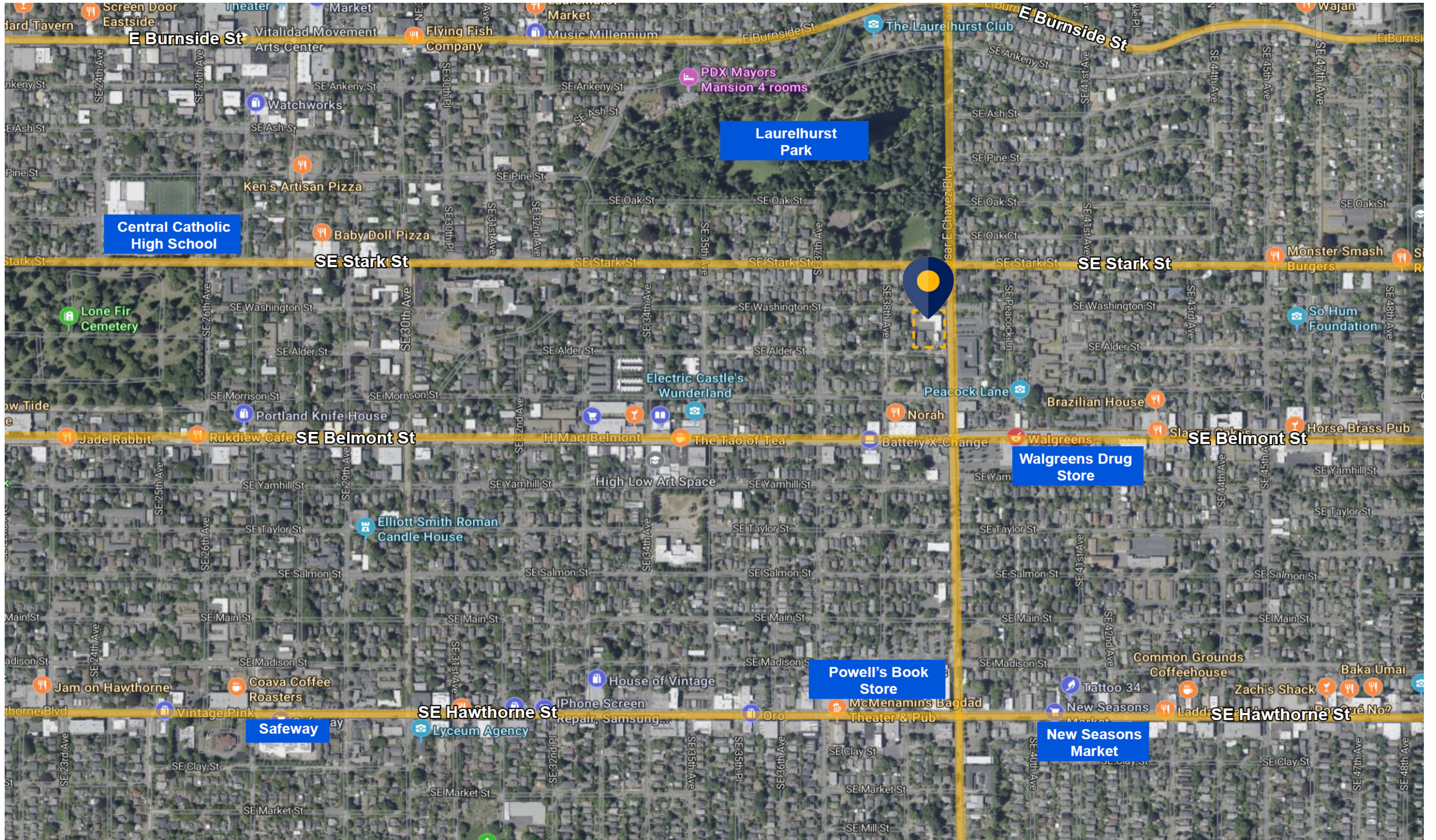
OFFERING HIGHLIGHTS

- **Redevelopment Potential:** CM1 zoning supports up to 3-story multifamily, mixed-use, or institutional development with 2.5:1 FAR under bonus provisions
- **FAR:** 1.5:1 (increasing to 2.5:1 with bonus provisions)
- **Maximum Height:** 35', which is generally 3 stories
- **Owner-User Opportunity:** ±16,200 SF available for full or partial owner-user occupancy
- **Allowable Uses:** retail sales and services, office space, multi-family, household living, institutional uses and very limited manufacturing uses



