

FOR SALE

SUBURBAN PORTLAND METRO REGION 65.35 ACRE MIXED-USE DEVELOPMENT SITE

NORTH END PROPERTY – 1105 ABERNETHY RD, OREGON CITY, OR 97045

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NORTH END PROPERTY – 1105 ABERNETHY RD



Arguably the last, best located, largest mixed-use regional development site in the Portland metro area. Recent development proposal included over 1M SF of commercial, service, entertainment, residential, & retail uses.

65.52 acres gross

Mixed-Use Downtown zoning (MUD)

Infill character

Interim income

Located at confluence of Interstate-205 and State Highway 213

Three perimeter roadways and a signalized intersection

Adjacent to Home Depot and near downtown Oregon City

Sale Price: \$11,950,000 (\$4.20/SF)

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ADDRESS	1105 Abernethy Rd, Oregon City, OR 97045
ASSESSOR PARCEL	22E29 00902
GROSS SITE AREA	65.52 AC (Per Assessor Map)
NET SITE AREA	62.17 AC (Per Assessor Map - Less Highway)
DEVELOPABLE AREA ESTIMATE	56.6 AC (Per recent development plan)
UTILITIES	Public water, sanitary sewer and storm sewer are all located in adjacent streets available to serve the site.
REGIONAL ACCESS	Less than ½ mile from I-205/State Highway 213 interchange. Interstate 205 connects with Interstate 5 approximately 10 miles west at the City of Tualatin and Interstate 84 approximately 13 miles north in the City of Portland. Portland CBD is located approximately 13 miles northwest
DIRECT ACCESS	Direct access is available to and from adjacent Washington Street and Abernethy Road. A signalized intersection is also located at the northwest corner of the site on Washington Street at a private road that serves Home Depot and extends to the property boundary
TOPOGRAPHY	There are substantial grade changes throughout the site. Much of this is the result of man-made berms that were created in several areas of the property. Washington Street elevation is near 35 feet with Abernethy Road approximately 45 feet. Much of the site has elevation in the 60-foot to 75-foot range

FLOOD PLAIN

According to FEMA maps, the property is shown to be within the 100-year flood zone. However, based upon recent planned development of the site, only portions of the site's perimeter appear to be within the 100-year flood zone

NATURAL RESOURCES

Portions of the northwest and east perimeter of the site are subject to Natural Resources Overlay as identified by the City of Oregon City

ENVIRONMENTAL/ SOILS

The property is the location of the former Rossman Landfill which operated between 1969 and early 1983. A closure permit was issued in 1990. As a former landfill, the site is subject to contamination, methane gas release, and unstable soils among other potential issues.

Based upon the historical development of the adjacent Home Depot on a portion of the landfill site, and extensive due diligence and engineering work completed for a recently planned project, the development challenges associated with the former landfill use are solvable. This includes expectation of obtaining a Prospective Purchaser's Agreement (PPA) from the Oregon Department of Environmental Quality to mitigate environmental contamination liability

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LAND USE/ZONING/ DEVELOPMENT

Mixed-Use Downtown District (MUD)

This zoning is designed to be an extension of the traditional Oregon City downtown core. Land uses are characterized by high-volume establishments such as retail, service, office, residential and entertainment. High-density is encouraged, with retail and office on ground floors and residential on upper floors.

Outright permitted uses include office, medical clinics, health/fitness clubs, indoor entertainment, multi-family, retail trade (not exceeding 60,000 SF), residential care facilities, research and development activities, and religious institutions, among many others. Conditional uses include drive-through facilities, hospitals, parks, retail trade exceeding 60,000 SF, gas stations, stadiums, distributing, wholesaling and warehousing among others.

Other zoning notes: Minimum floor area 30%; minimum building height 25'; maximum building height 75' (45' in some areas); no minimum setback.

