



GOOSE HOLLOW DEVELOPMENT SITE

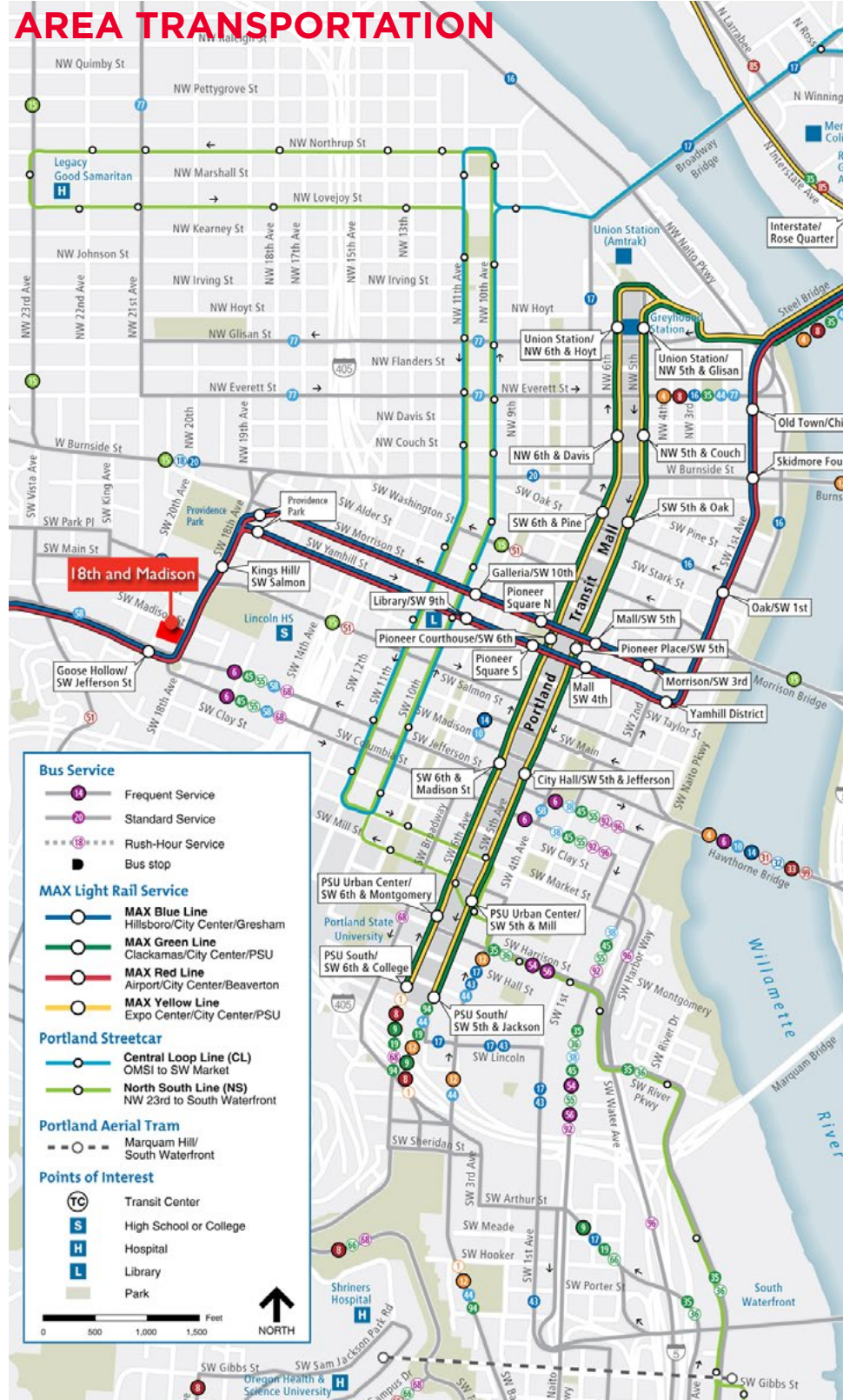
WITH EXISTING INCOME
Five adjacent parcels totalling 21,448 SF
SW 18th & SW Madison Street | Portland, OR



