

OFFERING MEMORANDUM

8.34 ACRE DEVELOPMENT SITE



8107 & 8141 SE LUTHER RD, PORTLAND, OR

km Kidder
Mathews

8.34 ACRE, 2 PARCEL CC & EG2 ZONED DEVELOPMENT SITE

PROPERTY INFORMATION

ADDRESS	8107 SE Luther Rd Portland, OR 97206	8141 SE Luther Rd Portland, OR 97206
LAND AREA	1.56 acres	6.78 acres
PARCEL ID	00052383	R336369
TOPOGRAPHY	Level	Level
ZONING	CC (Corridor Commercial) Overlays: None	EG2 (General Employment 2) Overlays: EG2p & EG2c
COUNTY	Clackamas	Multnomah
SALE PRICE	Call for pricing	Call for pricing

71

WALK SCORE
(VERY WALKABLE)

85

BIKE SCORE
(VERY BIKEABLE)

B

NICHE.COM
OVERALL GRADE

CALL FOR PRICING

SALE PRICE



PROPERTY HIGHLIGHTS

The property is comprised of two parcels which are divided east/west by a city and county line.

The north property is addressed as 8141 SE Luther Rd and is located in Multnomah County under the jurisdiction of Portland. Johnson Creek runs through the northwestern section of the northern property.

The south property is addressed at 8107 SE Luther Rd and is not incorporated and under the jurisdiction of Clackamas County.

A self-storage architectural and MEP drawing package has been submitted to the City of Portland and approved for construction. The self-storage facility is climate controlled with 3 stories totaling 134,478 Gross SF. There are 1,094 units with 101,565 Net Rentable SF. The self-storage facility has a footprint of 45,599 SF.

1,094

OF UNITS

134.5K SF

GROSS BUILDING AREA

101.6K

NRSF

45.6K SF

FOOTPRINT



ZONING INFORMATION

EG2 (General Employment 2) Zoning

The EG2 zone generally features larger lots and an irregular or large block pattern. The area consists of sites with medium and low building coverages and buildings which are set back from the street.

Specific allowable uses include: manufacturing, warehouse, wholesale sales, industrial services, parks and open spaces, educational institutions, hospitals, quick vehicle servicing, vehicle repair and self-service storage.

There is no maximum building height.

EG2P (ENVIRONMENTAL PROTECTION)

The Environmental Protection zone does not allow any ground disturbance.

EG2C (ENVIRONMENTAL CONSERVATION)

The Environmental Conservation zone allows for limited development when approved by a Land Use Review which can take three to four months.

CC (Corridor Commercial) Zoning

Allowable uses include, but are not limited to, Multifamily Dwellings, Manufacturing, Retail, Self-Storage, Office, Schools, Parks. For a the full list of allowed uses, see the following [link](#).

