



FOR SALE



OFFICE / MEDICAL / RETAIL SPACE

2nd-Generation Retail / Medical Space
± 3,308 SF Building on a ± 5,750 SF Lot
Sale Price: \$915,000

2307 NE Flanders St Portland, OR 97232

- Close in Owner-User Building Opportunity
- Multifamily Development Lot Opportunity
- Former Medical Building and Thrift Store
- Close in Eastside Location
- On-Street Parking

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PROPERTY SUMMARY



**FOR
SALE**

PROPERTY DETAILS

Address	2307 NE Flanders St Portland, OR 97232
Building SF	3,308 SF (\$276 /SF)
Lot SF	5,750 SF (\$160 /SF)
Sale Price	\$915,000
Availability	Now
Property APN	R122158
Zoning	Commercial Mixed Use 3 (CM3) - View Online

Location Features

This well-located commercial property is just two miles from the Central Business District (CBD), offering prime accessibility for businesses seeking a location in the heart of Portland. With easy access to both I-5 and I-84, the property offers excellent transportation links, ensuring seamless connectivity for clients and employees.

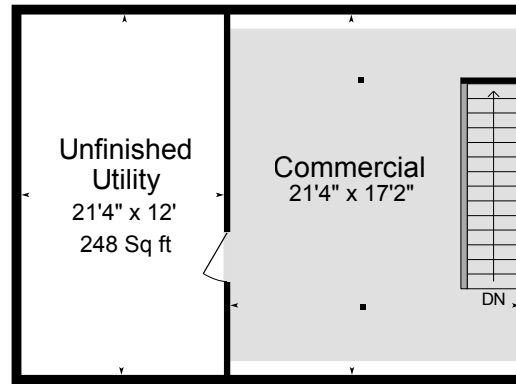
Previously a dental office, this space features specialized infrastructure, making it an ideal fit for medical or professional services. Whether you're looking to relocate or expand your practice, this property offers a versatile and convenient solution.

Nearby Highlights

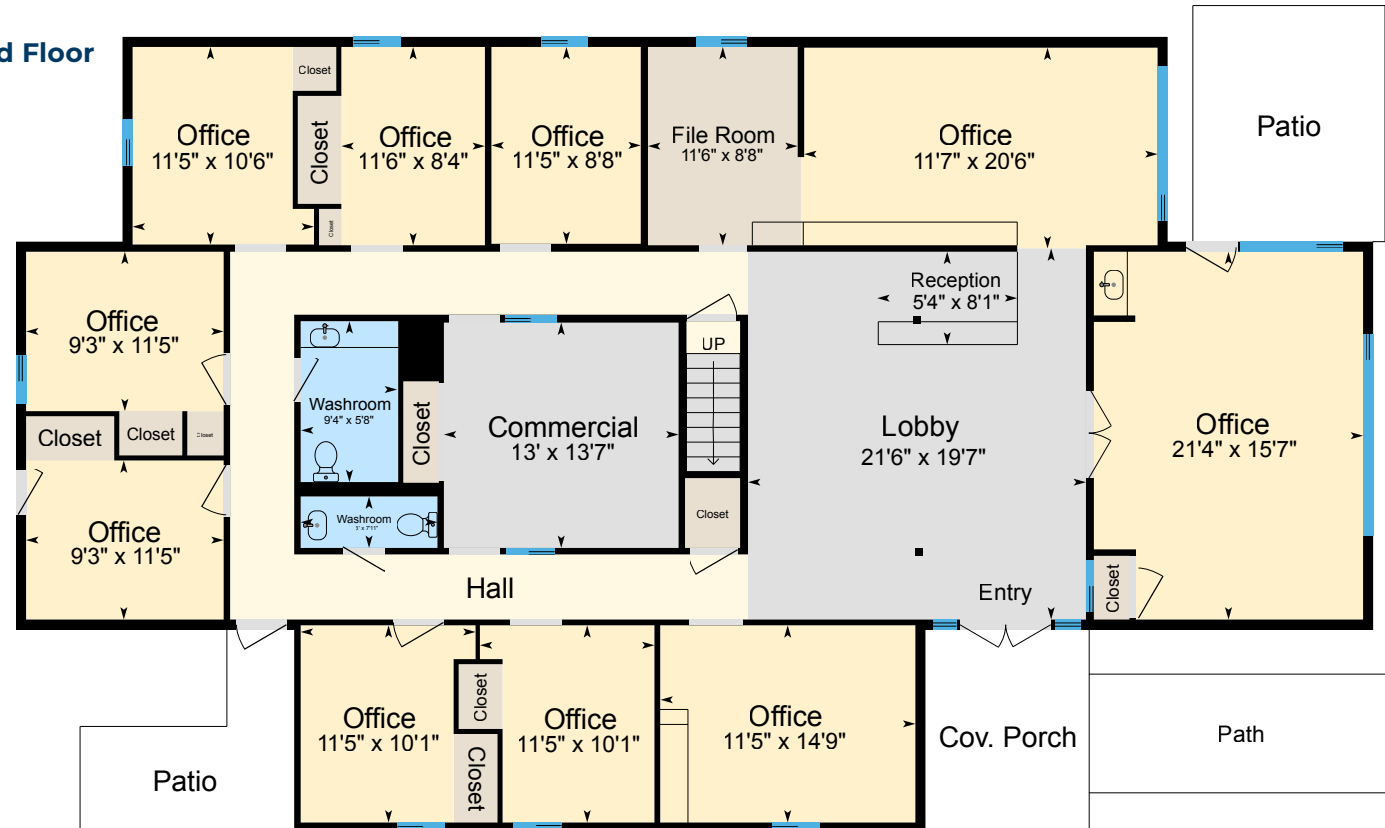
- Albertina Kerr
- KATU Channel 2
- Henry Higgins Boiled Bagels
- Voodoo Donuts
- Nova Coffee
- Hanna Anderson
- Han Oak
- Providore Fine Foods
- Tropicale
- The Pie Spot
- Culmination Brewing
- ReRack
- Oregonians Credit Union
- Consolidated Community Credit Union (CCCU)
- Oregon Children's Theatre
- The Circuit Boulderling Gym
- The Children's Gym
- Pho Gia