LOCATION OVERVIEW

PORTLAND: LOCATION OVERVIEW



ZONING – Commercial/Mixed Use (CM1)



Table 130-1
Commercial/Mixed Use Zone Primary Uses

Use Categories	CR	CM1	CM2	CM3	CE	CX
Residential Categories						
Household Living	Y	Y	Y	Y	Y	Y
Group Living	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]
Commercial Categories						
Retail Sales And Service	L [2]	L [2]	Y	Y	Y	Y
Office	L [2]	L [2]	Y	Y	Y	Y
Quick Vehicle Servicing	N	L [2]	L [2]	L [2]	Y	N
Vehicle Repair	N	N	Y	Y	Y	L [5]
Commercial Parking	N	N	L [9]	L [9]	Y	CU [9]
Self-Service Storage	N	N	N	L [4]	L [4]	L [4]
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 [3,5]	L/CU [3,5]	L/CU [3,5]	L/CU [3,5]	L/CU [3,5]
Warehouse and Freight Movement	N	N	N	L [3,5]	L [3,5]	N
Wholesale Sales	N	N	L [3,5]	L [3,5]	L [3,5]	L [3,5]
Industrial Service	N	N	CU [3,5]	CU [3,5]	CU [3,5]	CU [3,5]
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 [8]	Y/CU [8]	Y/CU [8]	Y/CU [8]	Y/CU [8]	Y/CU [8]
Community Service	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]
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

Table 130-1
Commercial/Mixed Use Zone Primary Uses

Use Categories	CR	CM1	CM2	CM3	CE	CX
Other Categories						
Agriculture	L [10]	L [10]	L/CU [11]	L/CU [12]	L/CU [12]	L/CU [11]
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 [7]	L/CU [7]	L/CU [7]	L/CU [7]	L/CU [7]
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

Commercial/Mixed Use 1 zone

The Commercial/Mixed Use 1 (CM1) zone is a small-scale zone intended for sites in dispersed mixed use nodes within lower density residential areas, as well as on neighborhood corridors and at the edges of neighborhood centers, town centers and regional centers. The zone is also appropriate in core commercial areas of centers in locations where older commercial storefront buildings of 1 to 2 stories are predominant. This zone allows a mix of commercial and residential uses. The size of commercial uses is limited to minimize impacts on surrounding residential areas. Buildings in this zone will generally be up to three stories tall. Development is intended to be pedestrian-oriented and compatible with the scale and characteristics of adjacent residentially zoned areas or low-rise commercial areas.

[View Zoning Information Online](#)

LOCATION OVERVIEW

Portland

Walk Score: (88) | Transit Score: (51)



Portland Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population 2026	~26,000	~150,000	~320,000
Projected Annual Growth 2025-2030	0.10%	0.10%	0.10%
Historical Annual Growth 2010-2025	0.30%	0.20%	0.20%
Median Household Income	\$86,879	\$88,000	\$88,500
Average Monthly Rent	\$1,650	\$1,600	\$1,550
Median Home Price	\$733,200	\$700,000	\$675,000
Renter vs. Home-Owner %	66% renter 34% owner	60% renter 40% owner	55% renter 45% owner
Avg. HH Size	2	2.1	2.2
Median Age	36	37	38