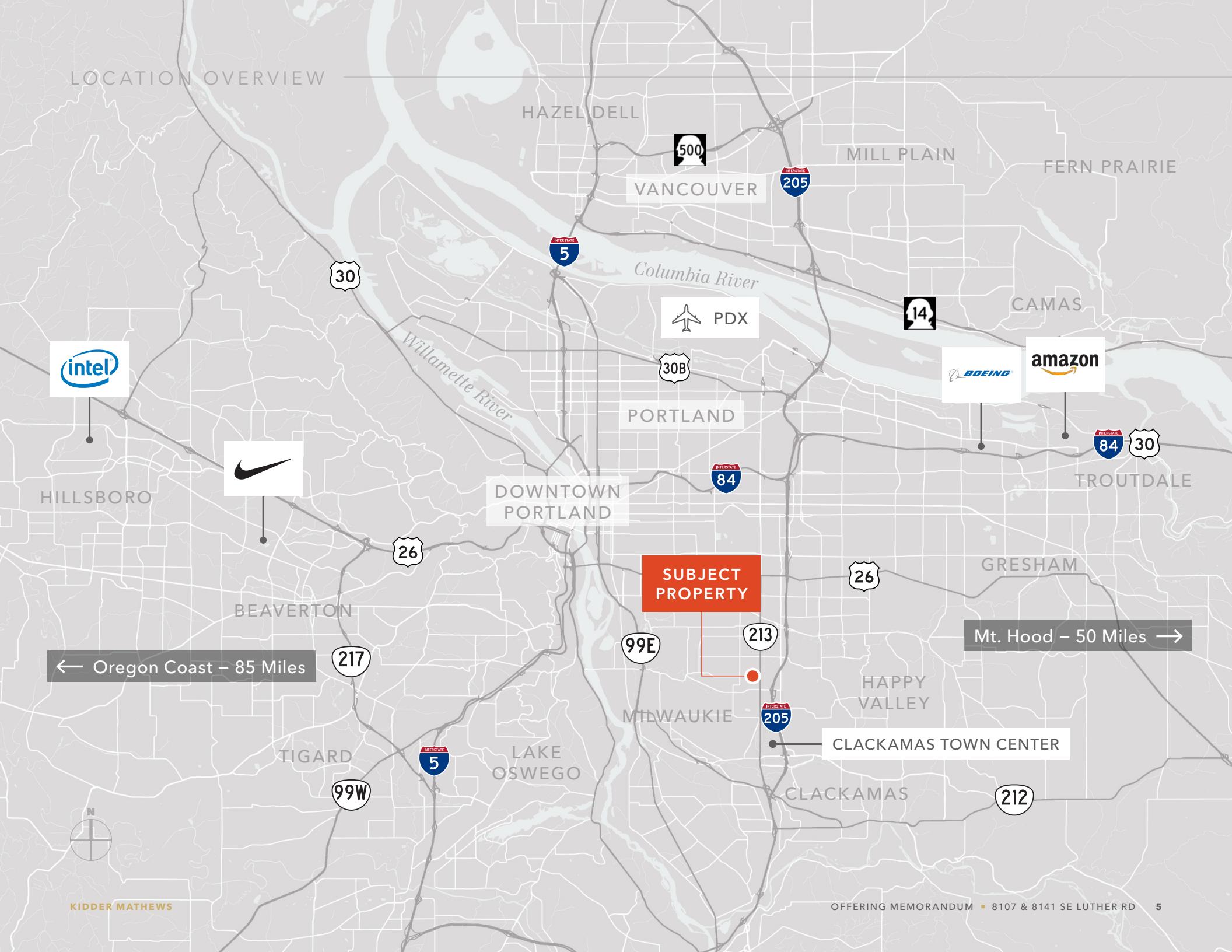
Uses that are not allowed include detached single family homes, townhouses, multi-use developments, hospitals, nursing homes, marijuana production/wholesaling.

FEMA Special Flood Hazard Area

Both properties are located within a liquefaction HIGH hazard zone, which is to be confirmed by geotech report. Electric, gas, and telephone are all available to the site. Storm is not provided for this site, and onsite infiltration/disposal is required. The City of Portland recommends the use of permeable pavement, underground chambers, and other methods to meet this requirement. It is recommended to locate the building on the north property and not cross the city and county line. The south property can be used for parking, a second smaller storage building, or other purpose.



LOCATION OVERVIEW



LOCATION OVERVIEW



PORTLAND, OREGON

Otherwise known as Bridgetown, the City of Roses or Stumptown, Portland is located on the banks of the Willamette River only 90 minutes from snow-capped peaks of the Cascades and the Pacific Ocean, one might not realize Portland's bustling downtown and waterfront are the heart of a metropolitan region with more than 2 million people. Beyond the metro area, residents enjoy the Pacific Northwest's natural beauty via slopes, sails, surf, and trails. Portland offers big city amenities and a small-town atmosphere, while remaining considerably less expensive than other major West Coast cities. The Portland Metropolitan Statistical Area (MSA) is the largest economic and population center on the West Coast between San Francisco and Seattle and is the nation's 26th largest MSA. The city's world-class public transit system, affordable quality of life, impressive in-migration of technology centric firms such as Microsoft, Google, Mozilla, Squarespace, and the organic growth from local firms including Nike, Adidas, Intel, and Mentor Graphics have augmented migration into the area while simultaneously helping to bring the unemployment rate down to record lows.

Portland attracts thousands of new residents seeking career opportunities and a high quality of life every year. Known for

encouraging entrepreneurship, supporting diversity, and promoting sustainability, the area's eclectic culture draws in people who end up staying long-term.

Portland's compact footprint offers proximity to downtown, convenient access to Portland International Airport (PDX) and other amenities that make it possible for residents to easily commute using low-cost nationally recognized (transit) or no-cost (bike) options. The region's urban design allows employers to provide alternative commute options - in high demand by Millennials - that ultimately save both company and employee time and money. Livability and affordability - key considerations for individuals that wish to relocate - are hallmarks of the Portland area. The area's abundant natural beauty, mild climate, easy access to Portland International Airport, expansive public transportation system, wide variety of housing options and more make Portland a superb place to work and live.



Exclusively listed by

CLAY NEWTON

503.721.2719

clay.newton@kidder.com

JORDAN CARTER

503.221.2280

jordan.carter@kidder.com

PHILLIP CAGUIOA-MOORE

503.721.2731

phillip.caguioamoore@kidder.com

KIDDER.COM



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