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AREA TRANSPORTATION



TRANSIT-ORIENTED DEVELOPMENT OPPORTUNITY



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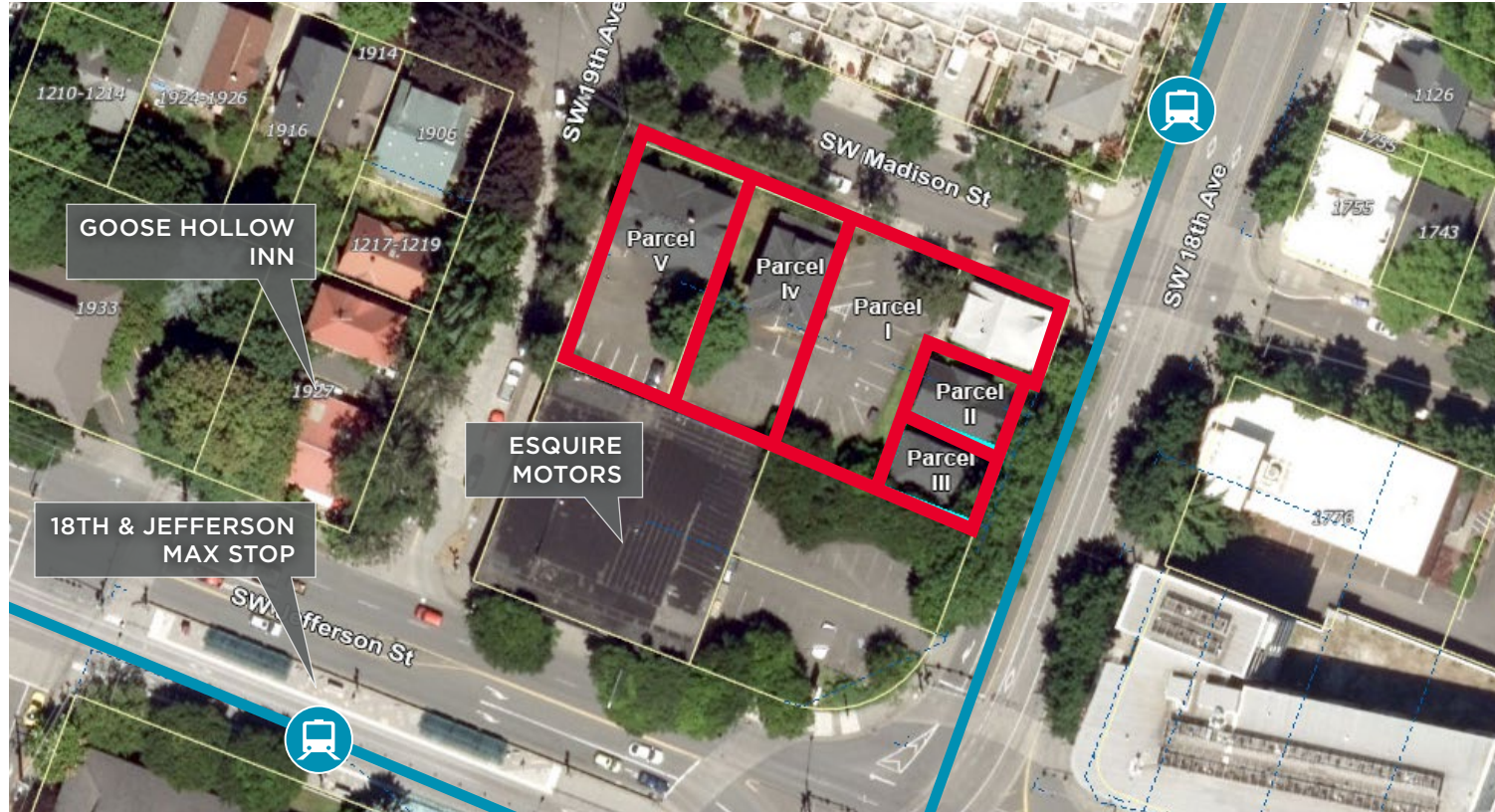


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SITE OUTLINE



PROJECT SUMMARY

Project Name	SW 18th & Madison Portland, OR 97205	Gross/ Usable Land Area	21,448 square feet (0.49 acre)
Address	<ul style="list-style-type: none"> 1219 SW 18th Ave (Parcel I) 1215 SW 18th Ave (Parcel II) 1205 SW 18th Ave (Parcel III) 1822 SW Madison (Parcel IV) 1202 SW 19th Ave (Parcel V) 	Topography	Sloping to the west and south approx. 24' of elevation difference
Parcel ID	<ul style="list-style-type: none"> Tax Lots 500 and 600 (Parcel I) Tax Lot 700 (Parcel II) Tax Lot 800 (Parcel III) Tax Lot 1200 (Parcel IV) Tax Lots 1300 and 1400 (Parcel V) 	Zoning	CX(d) Central Commercial
		FAR	4:1 (with potential for an additional 3:1 bonus for Residential for a total of 7:1)
		Maximum Height	100 feet (with potential for additional 75-foot bonus for Residential for a total of 175 feet)
		Light Rail	Located directly on the MAX line with a station at SW 18th & Jefferson
		Price	Offered without a stated asking price

EXECUTIVE SUMMARY

Outstanding Goose Hollow Location

Five contiguous parcels totaling 21,448 square feet of land, located within a short walk of the Multnomah Athletic Club, Providence Park (home of the Portland Timbers), two MAX Light Rail stations on SW Jefferson and SW 18th Ave., and numerous retail and entertainment venues.