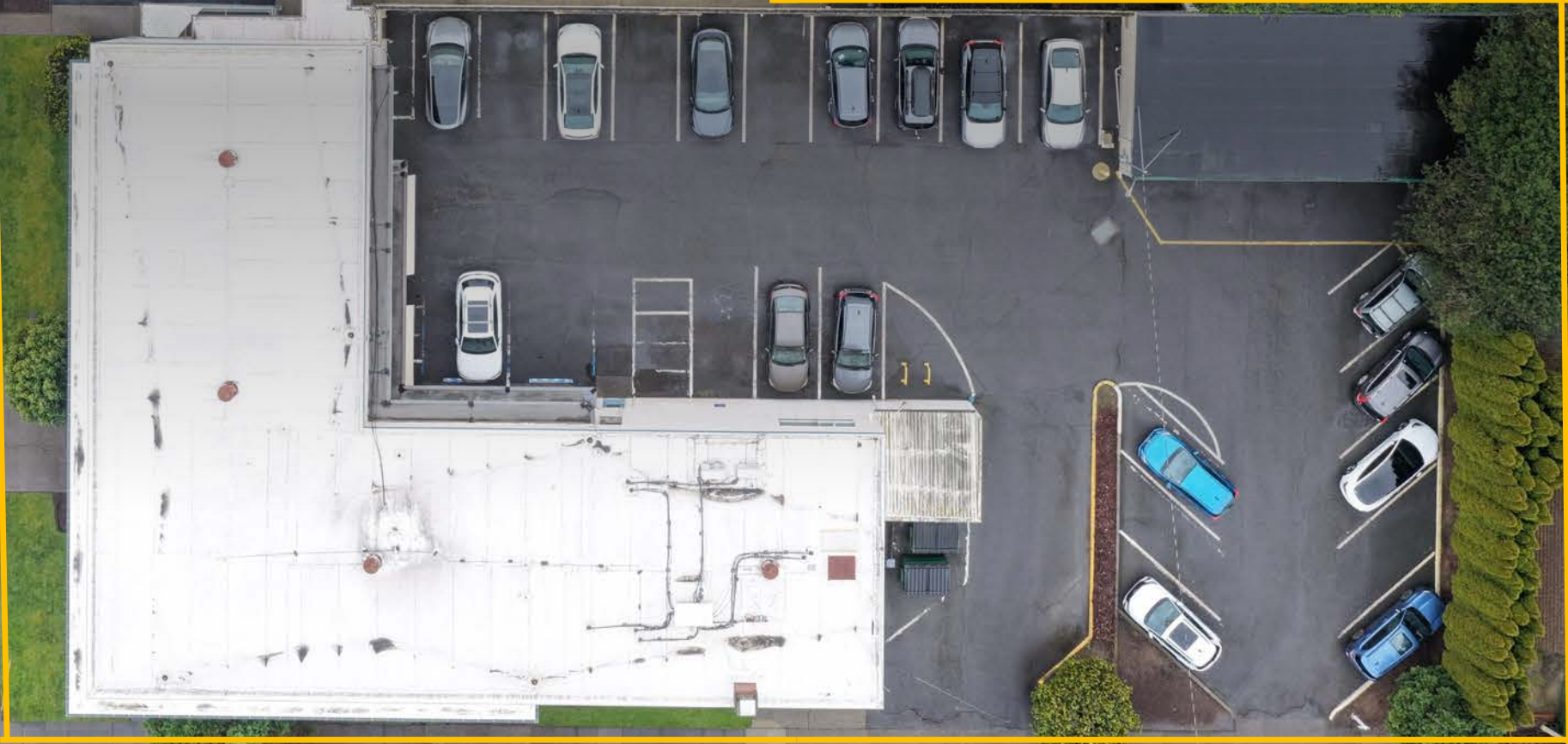
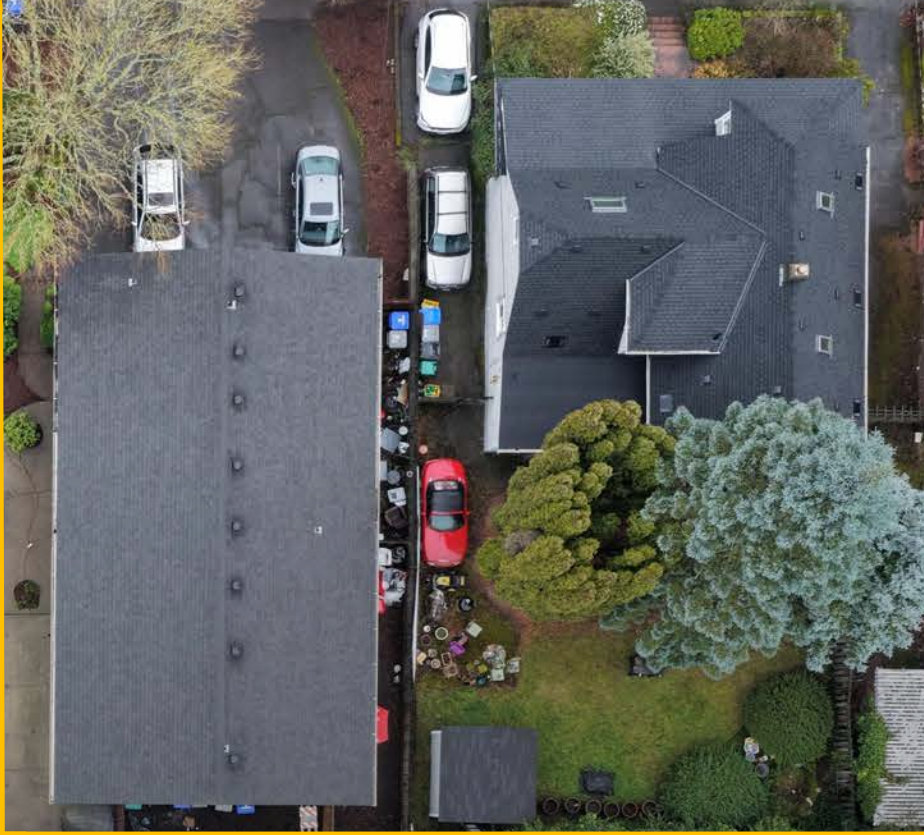