→ [VIEW ZONING CODE](#)



LAND USE/ZONING/DEVELOPMENT CONTINUED

URBAN RENEWAL DISTRICT

The Property is located within an Urban Renewal District. It is identified by the City of Oregon City 2023 Urban Renewal Plan as the largest priority location, targeting as much as \$30 million of approximately \$40 million of potential funding via bonds to be approved by voters. A tax increment financing proposal was voted down in May 2023 but continues to be a potential option for the property.

PROPOSED DEVELOPMENT

Summit Development recently stepped away from the proposed The North End development of the Property. It was anticipated to contain over 1 million square feet of commercial, service, entertainment, residential, and retail uses, including over 500 multi-family housing units. Anticipated project costs were reported to exceed \$300 million. Extensive planning, surveying, engineering, natural resources, traffic, environmental, Geotech and other such work was completed for the project.

EXISTING USES/INCOME

There are currently six tenants occupying the property. The largest tenant is Trails End Golf Center, which operates a 34 covered bay golf driving range with seasonal grass tee areas, encompassing approximately 20 acres. Trails End Golf Center has been a tenant since 1998 and has several options to extend their lease. Under the right acquisition scenario, early termination of the lease is negotiable.

The balance of the tenants are all more industrial in nature and have leases that can be terminated with no more than 90 days-notice. These tenants include a trucking company, manufactured home company, waste management group, and excavation contractor all utilizing the site for outdoor/yard storage uses. Some of these tenants have been at the site for more than 10 years. These tenants occupy approximately 8 acres of the southern portion of the site.

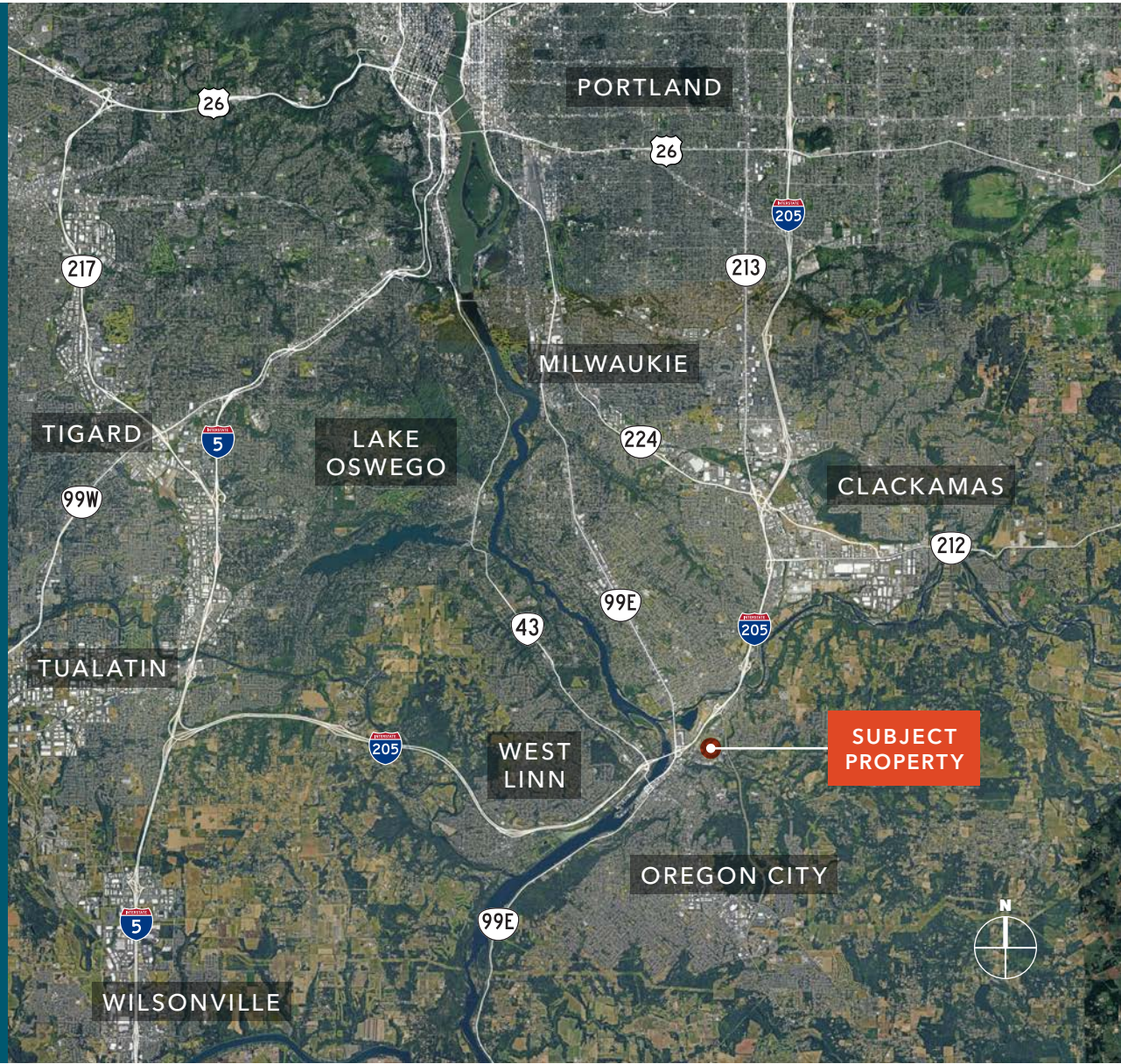
Current income from existing tenants totals approximately \$285,000 annually. With only approximately half of the site currently leased, additional income potential exists.

