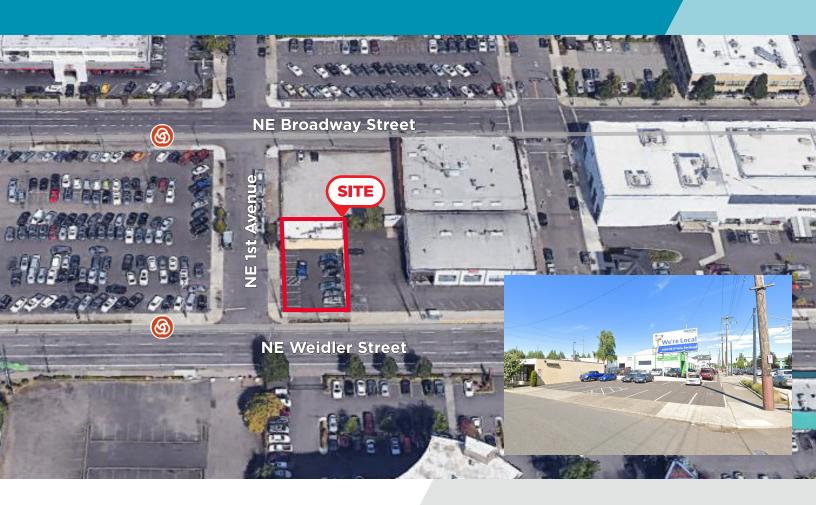# FOR SALE
CLOSE-IN DEVELOPMENT OPPORTUNITY
1618 NE 1st Ave. Portland OR

COMMERCIAL CORNER LOT AVAILABLE FOR SALE

Price: $ 1,250,000

Gross Land Area: 5,000 SF / 0.11 Acres

Existing Structure: 1,227 SF

- Multifamily, office, or retail development opportunity
- Current Use: Single story office building, plus a 16-space surface parking lot
- Located in an Opportunity Zone
- Zoning: CX - Central Commercial
- FAR 6:1, Maximum Height: 150'
- Close in NE Broadway location along Trimet Streetcar line and accessible to I-5 and I-84
- Seller financing available to a qualified buyer with a significant down payment

For more information,
please contact:

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Senior Director
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**CUSHMAN &
WAKEFIELD**

AERIAL MAP

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Total Population	29,851	234,677	427,983
2026 Proj. Population	31,554	242,374	438,242
Median Age	39.5	38.2	38.4
Employees	49,134	317,242	396,134
Businesses	5,116	27,017	35,726
2021 Total Households	16,712	115,892	195,422
Median Home Value	$663,678	$604,305	$510,282
Average HH Income	$100,622	$110,472	$109,886
Total Specified Spending	$502.9 M	$3.9 B	$6.8 B
Avg. Per Household	$30,090	$33,744	$34,703