



NEW PRICE

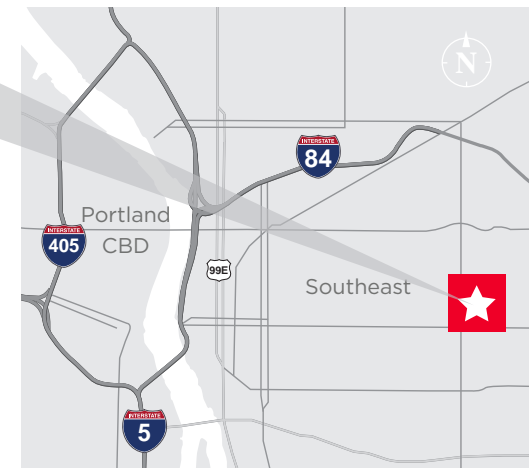
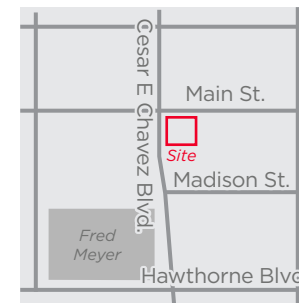
17,144 SF in 2 Parcels
 Sale Price: ~~\$1,850,000~~
\$1,600,000

Investment Summary

- Building: 2,578 sf
- Land: 17,144 sf
- Zoning: CN2
- Landlord may terminate current lease with 6 mos. notice
- Current Rent: \$4,755/mo NNN
- Taxes: \$10,189 (2016)

Zoning Summary

Zoning	Effective Date	Notes
CN2	Until Dec. 31, 2017	<ul style="list-style-type: none"> • 30' building height • Site coverage 65% plus 5% bonus for townhouse
CM1	Jan. 1, 2018	<ul style="list-style-type: none"> • 35' building height • 1.5:1 FAR or 2.5:1 with bonus provisions • Parking not required for commercial use or residential use under 30 units



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CLOSE-IN EASTSIDE DEVELOPMENT SITE

1314 SE Cesar E Chavez Blvd. / Portland, OR 97214

Demographics

	3 Mile	5 Mile	10 Mile
Population	216,769	499,931	1,228,591
Population Growth 2017 - 2022	6.14%	6.33%	5.62%
AVG. HH Income	\$84,280	\$82,820	\$84,744

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