2nd Floor



Ground Floor



NE FLANDERS ST



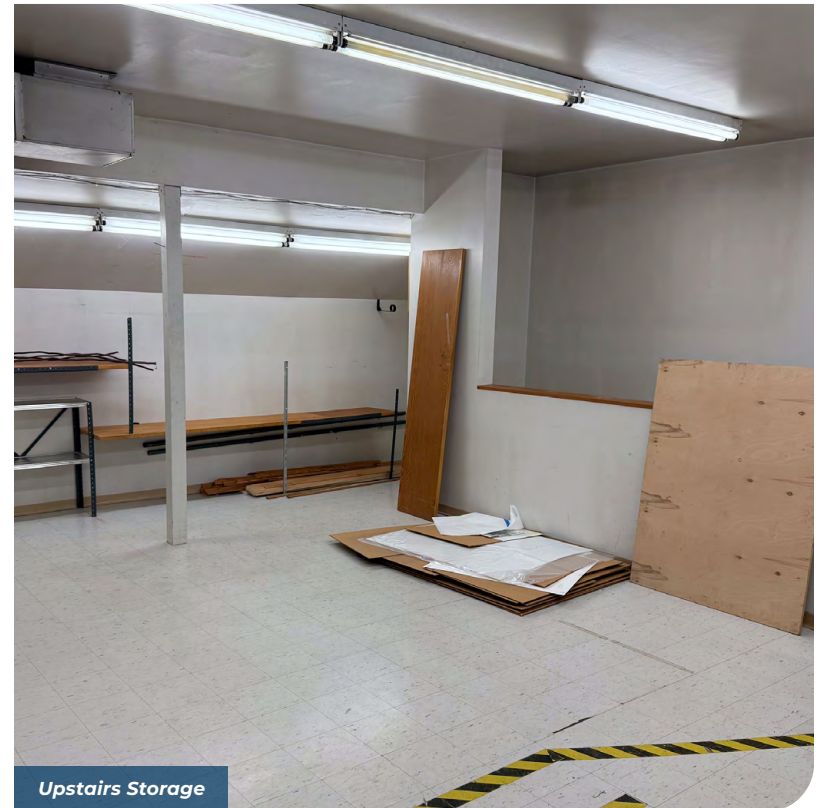
PHOTOS



Lobby



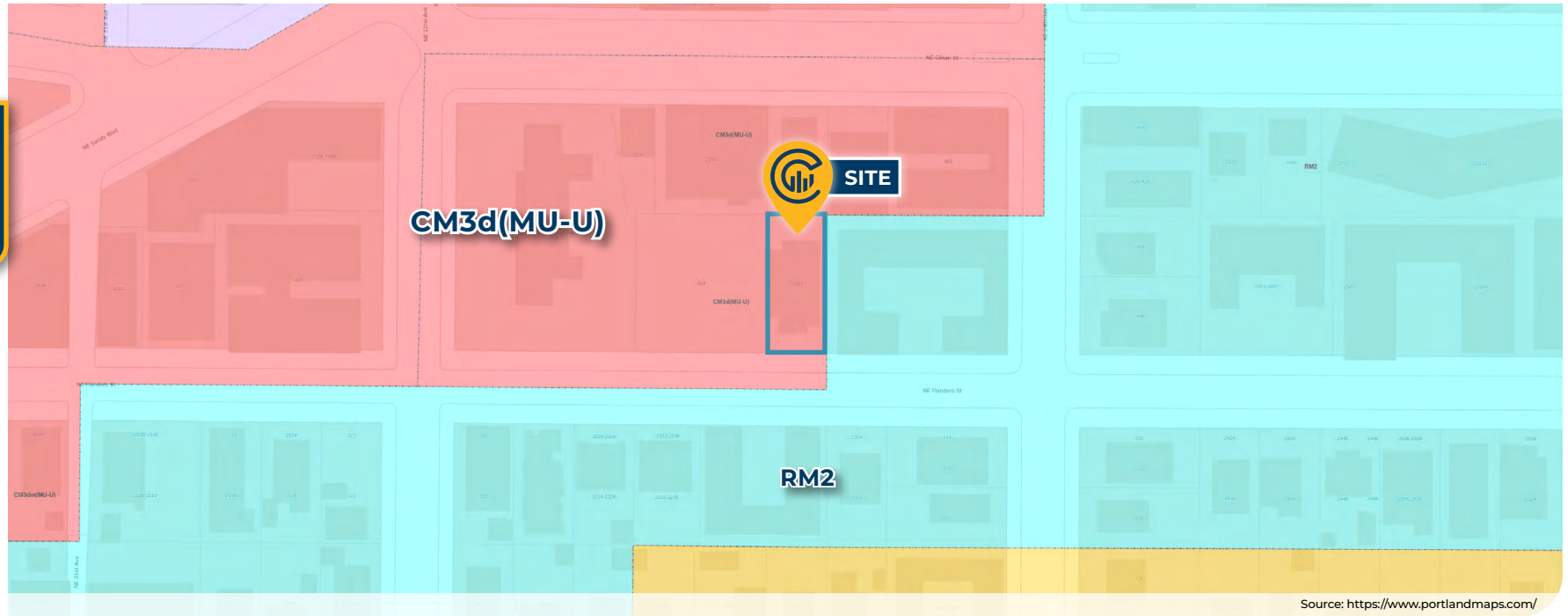
Front Office



Upstairs Storage



ZONING



Source: <https://www.portlandmaps.com/>

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	Y	Y	Y	Y	Y	Y
Commercial Categories						
Retail Sales And Service	L [1]	L [1]	Y	Y	Y	Y
Office	L [1]	L [1]	Y	Y	Y	Y
Quick Vehicle Servicing	N	L [1]	L [1]	L [1]	Y	N
Vehicle Repair	N	N	Y	Y	Y	L [4]
Commercial Parking	N	N	L [8]	L [8]	Y	CU [8]
Self-Service Storage	N	N	N	L [3]	L [3]	L [3]
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 [2,4]	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]
Warehouse and Freight Movement	N	N	N	L [2,4]	L [2,4]	N
Wholesale Sales	N	N	L [2,4]	L [2,4]	L [2,4]	L [2,4]
Industrial Service	N	N	CU [2,4]	CU [2,4]	CU [2,4]	CU [2,4]
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 [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]
Community Service	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]
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

