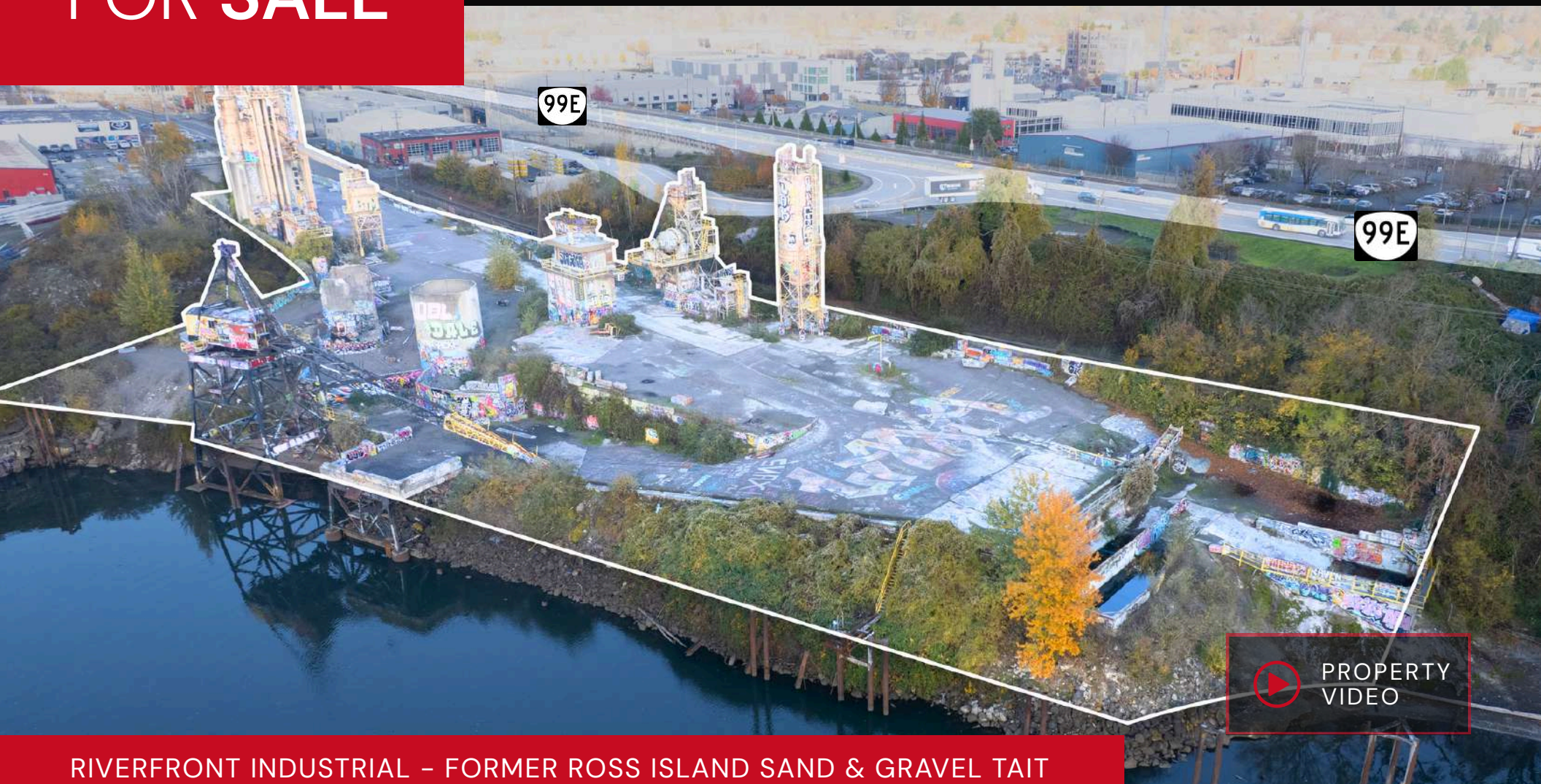


FOR SALE

2611 SE 4th Ave, Portland, Oregon 97202



RIVERFRONT INDUSTRIAL – FORMER ROSS ISLAND SAND & GRAVEL TAIT

Cameron Schwab | Commercial Broker & Advisor



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KW Commercial
Keller Williams Realty
Portland Premiere

