

OFFERING BROCHURE | MARCH 2020

SELLWOOD RESIDENTIAL URBAN INFILL SITE

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SELLWOOD/MORELAND

PRIME URBAN INFILL SITE



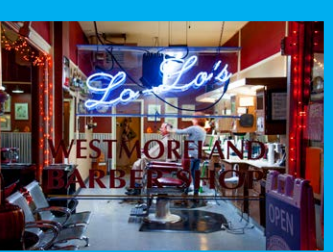
The Sellwood area offers the best of Portland:

neighborhood charm with access to job centers and downtown Portland. The area is in the midst of renewed growth and is a top destination for new residents seeking urban living with a suburban feel. This core urban neighborhood is a dense, walkable area with easy access to jobs, the brand new MAX Light Rail Orange Line, US-99E, and retail amenities.

Restaurants and retail are absorbing great mixed-use locations, making the neighborhood increasingly attractive to new residents.

Located just two block from the heart of the neighborhood, this site offers a rare opportunity to enter the Portland market.

Overlooking the Willamette River and the Oaks Bottom Wildlife Refuge, the neighborhood enjoys breathtaking views and immediate access to hiking trails.



CITY AERIAL





Sellwood's "Main Street"

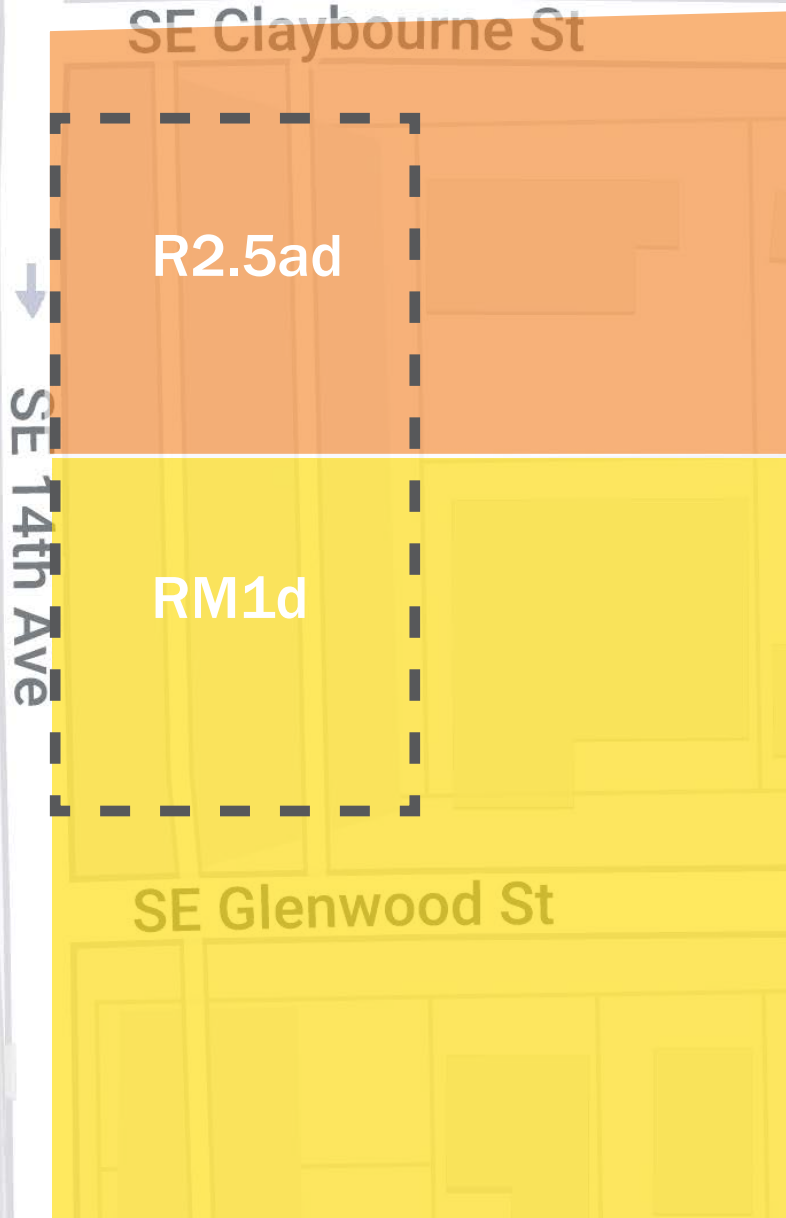
PROPERTY DETAILS

Parcel Nos.	R134486
Size:	Approx. 20,070 SF
Zoning:	R2.5ad (Northern Half) RM1d - (Southern Half)

