

SE POWELL MULTI-FAMILY DEVELOPMENT OPPORTUNITY

3659 SE Powell Boulevard, Portland, OR 97202

FOR SALE
OR LEASE

For More Information, Contact:

Rhys Konrad

503.972.7293

rhys@macadamforbes.com

Licensed in OR

Seth Platsman

503.416.0091

seth@macadamforbes.com

Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035

MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Rare large lot opportunity in SE Portland's desirable Creston-Kenilworth neighborhood. This neighborhood offers residents an urban-suburban mixed feel with most residents renting their homes. The property is within walking distance of many restaurants & retail amenities as well as transit.

PROPERTY HIGHLIGHTS

- Full acre of paved commercial land
- Highly visible corridor
- Minimal existing improvements
- CM2 Zoned
- Readily available
- Near popular SE Powell food carts and John's Market

OFFERING SUMMARY

Sale Price:	\$4,225,000 (\$100/SF)
Lease Rate:	\$15,000/mo NNN
Lot Size:	0.97 Acres

QUICK FACTS CM2 ZONING OVERVIEW

Allowable Uses	Retail sales and services, office space, household living, vehicle repair, institutional uses, and limited manufacturing uses.
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.



Rhys Konrad

503.972.7293

rhys@macadamforbes.com

Licensed in OR

Seth Platsman

503.416.0091

seth@macadamforbes.com

Licensed in OR



LOCATION OVERVIEW

Located within close proximity to Portland's inner eastside. Thriving retail corridors such as SE Division & SE Hawthorne are within walking distance. Property has convenient access to major arterials including I-5, Ross Island Bridge, and SE Grand/MLK.

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
2021 Est. Median Age	36.6	37	37.5
2021 Est. Average HH Income	14,338	46,988	98,964
2021 Est. Average HH Income	\$100,342	\$106,448	\$100,028



Rhys Konrad

503.972.7293

rhys@macadamforbes.com

Licensed in OR

Seth Platsman

503.416.0091

seth@macadamforbes.com

Licensed in OR