7504 SW Bridgeport Rd.,
Portland OR 97224

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VIEW PROPERTY VIDEO HERE

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Executive Summary

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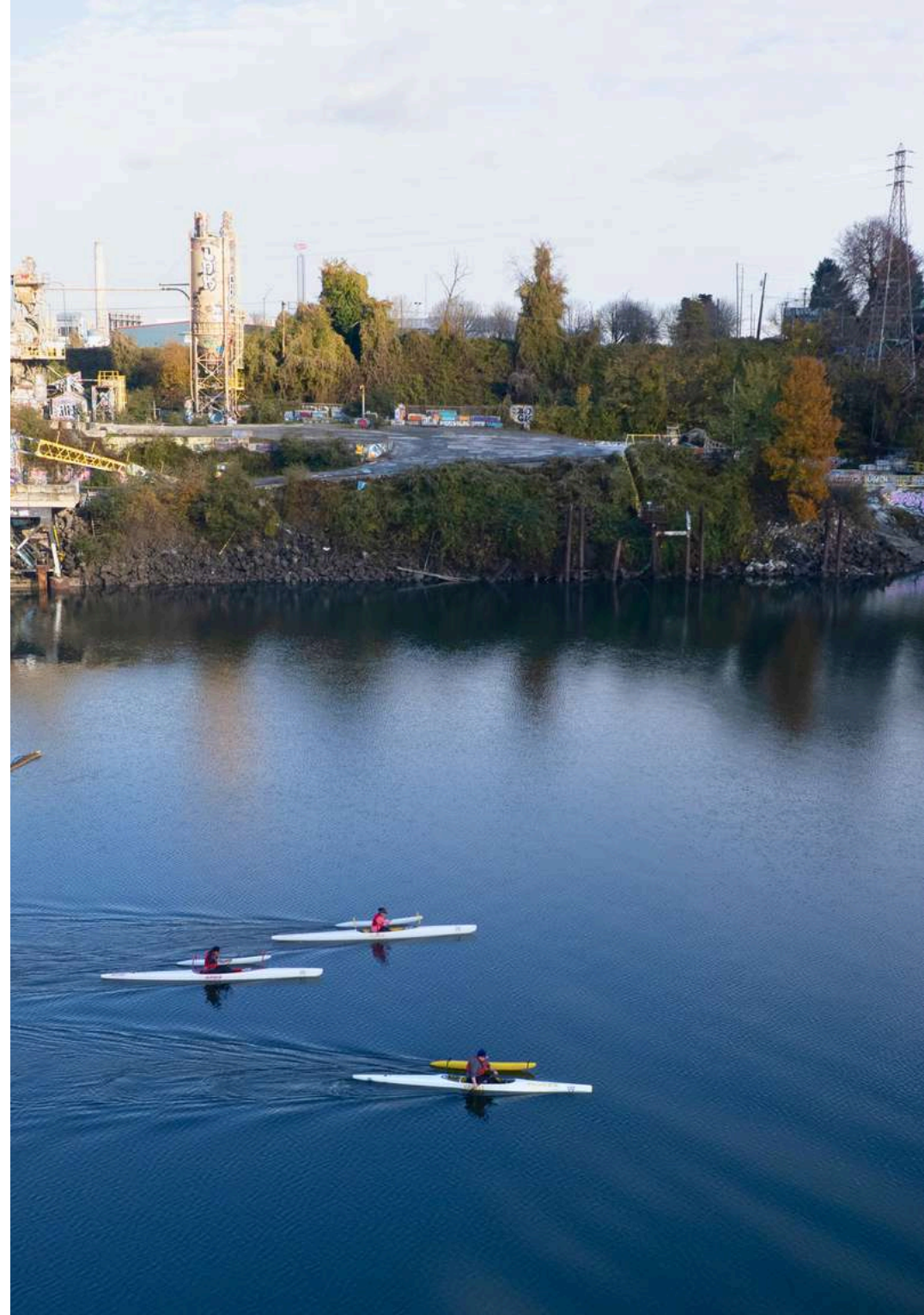


