

Owner-User/Redevelopment Opportunity

10347 SE Division Street | Portland, OR 97266 | SE Division Community Corridor

Colliers

OFFERED UNPRICED

Submit Offer

Own it now. Build on it later.

A single-story building on a generous corridor lot — vacant and ready for immediate occupancy. Move your business in now and hold long-term redevelopment upside. Priced by the market; all offers will be considered.

2,520 SF

Building

0.31 AC

Lot (13,504 SF)

1988

Year Built

CM2

Zoning

VACANT

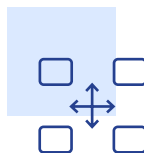
Move-In Ready

Why This Site Works for an Owner-User or Developer



Move-In Ready, Vacant Now

Single-story, single-tenant Class C building delivered vacant — move your business in immediately or hold for redevelopment on your own timeline, with no tenant buyout or lease-end to wait for.



Outsized Lot for a Building This Size

A 0.31-acre (13,504 SF) lot per Multnomah County records — roughly 5.4x the building's footprint — gives an owner-user room to expand or a developer a clean redevelopment canvas.



Zoned for Flexibility

CM2 / Commercial Mixed Use 2 zoning supports a broad mix of commercial, residential, and light-employment uses (see Page 2).



Community Corridor Growth Path

SE Division is a designated Community Corridor under Portland's 2035 Comprehensive Plan, supporting 3–4 story mixed-use buildings as the area redevelops.

Zoning & Development Potential

10347 SE Division Street
Portland, OR 97266

Development Capacity

Lot Size (Assessor)	0.31 AC/13,504 SF
Max Building Height	3-4 Stories
Comp. Plan Designation	Community Corridor
New Supply in Submarket	None in 10+ Years

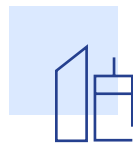
SE Division Street is a designated Community Corridor under Portland's 2035 Comprehensive Plan. Per Multnomah County Assessor records, the subject parcel (R331979) is zoned CM2 — Commercial Mixed-Use 2 (shown on legacy assessor records as CN2, its pre-2035 designation), intended for corridors with frequent transit service and permitting a broad mix of commercial, residential, and light-employment uses in buildings up to 3-4 stories.

Uses Permitted Under CM2 Zoning



Retail & Storefront Commercial

Shops, restaurants, and pedestrian-oriented storefront retail along Division St.



Office & Professional Services

Continue the site's current use, or reposition for medical, professional, or creative office.



Multifamily Residential

Apartments or condos above ground-floor commercial, up to 3-4 stories.



Live/Work & Mixed-Use

Combined residential-over-commercial buildings suited to the corridor's redevelopment trend.



Institutional Uses

Schools, clinics, daycares, and other community-serving institutional uses.



Limited Light Industrial

Vehicle repair and limited manufacturing/employment uses with minimal off-site impact.

Owner-User Sale Comps (Similar Size)

Property	Type	Sale Date	Price	\$/SF	Zoning
2525 SE 82nd Ave (Jiffy Lube)	NNN Investment Sale	6/12/2026	\$1,500,000	\$704.89/SF bldg \$80.08/SF land	CM2
10455 SE Division St	Building Sale	3/31/2026	\$640,000	\$259.32/SF bldg \$41.16/SF land	CE
12515 SE Division St	Investment Sale	12/5/2025	\$1,000,000	\$223.21/SF bldg \$66.52/SF land	CM2
2937-3003 SE 82nd Ave	Investment Sale	9/11/2025	\$850,000	\$476.19/SF bldg \$77.28/SF land	CM2
11341-11411 SE Division St	Land — Active Listing	Listed, not sold	\$1,800,000 ask	\$37.57/SF land	RM2
Owner-user small-bldg. comps (18-comp set)	Building Sales	Trailing 24 months	\$710K-\$1.3M	175-\$627/SF	Various

