



FOR SALE OR FOR LEASE

Outstanding Full Block Opportunity

In Portland's Central Eastside

1630 SE 8th / Portland, OR 97214

CLOSE-IN DEVELOPMENT OPPORTUNITY



40,000 SF Parcel - Suitable for 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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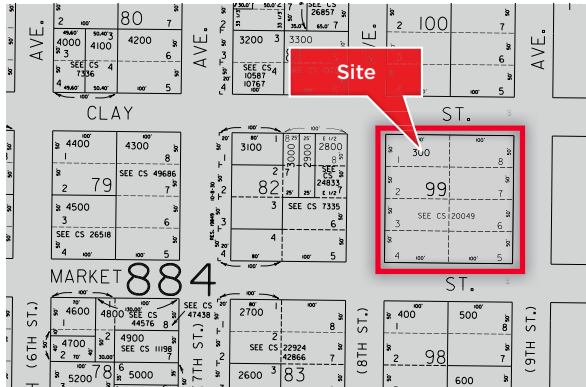
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Development Summary

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
Zoning	IG1 - General Industrial Allowing increased density for service, flex and creative office uses.
Existing FAR Designation	<ul style="list-style-type: none"> • 3:1 (120,000 SF industrial office) • 1:1 FAR bonus is available if manufacturing use requirements are met on the ground floor. (160,000 SF industrial office) • With this designation a developer could also get 5,000 SF traditional office + 5,000 SF retail.
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

	1 Mile	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



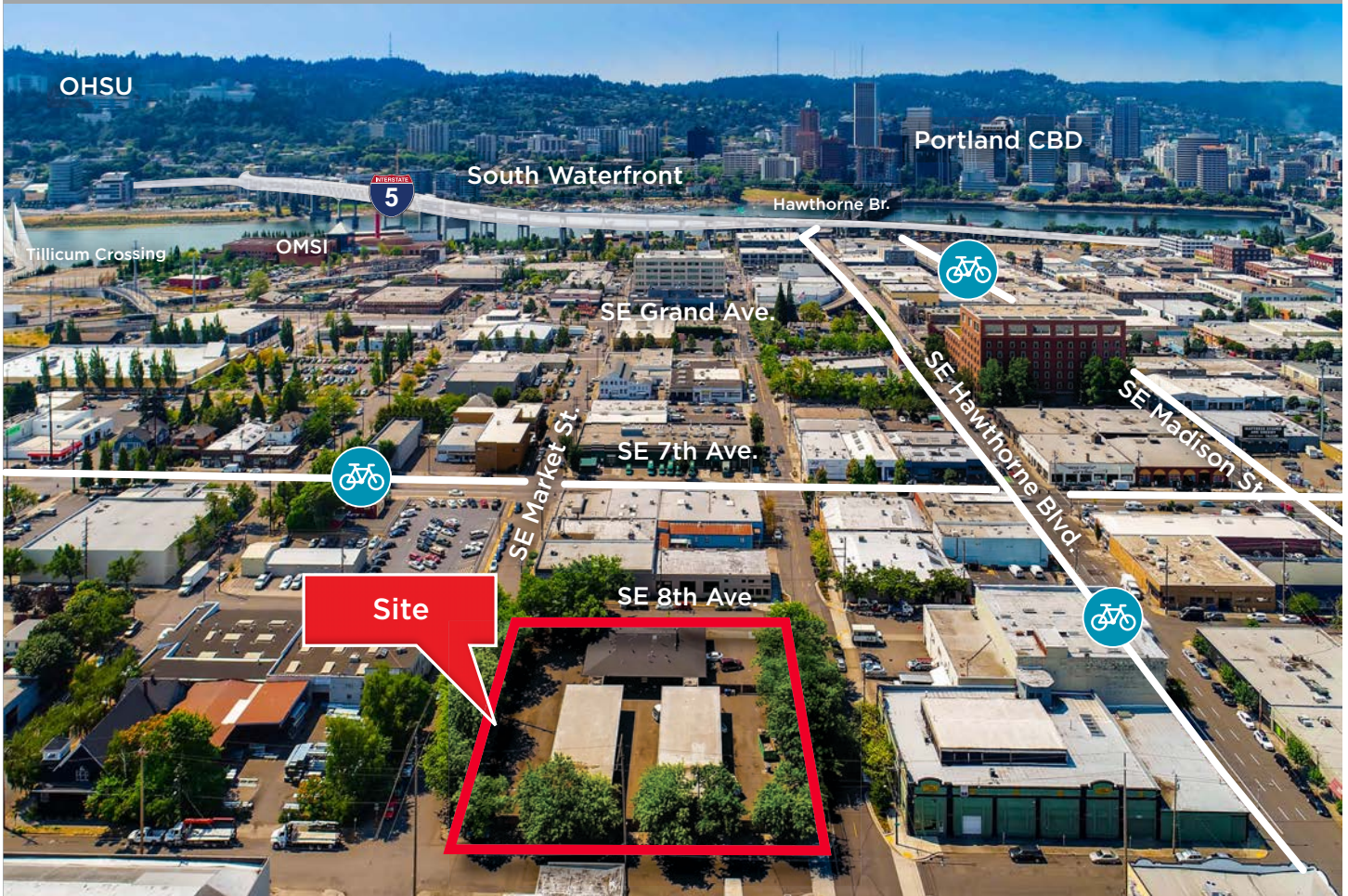


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The Neighborhood & Submarket

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, I84 & downtown
- Frequent TriMet bus & streetcar service
- Bike thoroughfares on SE Madison Street, SE Hawthorne Boulevard & SE 7th Avenue



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Amenities Map



Bike Score: 100
Biker's Paradise



Walk Score: 93
Walker's Paradise



Transit Score: 71
Excellent Transit



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
4. National Builder's Hardware
5. Market of Choice
6. Green Depot
7. Orchard Supply Hardware

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