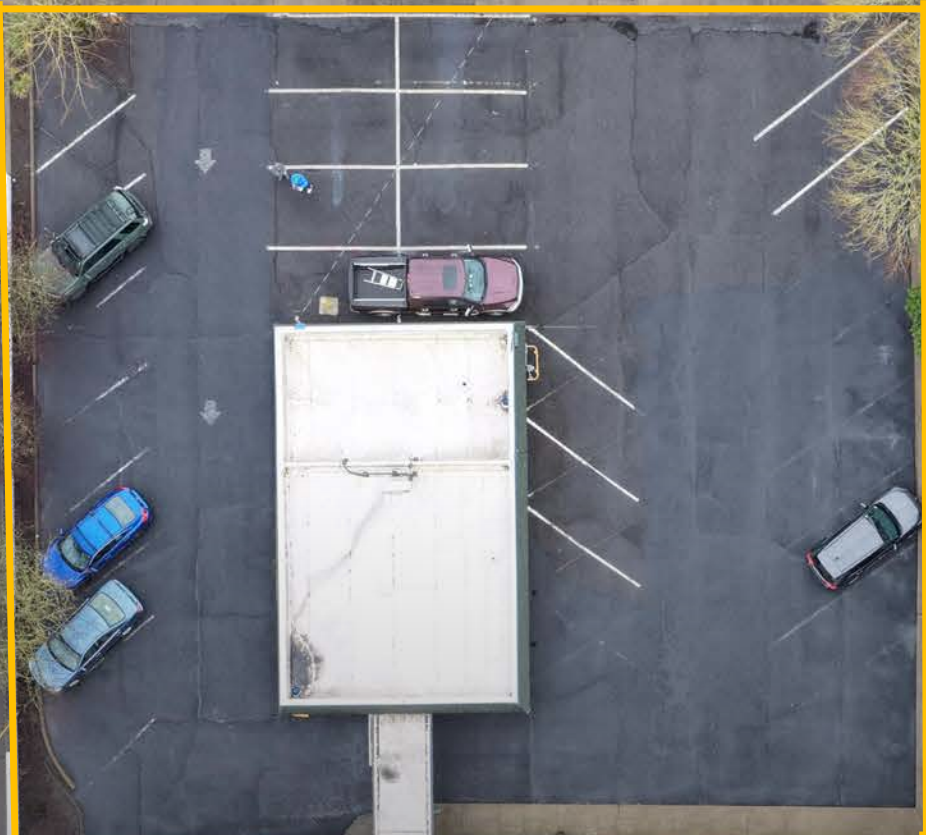


