

OPPORTUNITY ZONE INDUSTRIAL LAND REDEVELOPMENT

520 SE 148th Avenue & 14800 SE Stark Street. Portland, OR 97233

14800 SE Stark Street

520 SE 148th Avenue

For More Information, Contact:

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FOR SALE

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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

520 SE 148th Avenue & 14800 SE Stark Street, Portland, OR 97233



PROPERTY DESCRIPTION

Great redevelopment opportunity in SE Portland. The property consists of two tax lots each with its own improvements on the site. Site dimensions are roughly 130' west to east by 224' north to south.

PROPERTY HIGHLIGHTS

- Corner parcel at a signalized intersection
- Desirable rectangular dimension for re-development
- Excellent exposure on highly traveled SE Stark Street
- Many support services within this geographic area
- 45' maximum height (4 stories) increasing to 55' with bonus provisions.

OFFERING SUMMARY

Sale Price:	Call For Details
Combined Total Lot Size:	29,702 SF

LOT #	ADDRESS	LOT SIZE	BUILDING SIZE
1	520 SE 148th Avenue	17,238 SF	1,540 SF
2	14800 SE Stark Street	12,464 SF	2,680 SF

520 SE 148th Avenue: Owner of both tax lots, operator of this business. Can vacate at closing or leaseback short term

14800 SE Stark Street: Tenant paying \$2,500/month gross. Lease expires July 30, 2022. Other details available.



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CM2 ZONING SUMMARY

The CM2 zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

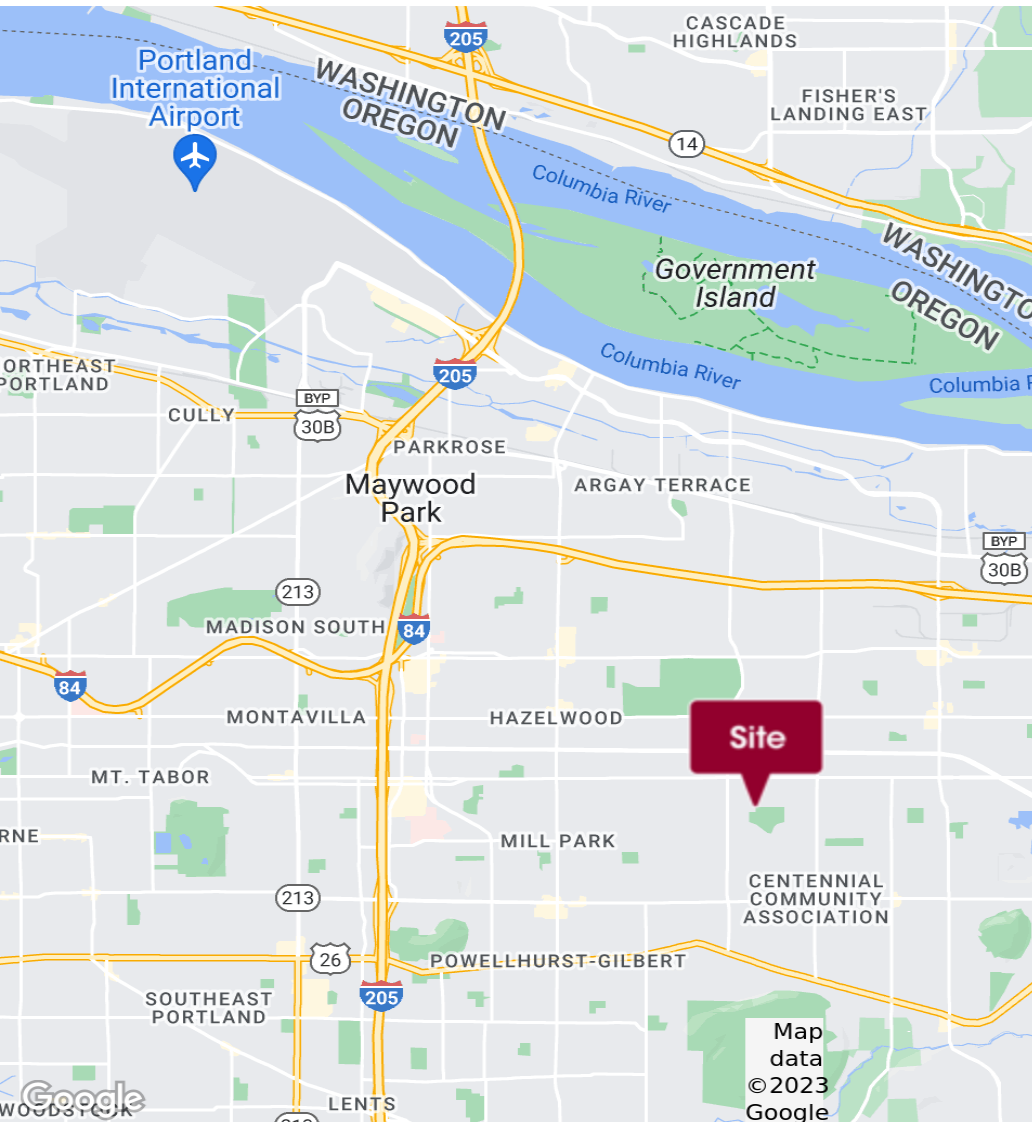
Specific allowable uses include: retail sales and services, office space, household living, vehicle repair, institutional uses and limited manufacturing uses.

QUICK FACTS

Location	This zone is generally applied on prominent streets that are well served by transit, such as NW 23rd, SE Foster, N Lombard and NE Sandy.
Maximum Height	45' which is generally 4 stories, increasing to 55' (5 stories) with bonus provisions in some areas.
FAR	2.5:1 increasing to 4:1 with bonus provisions.
Parking	Parking is generally not required for non-residential uses, or for residential development that contains fewer than 30 dwelling units when development is located near transit. Parking is generally required for larger residential / mixed-use developments and in locations farther from transit.

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DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total population	21,595	80,062	157,123
Median age	31.8	34.0	34.3
Median age (Male)	33.3	34.7	34.6
Median age (Female)	31.2	33.5	34.0
Total households	7,935	29,432	57,948
Total persons per HH	2.7	2.7	2.7
Average HH income	\$47,563	\$52,339	\$52,242
Average house value	\$234,586	\$225,844	\$224,582

LOCATION OVERVIEW

The property is located on the SE corner of SE 148th & SE Stark at a signalized intersection. Both of these amenities are highly desirable to real estate developers.

LOCATION

	DISTANCE	TIME
I-84	2.2 mi	8 min
I-205	2.6 mi	10 min
Portland International Airport	7.2 mi	16 min
Portland City Center	9.1 mi	22 min



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