Property Summary

Property Details

Existing Structure Size	3,262 SF
Land Area	2.90 Acres (126,324 SF)
Zoning	IH – Heavy Industrial, g – River General
Year Built	1950
Parcel No.	R197256
Transit Access	2 Blocks from Tilikum Crossing Light Rail Station

A rare river-front industrial asset situated on ±2.90 acres along the Willamette River, offering barge access, yard space, and flexible heavy-industrial zoning (IH) with a River General (g) overlay. Improvements include a single-story industrial building supported by a sand/gravel surface yard and direct vessel access. This combination of location and zoning makes the site especially ideal for marine logistics, bulk materials handling, and other river-related uses, or for future redevelopment.



Investment Highlights



Prime SE Close-In Industrial Location

Located in Portland's high-demand SE Close-In Industrial Corridor, an urban submarket known for limited supply and strong long-term industrial fundamentals.



Riverfront Industrial Capability

Urban-core site along the Willamette River offering rare navigable waterfront access for industrial users.



Exceptional Multimodal Connectivity

Provides direct access to waterways, major arterials, MAX light rail, and regional transit, ensuring efficient movement of goods and seamless commuter access.



Strong Walkability & Transit Access

With a Walk Score of 72 and Transit Score of 75, the property benefits from a highly accessible environment near the Portland CBD and inner southeast neighborhoods.





