



FOR SALE



Building Rendering



Building Rendering

NORTH WILLIAMS AVE DEVELOPMENT OPPORTUNITY

Permit Ready Mixed-Use Investment Land
Multifamily and Retail Investment Opportunity
Price \$3,200,000 Combined

4037 and 4043 N Williams Ave, Portland, OR 97227

- Permit Ready
- 2, 30 Unit Buildings + Ground Floor Retail
- The lots are available together.

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PROPERTY SUMMARY

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Property Overview

Address	4037 and 4043 N Williams Ave, Portland, OR 97227
Sale Price	\$3,200,000 Combined
Units	2, 30 Unit Buildings + Retail
N° of Lots	2
Zoning	CM3 (Commercial/Mixed Use 3)

Capacity Commercial Group is pleased to exclusively present for sale 4037 and 4043 N Williams Ave in Portland, Oregon.

Properties not subject to Inclusionary Zoning, but Buyer has the ability to apply new Inclusionary Zoning Rules at Buyer's Option*.

[General Overview of the new IH code changes.](#)

[The Ordinance itself, including the actual code changes.](#)

*Buyer to verify.

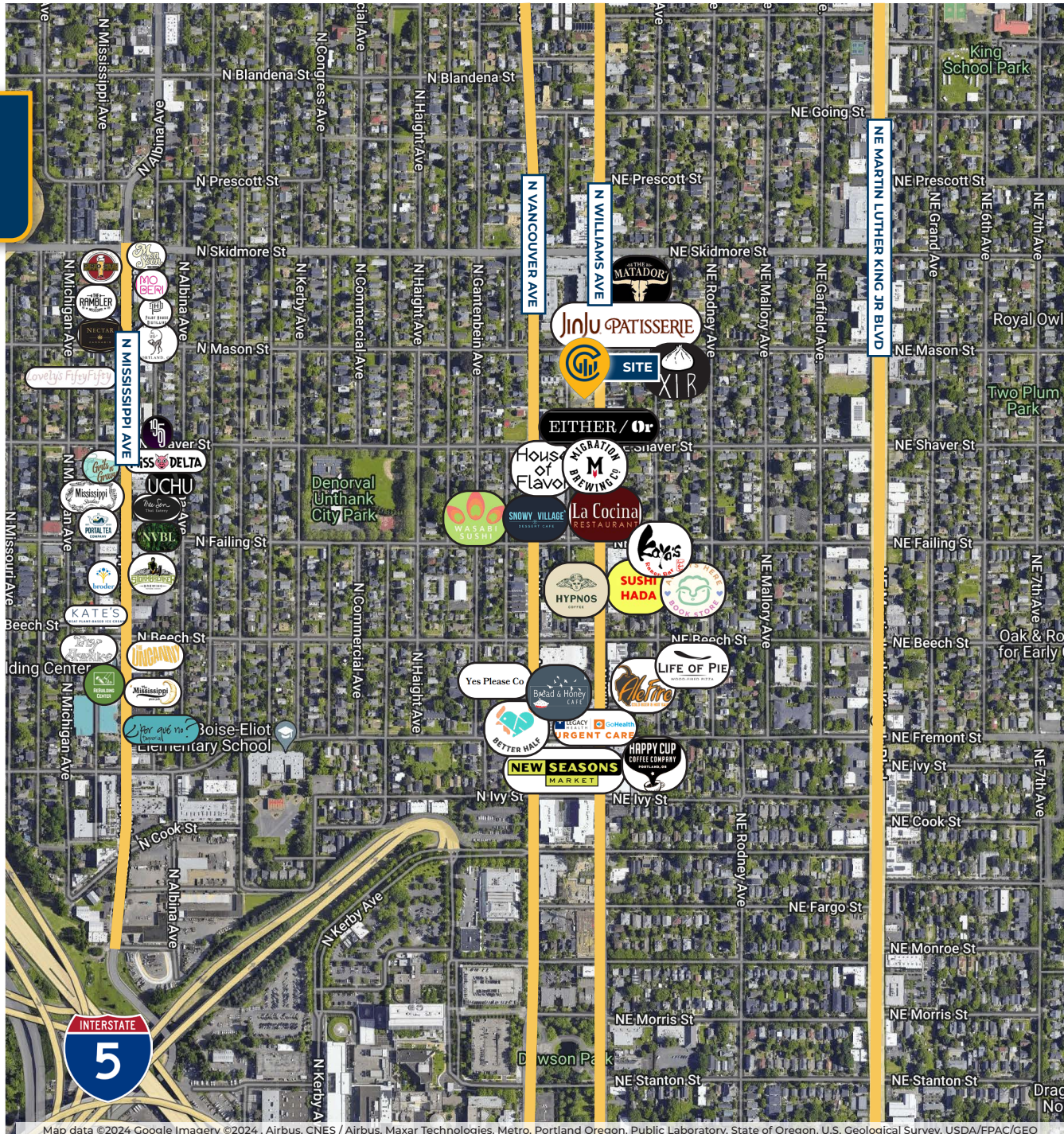
Nearby Highlights

- New Seasons Market
- AleFire
- Always Here Bookstore
- Better Half
- Birrieria Pepe Chile
- Bread & Honey Cafe
- Either/Or
- Happy Cup Coffee Bar
- House of Flavor Market
- Hypnos Coffee
- Jinju Patisserie
- Kayo's Ramen
- La Cocina
- Legacy-GoHealth Urgent Care
- Life of Pie Pizza
- Matador North Portland
- Maui's Bar on Williams
- Migration Brewing
- N Mississippi Ave
- Poa Cafe
- Snowy Village Desserts
- Sushi Hada
- The Celery
- Wasabi Sushi
- XLB

North Portland Neighborhood of Boise near Downtown
Nearby transit includes TriMet Bus Lines (4, 6, 24, and 44 routes).



LOCAL AERIAL



Nearby Highlights

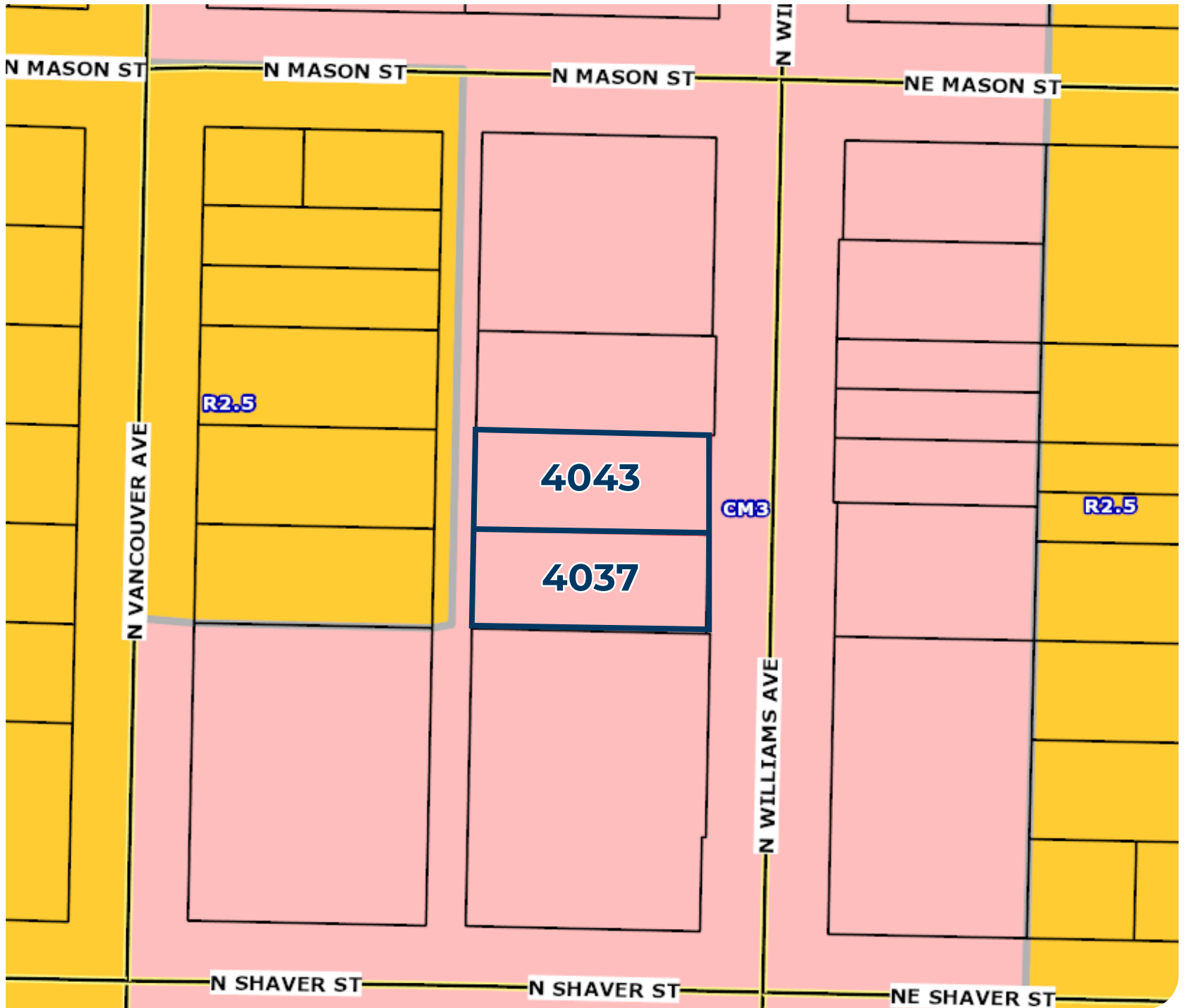
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- Life of Pie Pizza
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- Migration Brewing
- N Mississippi Ave
- Poa Cafe
- Snowy Village Desserts
- Sushi Hada
- The Celery
- Wasabi Sushi
- XLB
- Yes Please (Vegan)

TriMet Bus Lines

- 2-4 blocks to routes 4, 6, 24, and 44.