PORTLAND UPDATE

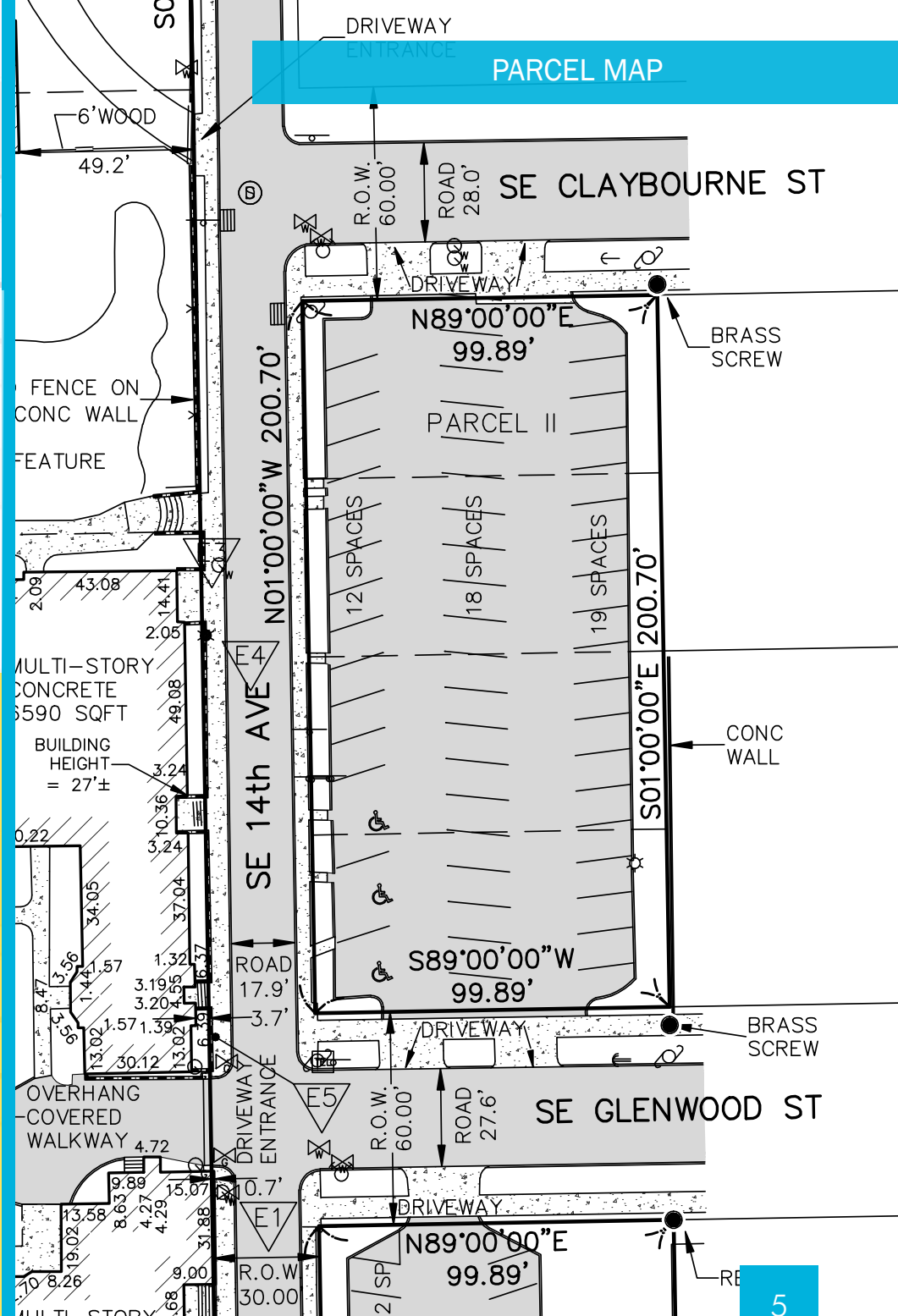
- Portland's Single Family supply of For Sale homes as of February 2020 is at 1.9 months
- Multnomah County has led the region in job gains in each of the last four years
- Employment jumped by 1.3% in January with 16,000 new jobs year-over-year
- Ranked #10 nationally for highest average wage of full time employees at \$66,187
- Ranked #5 nationally for household income growth at 34%
- 5.2% Multi Family rent growth for 2020 - Yardi Matrix