Property Gallery

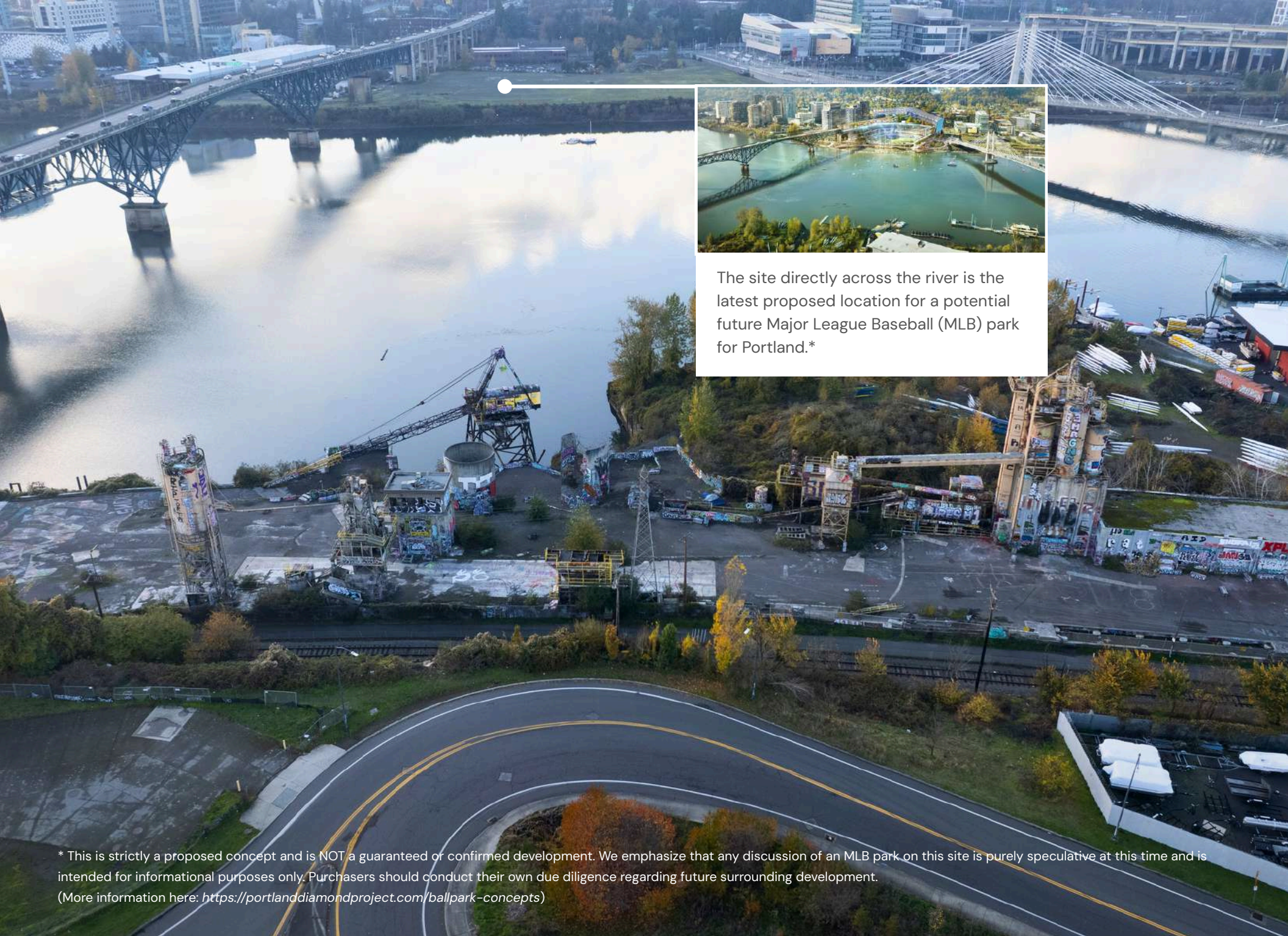
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The site directly across the river is the latest proposed location for a potential future Major League Baseball (MLB) park for Portland.*

* This is strictly a proposed concept and is NOT a guaranteed or confirmed development. We emphasize that any discussion of an MLB park on this site is purely speculative at this time and is intended for informational purposes only. Purchasers should conduct their own due diligence regarding future surrounding development. (More information here: <https://portlanddiamondproject.com/ballpark-concepts>)





Key Businesses & Retailers

2611 SE 4th Ave, Portland, Oregon 97202





TILIKUM CROSSING BRIDGE

OMSI
Oregon Museum of
Science and Industry

**OREGON RAIL
HERITAGE CENTER**

**STATION I
ROWING CLUB**
EST. 1972
PORTLAND, OREGON

Portland
SPiRiT

99E

Third Coast Hot Dogs



Apple Foods

**Public
Storage**

99E

**40,741 (2024)
AADT**

**bluebird
bakers**

**400 (2025)
AADT**

**Locksmith Plus
Portland, OR**

**NW Natural
APPLIANCE CENTER**

**GALLEHER
DUFFY**
A Division of Greiner Corporation





Estimated Drive Times	
1 min	from Hwy 26
4 min	from Downtown Portland
4 min	from I-5
6 min	from 84

An aerial photograph of an industrial construction site, likely a port or refinery, with various structures, cranes, and storage tanks. The entire image is overlaid with a semi-transparent red filter. The text is centered over the middle of the image.