In-Place Income

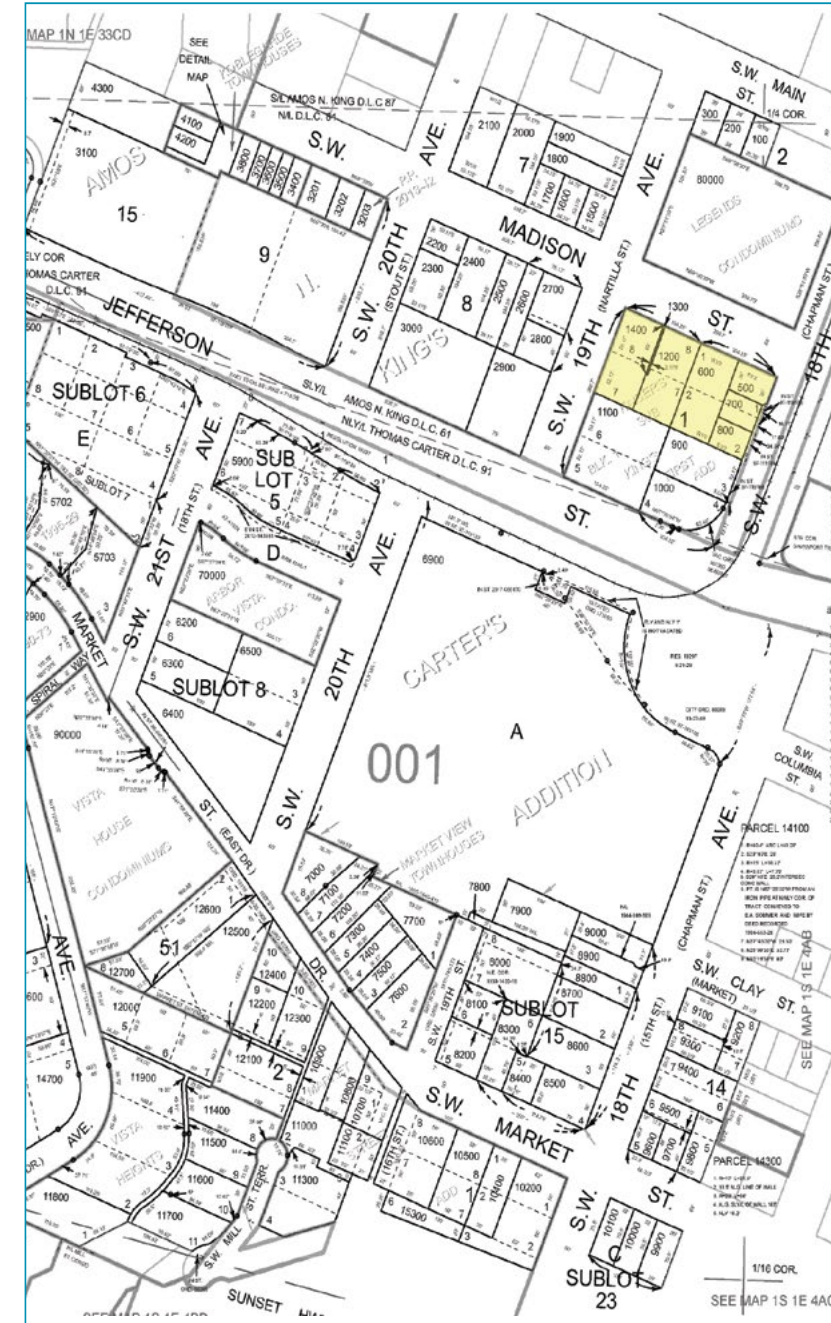
Five existing leases in five “turn of the century” commercial/residential buildings, plus two surface parking lots are currently generating \$167,000 in gross annual income, approximately \$100,000 Net. All leases are short term or cancellable upon 9-month’s notice to the tenant.

Transit Oriented Development Opportunity

The site is located directly on the MAX “Red” and “Blue” Light Rail Lines with direct service to Portland’s CBD, the Portland International Airport to the east, and Beaverton and Hillsboro to the west, where such employers as Intel and Nike are easily accessible.

First Time on the Market

The subject property has been assembled and owned by the same group for several decades. This is the first time it has been offered to the market for sale.



PARCEL MAP