Neighborhood Amenity Map

10347 SE Division Street
Portland, OR 97266

197,192

Total Population

74,709

Households

42,115

Families

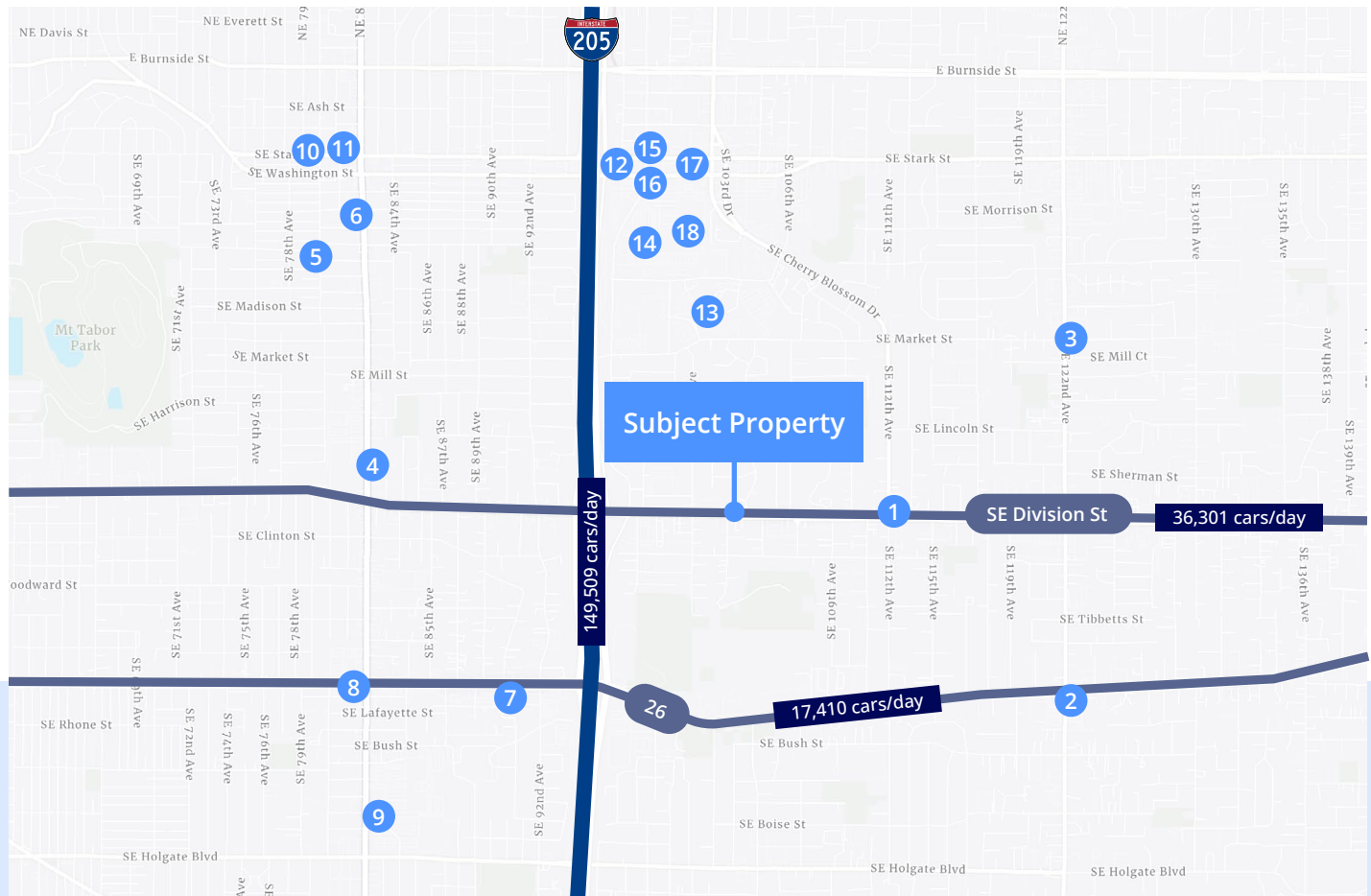
\$84,561

Median HH Income

\$530,413

Median Home Value

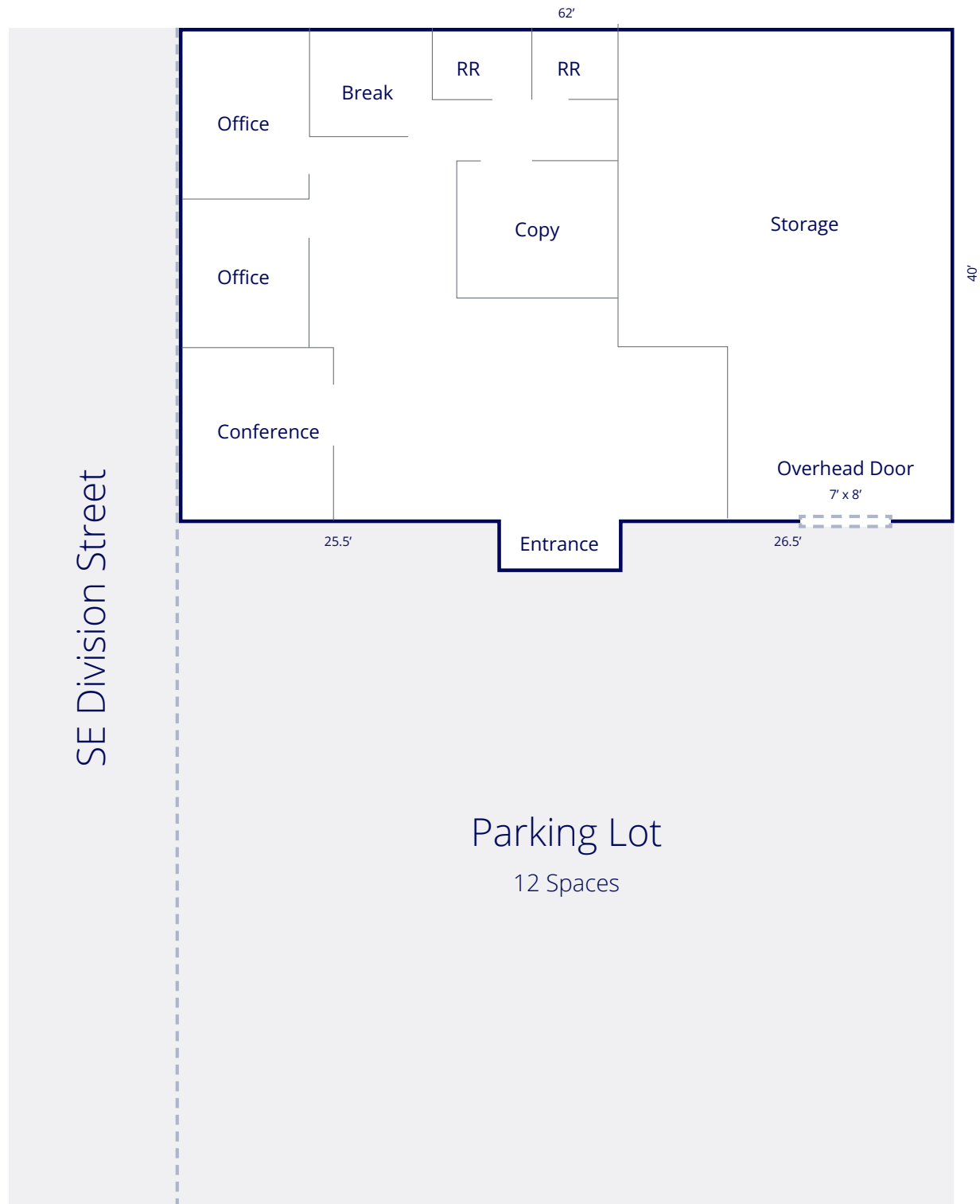
*within a 3 mile radius



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|---|-----------------------------------|----|-----------------------|----|---------------------------|
| 1 | Tik Tok Restaurant & Bar Division | 7 | McDonald's | 13 | Adventist Health Portland |
| 2 | Domino's Pizza #1 | 8 | Black Rock Coffee Bar | 14 | Target |
| 3 | Domino's Pizza #2 | 9 | Jack in the Box | 15 | Chick-fil-A |
| 4 | Wingkee Noodle | 10 | Redwood | 16 | Olive Garden |
| 5 | La Osita PDX | 11 | The Observatory | 17 | Arby's |
| 6 | Covert Cafe | 12 | Emler's Restaurant | 18 | The Home Depot |

2,520 SF Building | 0.31 AC Lot

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[Contact the Listing Team](#)

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