Portland's Inner-Eastside Redevelopment Opportunity for Mixed-Use Development

Positioned at the high-visibility intersection of César E. Chávez Blvd and SE Belmont St, this 0.73-acre site in Portland's Sunnyside neighborhood offers a well-located infill redevelopment opportunity in one of the city's most walkable and established urban submarkets. Zoned CM1, the site supports a range of residential and commercial uses, with base allowances for up to 3 stories and potential for increased density through applicable bonus programs. The surrounding area benefits from proximity to the Hawthorne and Belmont retail corridors, strong TriMet service, and consistent demand fundamentals that support well-located projects across use types.

PROPERTY
PHOTOS

Property Photos



Property Photos



Property Photos

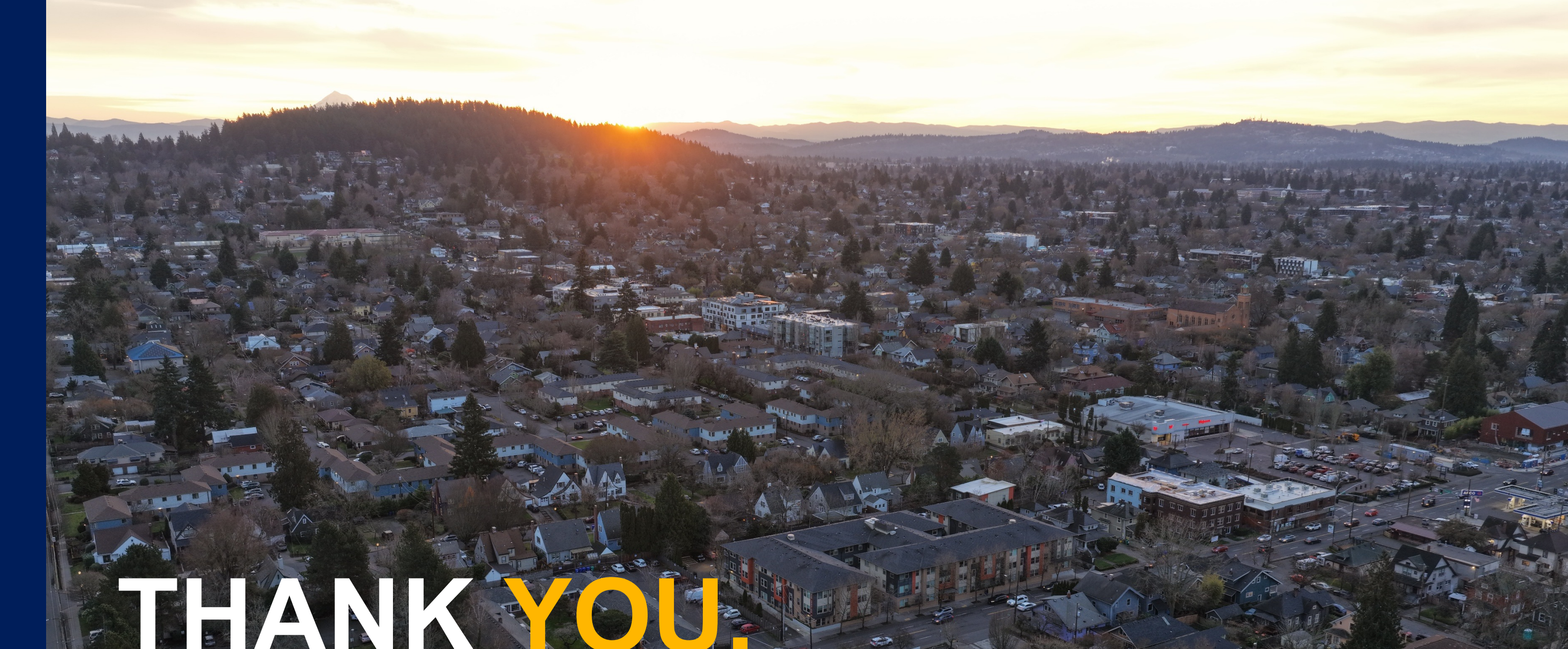


Property Photos



Property Photos





THANK YOU.

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