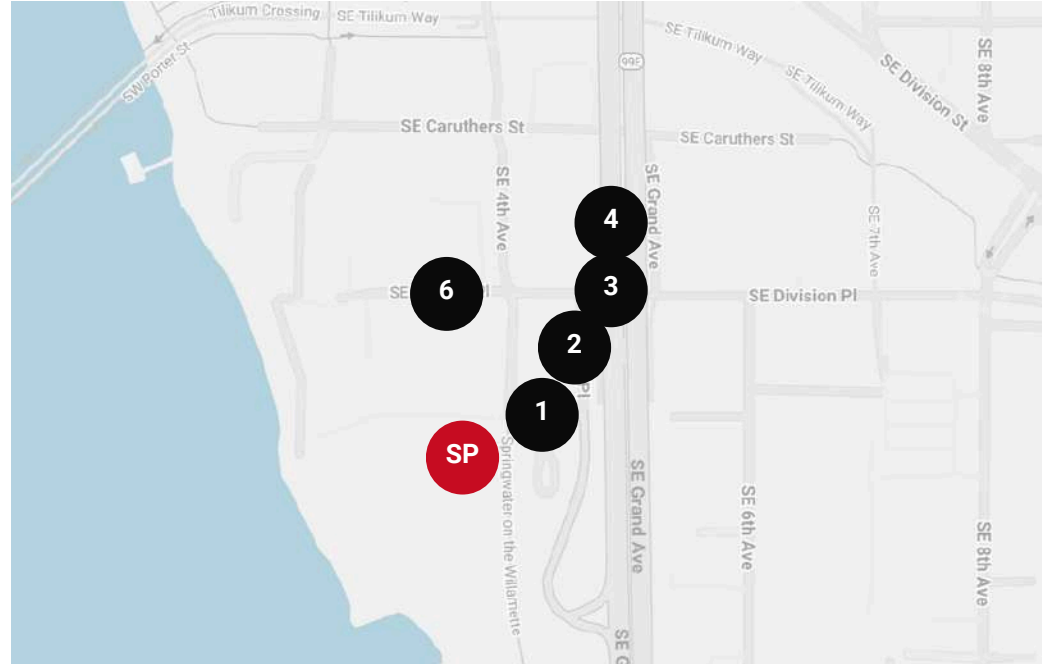
Demographic & Traffic Count Report

2611 SE 4th Ave, Portland, Oregon 97202



Demographic and Traffic Count Report

Category	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	22,171		210,554		454,489	
2024 Estimate	22,034		212,646		460,689	
2020 Census	19,862		209,028		466,205	
Growth 2024 - 2029	0.62%		-0.98%		-1.35%	
Growth 2020 - 2024	10.94%		1.73%		-1.18%	
2024 Population by Hispanic Origin	1,703		17,257		40,646	
2024 Population						
White	16,405	(74.45%)	162,319	(76.33%)	340,837	(73.98%)
Black	554	(2.51%)	6,382	(3.00%)	19,507	(4.23%)
Am. Indian & Alaskan	347	(1.57%)	1,889	(0.89%)	4,334	(0.94%)
Asian	1,726	(7.83%)	12,675	(5.96%)	29,064	(6.31%)
Hawaiian & Pacific Island	40	(0.18%)	422	(0.20%)	1,359	(0.29%)
Other	2,961	(13.44%)	28,958	(13.62%)	65,587	(14.24%)
U.S. Armed Forces	0		46		89	
Households						
2029 Projection	12,275		108,852		210,393	
2024 Estimate	12,181		109,902		213,368	
2020 Census	10,846		107,470		215,649	
Growth 2024 - 2029	0.77%		-0.96%		-1.39%	
Growth 2020 - 2024	12.31%		2.26%		-1.06%	
Owner Occupied	3,433	(28.18%)	37,285	(33.93%)	98,207	(46.03%)
Renter Occupied	8,749	(71.82%)	72,617	(66.07%)	115,161	(53.97%)
2024 Households by HH Income						
Income: <\$25,000	2,000	(16.42%)	18,888	(17.19%)	30,922	(14.49%)
Income: \$25,000 - \$50,000	1,477	(12.12%)	16,759	(15.25%)	30,898	(14.48%)
Income: \$50,000 - \$75,000	1,482	(12.16%)	15,223	(13.85%)	30,787	(14.43%)
Income: \$75,000 - \$100,000	1,583	(12.99%)	13,052	(11.88%)	26,630	(12.48%)
Income: \$100,000 - \$125,000	1,376	(11.29%)	10,254	(9.33%)	21,493	(10.07%)
Income: \$125,000 - \$150,000	1,332	(10.93%)	8,812	(8.02%)	17,827	(8.36%)
Income: \$150,000 - \$200,000	1,037	(8.51%)	9,919	(9.03%)	22,238	(10.42%)
Income: \$200,000+	1,896	(15.56%)	16,994	(15.46%)	32,573	(15.27%)
2024 Avg Household Income	\$116,174		\$111,969		\$115,500	
2024 Med Household Income	\$92,885		\$82,816		\$88,215	