LOCATION

The Property is in the City of Oregon City at the confluence of Interstate 205 and State Highway 213. Oregon City is a suburb of the greater Portland/Vancouver metro area, located approximately 13 miles southeast of the Portland CBD. Due to its central location and access, in 1995 the property was established by the METRO regional government as one of eight Regional Centers as part of its 2040 Growth Concept Plan. This is the only such regional area existing between Clackamas six miles north and Washington Square (Tigard) 17 miles northwest. Both the Clackamas and Washington Square areas are near fully developed.

Oregon City and Clackamas County are two of the fastest growing areas in the region. Oregon City is the County Seat for Clackamas County with a 2024 population reported at 37,572. This represents 2.5 times increase since 1990. Clackamas County is the 3rd largest County in the State with a 2024 population exceeding 425,000, up over 50% since 1990.

The property has an excellent regional location, just off the Interstate 205/State Highway 213 interchange. It is within five miles of the cities of West Linn, Lake Oswego, Gladstone, Happy Valley, and unincorporated Clackamas. There is a population of approximately 150,000 within five miles and almost 600,000 within 10 miles with average household income at \$138,984 and \$141,353, respectively.



DEMOGRAPHICS

POPULATION

	3 Miles	5 Miles	10 Miles
2010 CENSUS	70,777	136,749	531,791
2020 CENSUS	76,842	148,883	587,249
2024 ESTIMATED	75,439	146,642	582,036
2029 PROJECTED	74,217	144,399	576,862

MEDIAN AGE & GENDER

	3 Miles	5 Miles	10 Miles
MEDIAN AGE	41.2	42.3	40.6
% FEMALE	50.3%	50.4%	50.0%
% MALE	49.7%	49.6%	50.0%

HOUSEHOLD INCOME

	3 Miles	5 Miles	10 Miles
2024 MEDIAN	\$101,865	\$107,187	\$107,680
2029 MEDIAN PROJECTED	\$105,599	\$110,682	\$110,808
2024 AVERAGE	\$134,158	\$138,984	\$141,353
2029 AVERAGE PROJECTED	\$140,872	\$145,894	\$147,659

Data Source: ©2024, Sites USA





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*For more information on
this property, please contact*

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