

# Multifamily Development Site

7530 N INTERSTATE AVENUE, PORTLAND, OR 97217



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FOR SALE

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COMMERCIAL REAL ESTATE SERVICES



# FOR SALE

7530 N Interstate Avenue, Portland, OR 97217



## PROPERTY DESCRIPTION

Great mixed-use multifamily site on N Interstate Avenue. Excellent location for cannabis dispensary, convenience store, coffee shop with apartments above.

## PROPERTY HIGHLIGHTS

- Adjacent to North Lombard MAX Light Rail Station
- Zoning is CM3 Commercial Mixed Use
- Zoning allows for a Floor Area Ratio of 3:1 and a 65 foot Height Limit
- Flat site with no structures to remove

## LOCATION DESCRIPTION

Located in the Kenton neighborhood in the vibrant city of Portland, Oregon. Just a few blocks from the bustling Burnside Street, it's the perfect place to experience all the city offers. The neighborhood is filled with local restaurants, pubs, coffee shops, unique boutiques, and eclectic shops. It's also just a short drive from the beautiful Willamette River, perfect for a stroll or a relaxing picnic.

Located across from the North Lombard MAX light rail station. One block from Fred Meyer, restaurants, retail, parks, schools, and commercial services.

## OFFERING SUMMARY

Sale Price:	Call Broker For Pricing
Lot Size:	4,900 SF



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## DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total population	1,427	5,590	20,078
Median age	39.6	38.4	38.3
Median age (Male)	39.6	38.8	37.6
Median age (Female)	38.0	36.6	39.1
Total households	625	2,469	8,817
Total persons per HH	2.3	2.3	2.3
Average HH income	\$86,302	\$90,410	\$94,235
Average house value	\$424,868	\$430,648	\$436,948

## POINTS OF INTEREST

	TEXT
Portland Airport	7.4 mi
Peninsula Elementary School	1.0 mi
Jefferson High School	1.2 mi



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