

SUBJECT PROPERTY



SE 17TH AVE

SE OCHOCO ST

# RE-DEVELOPMENT OR OWNER-USER OPPORTUNITY



# EXECUTIVE SUMMARY

## AREA INFORMATION

The Sellwood Furniture property is located in the immensely popular Sellwood neighborhood. Reed College, Waverly Country Club, access to Highway 99, and Downtown Portland are just minutes away, and New Seasons Market, an array of local eateries and services are all within a few blocks.



## PROPERTY OVERVIEW

Price	\$1,600,000
Address	8821 SE 17th Ave, Portland, OR 97202
Property ID	R268166 & R268167
Gross Site Area	8,856 SF
Net Developable* Site Area	6,056 SF
Building Size	2,160 SF
Year Built	1974
Zoning	R1d, Medium-Density Residential w/design overlay
Traffic Count	12,100 VPD on SE 17th

\*A PGE power line easement runs through the southerly portion of the site, impacting developable site area by an estimated 2,800 SF

81

WALK SCORE



81

BIKE SCORE



44

TRANSIT SCORE





# NEARBY DEVELOPMENT





# RETAILERS AND BUSINESSES AERIAL



## POINTS OF INTEREST

- \_\_\_\_ Killer Burger
- \_\_\_\_ USPS
- \_\_\_\_ Pendleton Woolen Mill Store
- \_\_\_\_ Goodwill Outlet
- \_\_\_\_ New Seasons Market
- \_\_\_\_ Ancestry Brewing
- \_\_\_\_ 7-Eleven
- \_\_\_\_ Starbuck's
- \_\_\_\_ OnPoint CU
- \_\_\_\_ Mio Sushi
- \_\_\_\_ Key Bank
- \_\_\_\_ Belagios Pizza
- \_\_\_\_ The Barbers
- \_\_\_\_ Johnson Creek MAX Park & Ride
- \_\_\_\_ Columbia Factory Store
- \_\_\_\_ Waverley Country Club
- \_\_\_\_ Eastmoreland Golf Course
- \_\_\_\_ Sellwood Middle School
- \_\_\_\_ Les Schwab Tires



# DEMOGRAPHICS



## POPULATION

	1 Mile	3 Miles	5 Miles
2019	13,312	127,111	395,769
2024	14,663	134,305	420,730
Average Annual Growth	1.95%	1.11%	1.23%

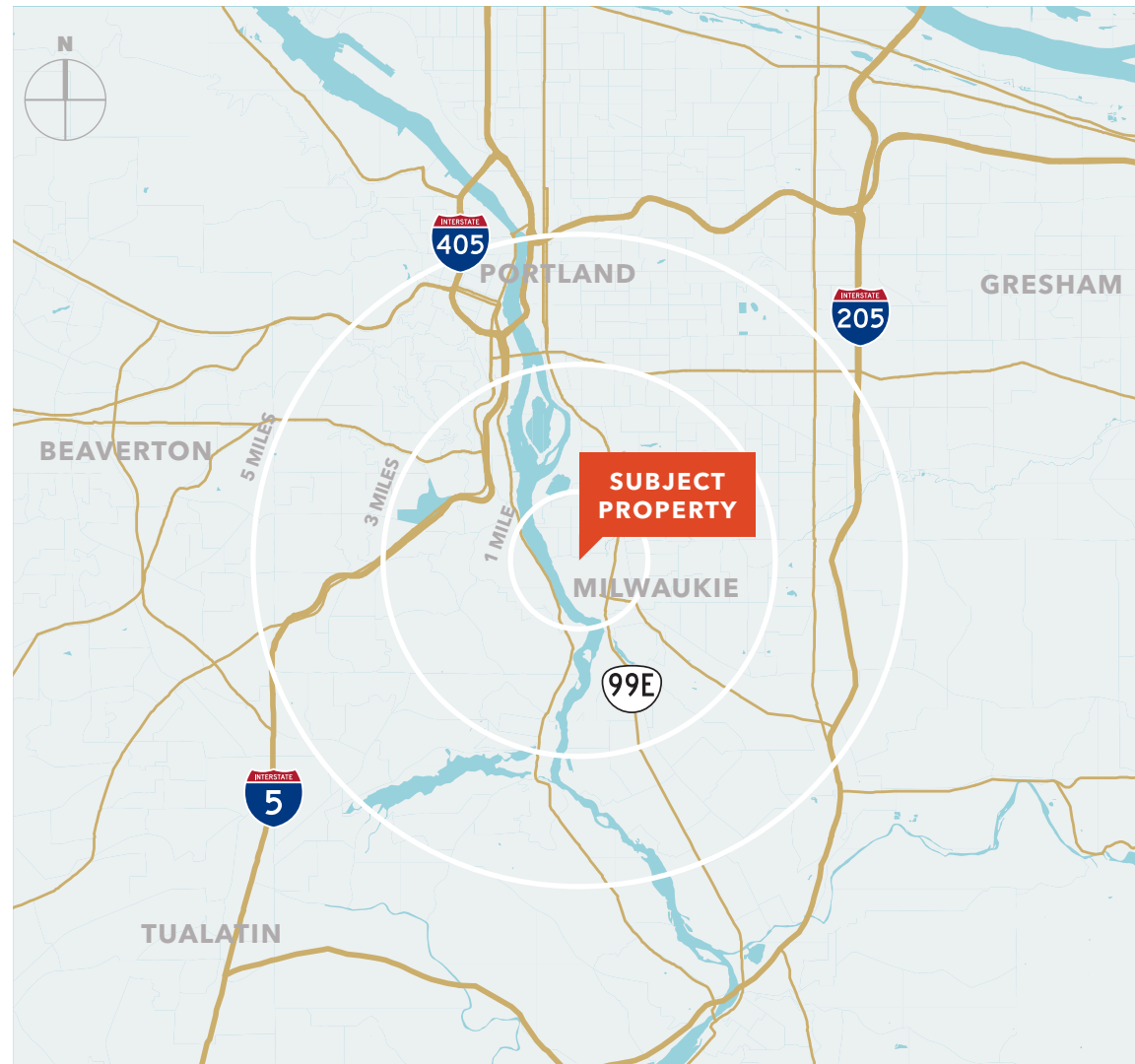
## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2019	6,203	55,250	174,743
2024	6,786	58,265	185,957
Average Annual Growth	1.81%	1.07%	1.25%



## AVERAGE HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2019	\$103,805	\$102,618	\$101,621
2024	\$122,262	\$119,419	\$116,974
Average Annual Growth	3.56%	3.27%	3.02%



# EXCLUSIVELY REPRESENTED BY

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