ZONING MAP



DRIVEWAY
ENTRANCE

PARCEL MAP



Neighborhood Highlights

The Southeast is characterized by many of the area's greatest restaurants, shops, boutiques, and lifestyle amenities. This development site boasts proximity to downtown Portland, employment centers, and US-99E. Evidenced by its Walkscore of 89 and Bikescore of 73, the site is perfectly situated for future detached For Sale development.

The Sellwood-Moreland neighborhood is well known in Portland for encompassing the classic Portland charm with small businesses, quirky restaurants, and a variety of retailers.

NEW SEASONS MARKET

New Seasons Market - A community Favorite



A Neighborhood Brewery



Charming Historic Homes Nearby



Neighborhood Hardware Store



Local Coffee

Neighborhood Highlights Cont.



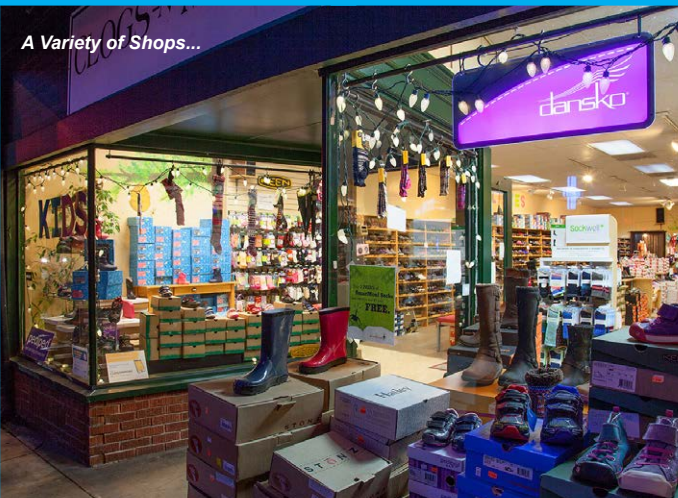
The Eastside is experiencing an increase in development that is drawing new residents and businesses in. The Clay Creative Building is currently under construction and is set to provide a 72,000 square-foot office building to the area. LOCA@The Goat Blocks is a new three-building development on Portland's famous Goat Blocks. The 133,000 square-foot development is anchored by grocer Market of Choice, with several retail storefronts and 247 apartment units. Modera Buckman is currently under construction and will provide 170 apartment units and 6,621 square feet of ground floor retail space.

There has also been an increase in renovations of historic industrial buildings. The 103,301 square-foot Ford Building on SE Division Street is currently leasing its newly renovated creative office space, and the 51,729 square-foot Dairy Building is currently undergoing renovations to become a creative office and industrial space. Meanwhile, the Iron Fireman, a 92-year old industrial building along the new MAX Orange Line, is being converted into 115,000 square feet of creative space.

TriMet, the regional public transportation system, offers quick transport to Downtown Portland, the Portland International Airport, and Portland's suburbs. Bus lines serve the immediate area and connect riders to the brand new MAX Light Rail Orange Line and the Portland Streetcar systems. The new bridge over the Willamette River, Tilikum Crossing, offers immediate access to the South Waterfront, OHSU and the new Knight Cancer Institute.



One of the largest employers in the Portland area is the Oregon Health & Science University (OHSU) on the South Waterfront. Employing over 16,000 people, OHSU is the largest research institution in Oregon with five schools and expansions in the works. The Providence Portland Medical Center is also a major employer in the area. The 483-bed medical center offers the full range of medical services and employs more than 3,200 people.





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DEVELOPMENT OPPORTUNITY | SELLWOOD/MORELAND LAND SITE