No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	SE Ivon St	SE Grand Pl	0.01 E	2025	362	MPSI	0.04
2	SE Grand Pl Conn	SE Grand Ave	0.03 SE	2024	6,675	MPSI	0.05
3	SE Grand Ave	SE Ivon St	0.02 N	2024	40,741	MPSI	0.06
4	Southeast Martin Luther King Junior	SE Ivon St	0.02 N	2025	1,540	MPSI	0.06
5	Old Pacific Highway East No. 81	SE Taggart St	0.02 S	2025	56,409	MPSI	0.06
6	SE Division Pl	SE 4th Ave	0.02 E	2025	400	MPSI	0.08

An aerial photograph of an industrial construction site, possibly a refinery or chemical plant, with various structures, pipes, and storage tanks. The entire image is overlaid with a semi-transparent red filter. The text "Discover Growth & Opportunity" is centered in white, bold, sans-serif font.

Discover Growth & Opportunity

2611 SE 4th Ave, Portland, Oregon 97202



About Portland, Oregon

2611 SE 4th Ave, Portland, Oregon 97202

Portland, Oregon serves as a leading economic center for the Pacific Northwest, supported by a diverse business base spanning technology, manufacturing, healthcare, logistics, and creative industries. Its strategic location—paired with direct access to the Port of Portland, major interstate corridors, rail systems, and international air transport—creates a strong foundation for commerce and distribution.

The city's educated workforce, anchored by institutions such as Portland State University and the Oregon Health & Science University, attracts companies seeking innovation, research partnerships, and long-term growth potential. Ongoing infrastructure improvements, transit accessibility, and active neighborhood redevelopment efforts further strengthen the region's stability.

With relatively competitive operating costs compared to other West Coast metros, Portland continues to appeal to investors looking for a resilient, well-connected market with strong demand drivers and consistent economic momentum.



Discover Portland's Growth and Opportunity

Economic Expansion

- Central Eastside Industrial District Growth: The Central Eastside has evolved into one of Portland's strongest employment hubs, blending manufacturing, creative offices, tech startups, and distribution facilities. Continued redevelopment and business migration into the district have strengthened local job creation and expanded the city's commercial footprint.
- South Waterfront Redevelopment: Portland's South Waterfront continues to expand with new residential towers, life-science laboratories, OHSU research facilities, and mixed-use development. The area's transformation supports major employment centers and drives sustained local economic activity.

Infrastructure and Transportation

- Regional Transportation Network: Portland benefits from a comprehensive and interconnected transportation system, including I-5, I-84, and Highway 26. These routes support efficient movement of goods and commuters throughout the metro and across the Pacific Northwest, enhancing the region's logistics competitiveness.
- TriMet Transit Enhancements: Investments in Portland's transit system—including MAX Light Rail expansions, improved bus service, and future high-capacity transit corridors—continue to improve mobility and strengthen access between key employment, residential, and commercial districts.



