

# Outstanding Full Block Opportunity

In Portland's Central Eastside 1630 SE 8th / Portland, OR 97214



# **Development or Owner/User**

### **Property Highlights**

- Existing 4,500 SF brick office building
- IG1 Zoning
- No height limitation
- Fenced, paved yard and covered parking areas
- Available 2Q 2019, opportunity for access prior
- Call for pricing

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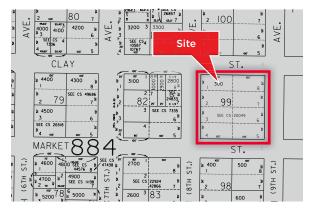
## **Development Summary**

Join the Inner Eastside redevelopment boom -

Currently under construction in the Inner Eastside:

- 7 office development projects
- 7 multifamily buildings totalling 769 units
- 606 more multifamily units in the pipeline for next year

#### COUNTY TAX LOT MAP



Parcel Size	40,000 SF		
	IG1 - General Industrial		
Zoning	Allowing increased density for service, flex and creative office uses.		
Existing FAR Designation	• 3:1 (120,000 SF industrial office)		
	<ul> <li>1:1 FAR bonus is available if manufacturing use requirements are met on the ground floor. (160,000 SF industrial office)</li> </ul>		
	<ul> <li>With this designation a developer could also get 5,000 SF traditional office + 5,000 SF retail.</li> </ul>		
Height Limit	None		
Allowed Uses	Wide range of industrial, office, service and retail.		
Access	Access via 3 curb cuts: one located on SE 8th, two on SE 9th		

## **Demographics and Traffic Count**

	TMILE	3 Mile	5 Mile
Population	17,583	211,574	461,677
Projected 5-year Population Growth	6.58%	7.15%	6.68%
Median Household Income	\$58,038	\$70,019	\$69,635
Traffic Count			831 ADT

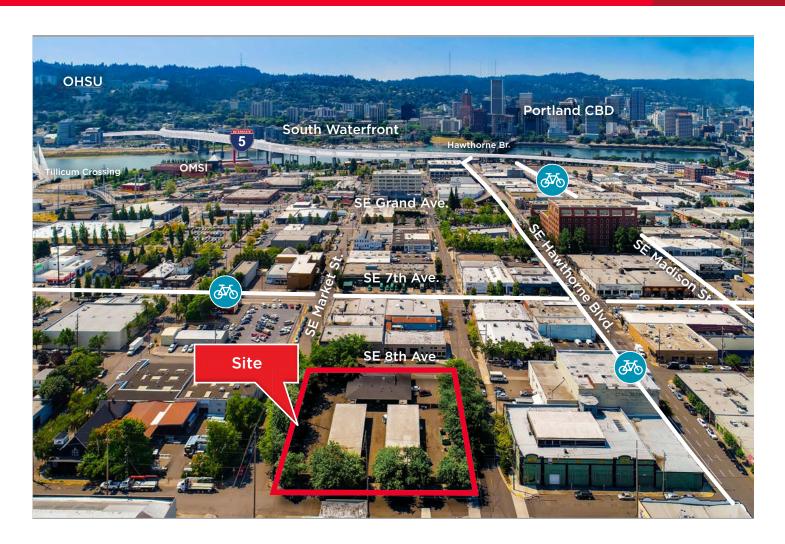






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### The Neighborhood & Submarket

The site is located in the Hosford-Abernethy neighborhood within Portland's Central Eastside submarket, the city's original industrial area. In the past decade or so, many of the vintage warehouse spaces that characterize the Central Eastside have been converted to breweries, distilleries, restaurants or cleared for ground up mixed use construction. The main street in the neighborhood is the SE Hawthorne corridor, just one block away.

This site would be an ideal service hub for a distilling/brewing/roasting row company, or opportunity for a HQ-fleet service operation.

#### **Excellent Transportation Infrastructure**

- Quick access to Interstate 5, 184 & downtown
- Frequent TriMet bus & streetcar service
- Bike thoroughfares on SE Madison Street, SE Hawthorne Boulevard & SE 7th Avenue



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#### Walk Score: 93 **Transit Score: 71** $\Delta \nabla \sim$ Bike Score: 100 **Amenities Map** SE Alder St SE Alder St SE Alder St SE 븼 SE Mo SE Morrison St SE Morrison St SE Morrison St 99E SE Belmont St SE Belmont St SE Belmont St 5 SE Yamhill St SE Yamhill St SE Yamhill St Pug Colonel Sumi 6 SE Taylor St SE Taylor St SE Taylor St 34 SE Salmon St SE Salmon St SE Salmon St Blvd 18th SE Main St SE Main St King SE Madison St SE Madison St SE Madison St 17th 6 16th Lut 7 SE Hawthorne Blvd SE Hawthorne Blvd SE Hawthorne Blvd SE Hawthorne Blvd 5 SE Clay St SE Holly St Site SE Market St 2

### Food

- 1. Analogue Cafe
- 2. Feastly PDX
- 3. Teote House Cafe
- 4. Burgerville
- 5. Lardo
- 6. Wasabi Sushi
- 7. Cartopia
- 8. Renata

## Coffee

- 1. Upper Left Roasters
- 2. Tiny's Coffee
- 3. Coava
- 4. Good | A Coffee Company

#### Drinks

- 1. Helium Comedy Club
- 2. Lucky Labrador Pub
- 3. The Toffee Club
- 4. White Owl Social Club
- 5. New Deal Distillery
- 6. Speak Easy Saloon
- 7. The Growler Guys
- 8. Holocene

## Shopping/Other

- 1. Elephant's Catering
- 2. Free Geek
- 3. Ellen Marie Design
- National Builder's Hardware
- 5. Market of Choice
- 6. Green Depot
- 7. Orchard Supply Hardware

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