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Commercial/Mixed Use Zone Primary Uses

Use Categories	CR	CM1	CM2	CM3	CE	CX
Other Categories						
Agriculture	L [9]	L [9]	L/CU [10]	L/CU [11]	L/CU [11]	L/CU [10]
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 [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]
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

Notes:

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [] are stated in 33.130.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

[View Zoning Online](#)



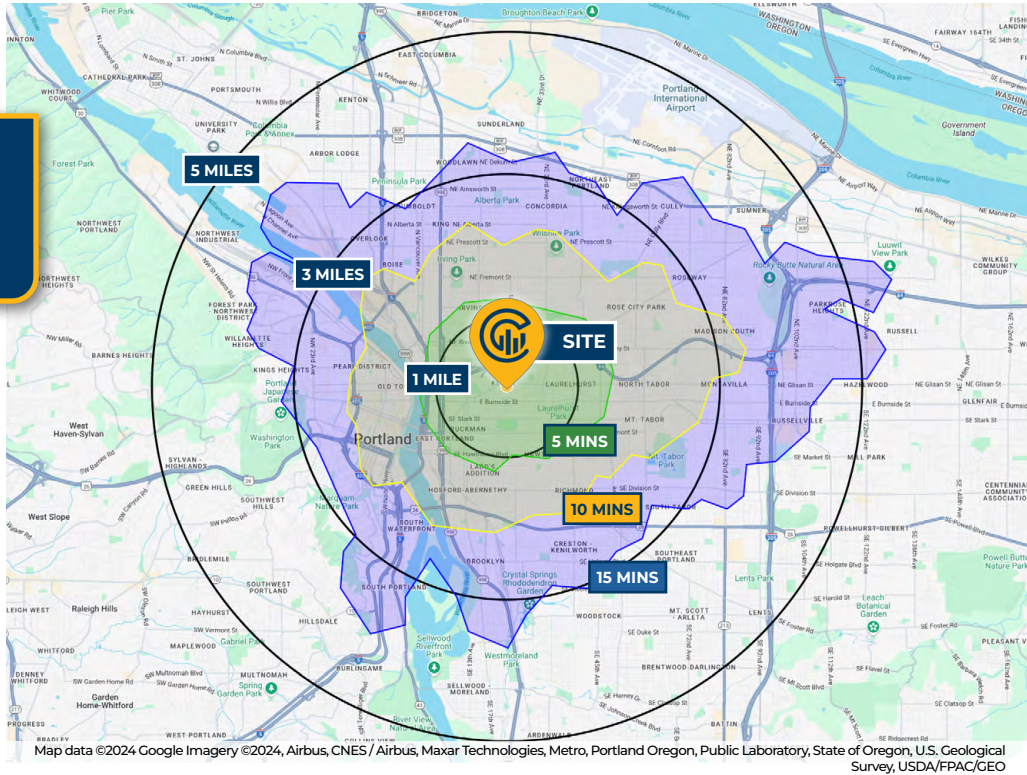
LOCAL AERIAL MAP



The Kerns Neighborhood is a vibrant and eclectic area known for its mix of historic homes, trendy restaurants, and bustling local businesses. It features a diverse, walkable environment with a blend of residential and commercial spaces and has a thriving arts scene.



DRIVE TIMES & DEMOGRAPHICS



93

Walk Score®
"Walker's Paradise"



97

Bike Score®
"Biker's Paradise"



67

Transit Score®
"Good Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	33,746	259,984	458,493
2029 Projected Population	33,541	255,876	449,217
2020 Census Population	34,515	252,471	460,290
2010 Census Population	27,257	212,821	403,746
Projected Annual Growth 2024 to 2029	-0.1%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2024	1.7%	1.6%	1.0%
Households & Income			
2024 Estimated Households	19,266	130,774	215,651
2024 Est. Average HH Income	\$124,101	\$137,077	\$135,853
2024 Est. Median HH Income	\$91,165	\$101,560	\$102,735
2024 Est. Per Capita Income	\$71,265	\$69,326	\$64,224
Businesses			
2024 Est. Total Businesses	3,743	25,394	38,466
2024 Est. Total Employees	32,692	219,906	331,464

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024,
TIGER Geography - RS1

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ALBERTINA'S CLOSET