Urban Revitalization and Development Projects

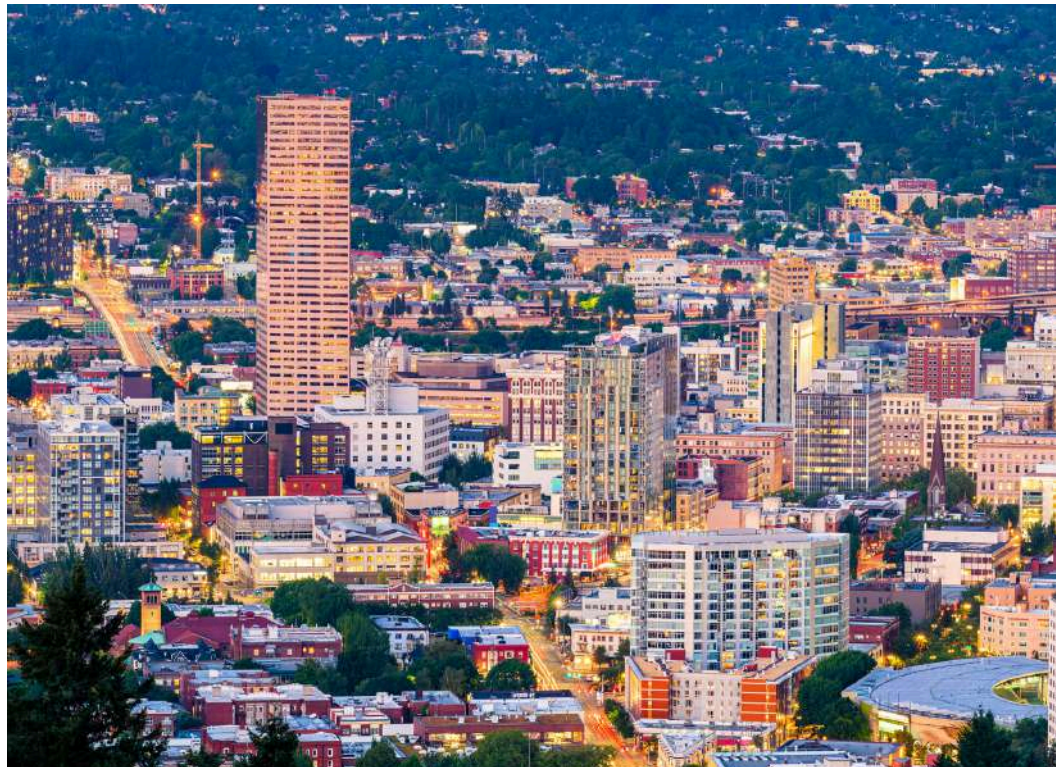
- OMSI District Master Plan (Future Development): Located immediately north of this site in the Central Eastside, the City-approved OMSI District Master Plan is a transformative, 24-acre redevelopment effort to create a vibrant, transit-oriented, mixed-use neighborhood. This vision includes up to 1,200 units of new market rate and affordable housing, a new Waterfront Education Park, and millions of square feet of new commercial, cultural, and innovation space. This significant project is designed to be an economic growth driver and enhance the Central Eastside riverfront.
- Concordia & NE Portland Initiatives: Northeast Portland neighborhoods are experiencing reinvestment through mixed-use projects, community infrastructure improvements, and infill residential development. These initiatives aim to support local businesses, enhance streetscapes, and increase housing options to meet evolving community needs.



<https://omsi.edu/future-omsi-district/>

Population Growth and Community Development

- Metro Population Growth: The Portland metropolitan area has experienced steady population increases driven by strong job markets, lifestyle appeal, and inbound migration from other West Coast cities. This trend reinforces consistent demand for housing, commercial services, and employment centers throughout the region.
- Housing and Affordability Efforts: Portland continues to introduce new residential communities, mixed-income housing, and redevelopment projects aimed at supporting population growth. These efforts ensure diverse living options for families, young professionals, and workers across the metro.





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