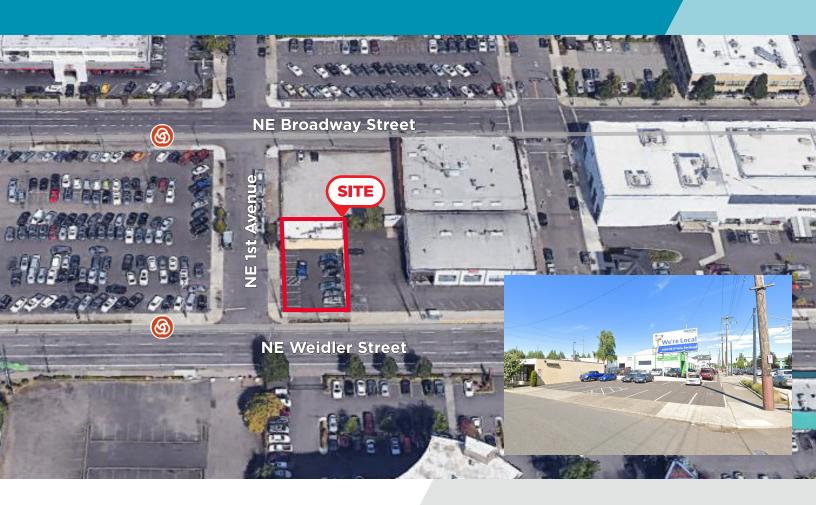
FOR SALE CLOSE-IN DEVELOPMENT OPPORTUNITY 1618 NE 1st Ave. Portland OR



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:

GARY GRIFF Senior Director +1 503 279 1756 gary.griff@cushwake.com

200 SW Market St. Ste. 200 Portland, OR 97201 Main +1 503 279 1700 **cushmanwakefield.com**



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AERIAL MAP

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	OREGON OREGON CONNENTER OUTONIC DEMOGRAPHICS OUTONIC 2021 Total Population OUTONIC 2026 Proj. Population OUTONIC 2026 Proj. Population Median Age Employees Businesses 2021 Total Households Median Home Value Average HH Income Total Specified Spending Avg. Per Household Avg. Per Household	NE Oro BLVO 84 84 9 1 Mile 29,851 31,554 31,554 39.5 49,134 5,116 16,712 \$663,678 \$100,622 \$502.9 M \$30,090	234,677 242,374 38.2 317,242 27,017 115,892 \$604,305 \$110,472 \$3.9 B	5 Mile 427,983 438,242 384 396,134 35,726 195,422 \$510,282 \$109,886 \$6.8 B \$34,703

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