ZONING MAP





MAJOR EMPLOYERS IN THE REGION



The greater Portland-Vancouver-Hillsboro metro area is a West Coast cultural and economic hub. It occupies center stage in Oregon and southwest Washington's economic performance.

Historically reliant on timber, fishing and agriculture, the area is now known as a hotbed for technology, healthcare, finance, and apparel industries.

Often called the "Silicon Forest", the area enjoys the presence of major information and technology companies such as Intel, Hewlett-Packard, Tektronix, Siemens, Salesforce, and Boeing.

Healthcare is a major employment driver in the region. Numerous hospitals and medical research centers including OHSU, Kaiser Permanente, Providence, Legacy Health and PeaceHealth are integral to the physical and economic health of the region.

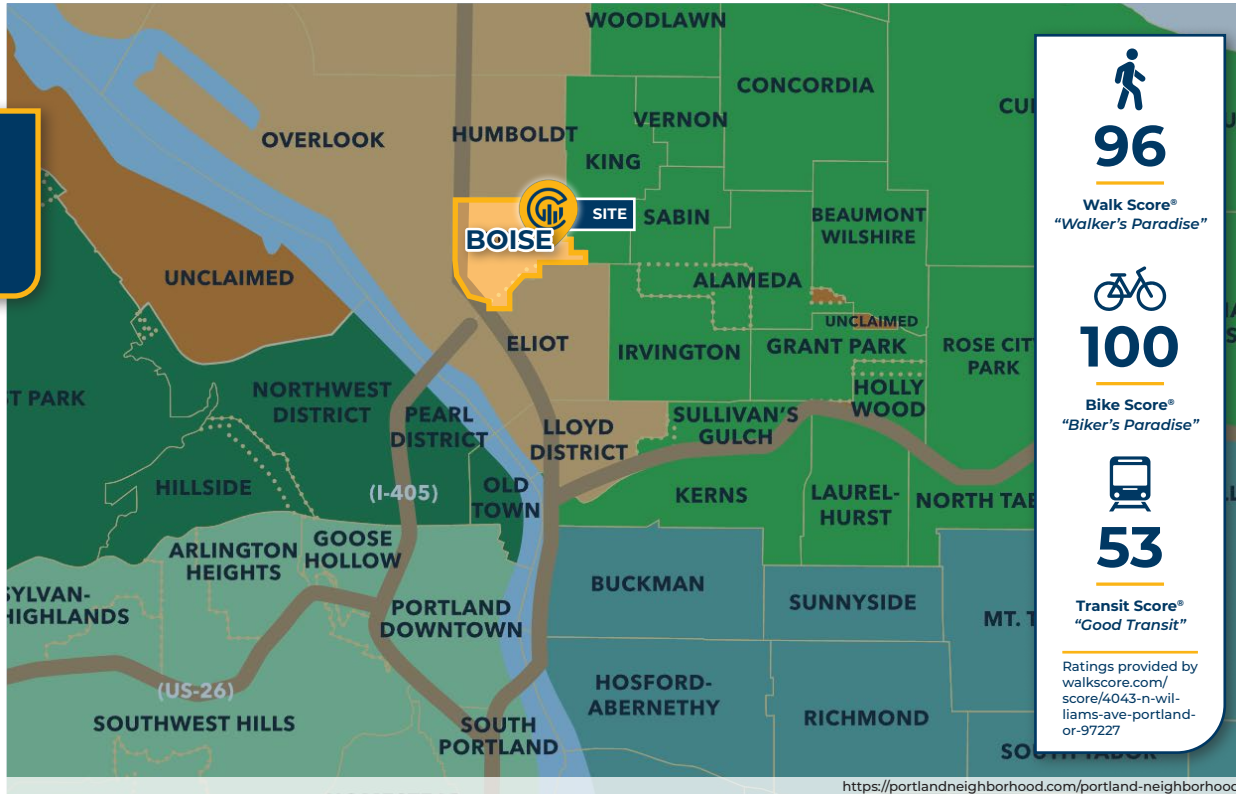
Globally-recognized sports and outdoor performance apparel companies such as Nike and Columbia Sportswear are headquartered in the area.

