

SE Powell Multi-Family Development Opportunity

3659 SE POWELL BOULEVARD, PORTLAND, OR 97202

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FOR SALE

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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

3659 SE Powell Boulevard, Portland, OR 97202

PROPERTY DESCRIPTION

Rare large lot development opportunity in the highly visible and evolving SE Powell corridor. The property offers an opportunity to provide additional housing units within SE Portland's Creston-Kenilworth neighborhood. Surrounding amenities are within walking distance of the property including grocery, restaurants and services. The property is zoned CM2, and is well served by nearby transit options.

PROPERTY HIGHLIGHTS

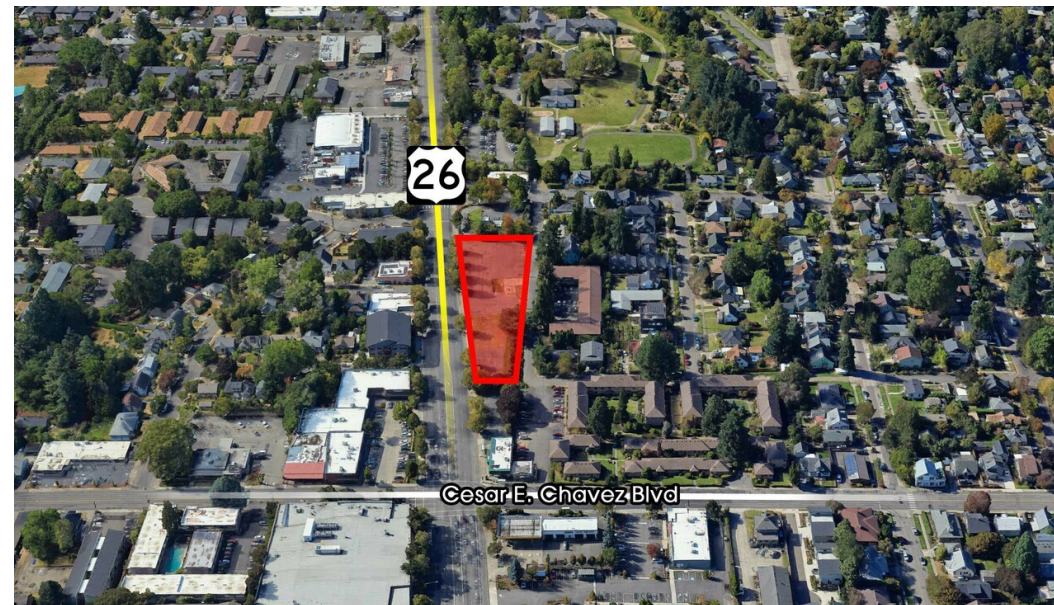
- Substantial price adjustment, motivated seller
- CM2 Zoned
- Nearby popular SE Powell food carts and John's Market on the evolving SE Powell corridor
- Full acre of paved commercial land
- Highly visible Powell corridor

OFFERING SUMMARY

Sale Price:	\$3,200,000 (\$75/SF)
Lot Size:	0.97 Acres

QUICK FACTS CM2 ZONING OVERVIEW

- Allowable Uses: Retail sales and services, office space, household living, vehicle repair, institutional uses, and limited manufacturing uses.
- Maximum Height: 45' which is generally 4 stories, increasing to 55' (5 stories) with bonus provisions in some areas.
- FAR: 2.5:1 increasing to 4:1 with bonus provisions.



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FOR SALE & LEASE

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DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total population	26,026	96,346	191,820
Median age	34.3	35.2	36.2
Total households	11,803	44,186	87,668
Average HH income	\$57,954	\$65,291	\$65,095

LOCATION OVERVIEW

Located within close proximity to Portland's inner eastside. Thriving retail corridors such as SE Division & SE Hawthorne are within walking distance. Property has convenient access to major arterials including I-5, Ross Island Bridge, and SE Grand/MLK.

LOCATION

	DISTANCE	TIME
Interstate 5	3.0 mi	8 min
Downtown Portland	4.0 mi	15 min
Portland International Airport	7.5 mi	20 min



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