Portland's proximity to Silicon Valley and Seattle has made it an attractive destination for many California and Washington-headquartered technology companies in the area with its business-friendly environment and growing inventory of class-A office-focused real estate.

<https://www.greaterportlandinc.com/research-center/major-employers>



BOISE NEIGHBORHOOD



DENORVAL UNTHANK CITY PARK

- 4.56 Acres
- Accessible
- Restroom
- Picnic Table
- Playground
- Paths (Paved)
- Baseball Field
- Basketball Court

Denorval Unthank Park is a 3 minute walk from 4037 & 4043 N Williams Ave.



Boise is a neighborhood in Portland, Oregon with a population of 6,302. Boise is in Multnomah County and is one of the best places to live in Oregon. Living in Boise offers residents an urban suburban mix feel and most residents rent their homes. In Boise there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in Boise and residents tend to be liberal. The public schools in Boise are above average. - Read more about [Boise](#) on Niche.

POWERED BY



B-

PUBLIC SCHOOLS

C+

CRIME & SAFETY

A

HEALTH & FITNESS

C-

HOUSING

A+

NIGHT LIFE

A

OUTDOOR ACTIVITIES

B+

GOOD FOR FAMILIES

B

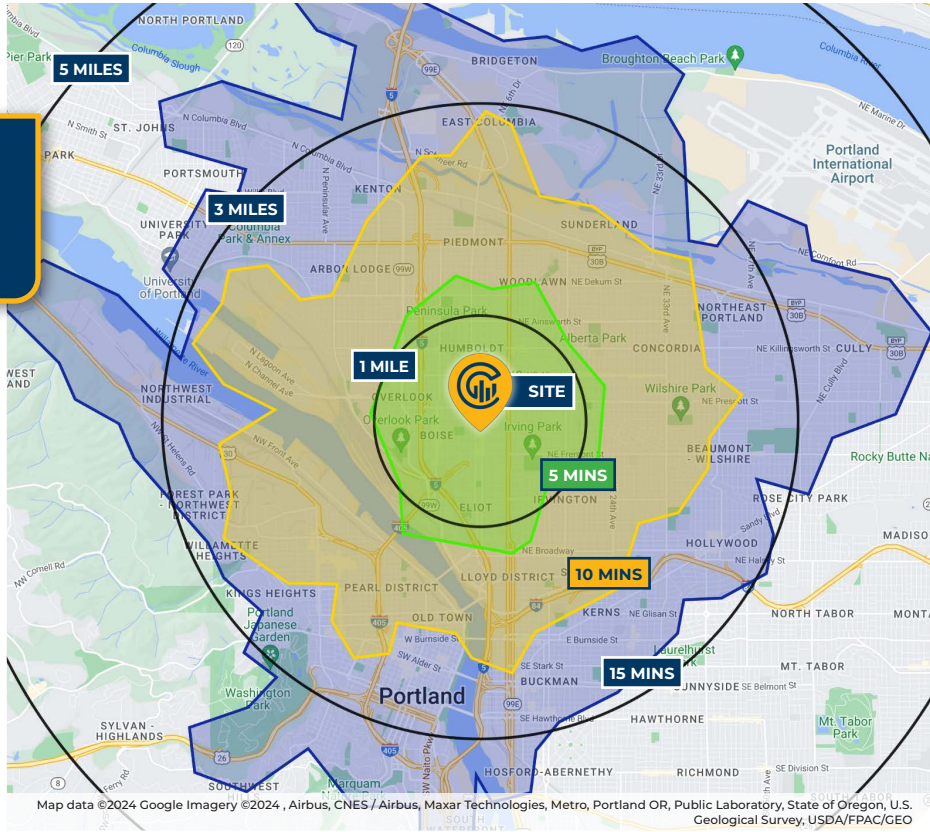
DIVERSITY

A+

COMMUTE



DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2023 Estimated Population	31,991	198,658	364,278
2028 Projected Population	31,629	193,993	351,422
2020 Census Population	32,176	197,887	367,821
2010 Census Population	24,301	163,383	317,005
Projected Annual Growth 2023 to 2028	-0.2%	-0.5%	-0.7%
Historical Annual Growth 2010 to 2023	2.4%	1.7%	1.1%
Households & Income			
2023 Estimated Households	14,173	102,635	178,132
2023 Est. Average HH Income	\$151,596	\$133,179	\$137,706
2023 Est. Median HH Income	\$100,776	\$98,826	\$101,005
2023 Est. Per Capita Income	\$67,410	\$69,306	\$67,753
Businesses			
2023 Est. Total Businesses	2,254	22,175	33,873
2023 Est. Total Employees	17,372	214,346	304,623

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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