

MOTIVATED SELLER | SIGNIFICANT PRICE REDUCTION

Colliers

For Sale

1430 NE 35th Avenue
Portland, OR

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1.808 AC
Owner User or Redevelopment Opportunity
Seller Financing Available
Reduced to \$3,900,000

Property Outline





Located on the corner of NE 35th Ave and Sandy Blvd, this property has great visibility and easy access both on and off of I-84 as well as multiple forms of public transit including; the #12 and #21 bus lines; the red, green, and blue MAX lines, neighboring Fred Meyer, New Seasons, Trader Joes, The US Store, Standard TV & Appliance, Hollywood Theatre, along with many other strong retailers. Sandy Boulevard, Portland's urban grid rule-breaker, stretches diagonally across the east side of the city from Central Eastside to Wood Village in East County. What was once a spread of auto shops and warehouses has become a destination for dining, drinking and entertainment.

Features & Amenities

- In the heart of Portland's booming Eastside
- 4 separate tax lots that add up to 1.8 acres / 78,785 SF
- CM3 Zoning
- Prime development potential as it sits along NE Sandy Blvd
- Wedged between Hollywood and Laurelhurst neighborhoods
- Allowable development height with bonuses of 75 ft
- High visibility
- Seller financing is available.

Approved potential uses include retail, office, multifamily, mixed-use, medical, hotel, outdoor recreation, educational or daycare.



Zoning Overview

CM3 - Commercial/Mixed Use 3 Zone

The Commercial/Mixed Use 3 (CM3) zone is a large-scale zone intended for sites in high-capacity transit station areas, in town centers, along streetcar alignments, along civic corridors, and in locations close to the Central City. It is intended to be an intensely urban zone and is not appropriate for sites where adjacent properties have single-dwelling residential zoning. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to six stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, with buildings that contribute to an urban environment with a strong street edge of buildings. The scale of development is intended to be larger than what is allowed in lower intensity commercial/mixed use and residential zones. The Design overlay zone is applied to this zone.

Square Footage:	1.808 AC - 78,785 SF
Permitted Uses:	See table
Base FAR:	3:1
Bonus FAR:	5:1
Base Height:	65'
Bonus Height:	75' - 120'
Linear frontage along Sandy Boulevard:	275'

Zoning Allowances

Table 130-1 Commercial/Mixed Use Zone Primary Uses

Use Categories	CR	CM1	CM2	CM3	CE	CX
Residential Categories						
Household Living	Y	Y	Y	Y	Y	Y
Group Lising	Y	Y	Y	Y	Y	Y
Commercial Categories						
Retail Sales And Service	L [1]	L [1]	Y	Y	Y	Y
Office	L [1]	L [1]	Y	Y	Y	Y
Quick Vehicle Servicing	N	L [1]	L [1]	L [1]	Y	N
Vehicle Repair	N	N	Y	Y	Y	L [4]
Commercial Parking	N	N	L [8]	L [8]	Y	CU [8]
Self-Service Storage	N	N	N	L [3]	L [3]	L [3]
Commercial Outdoor Recreation	N	N	Y	Y	Y	Y
Major Event Entertainment	N	N	CU	CU	CU	Y
Industrial Categories						
Manufacturing and Production	N	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]
Warehouse and Freight Movement	N	N	N	L [2,4]	L [2,4]	N
Wholesale Sales	N	N	L [2,4]	L [2,4]	L [2,4]	L [2,4]
Industrial Service	N	N	CU [2,4]	CU [2,4]	CU [2,4]	CU [2,4]
Bulk Fossil Fuel Terminal	N	N	N	N	N	N
Railroad Yards	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N
Institutional Categories						
Basic Utilities	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]
Community Service	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]
Parks and Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	Y	Y	Y
Colleges	N	Y	Y	Y	Y	Y
Medical Centers	N	Y	Y	Y	Y	Y
Religious Institutions	Y	Y	Y	Y	Y	Y
Daycare	Y	Y	Y	Y	Y	Y

Consumer Expenditures

Annual Food & Alcohol Spending



\$205,419,682

Food total



\$118,454,669

Food at home



\$86,965,013

Food away from home



\$14,967,716

Alcoholic beverages total



\$8,560,466

Alcoholic beverages at home



\$6,407,251

Alcoholic beverages away from home



Walk Times



3 min
PulsePDX



4 min
to Standard TV &
Appliance



2 min
to Piccone's
Corner



11 min
to Fred Meyer



1 min
to 3 parking lots



Walk Score
91



Bike Score
91



Transit Score
67



Traffic Counts
11,520 ADT

Wealth & Income



\$105,410

Median household
income



\$71,469

Per capita income



\$81,815

Median disposable
income



\$664,391

Median home value

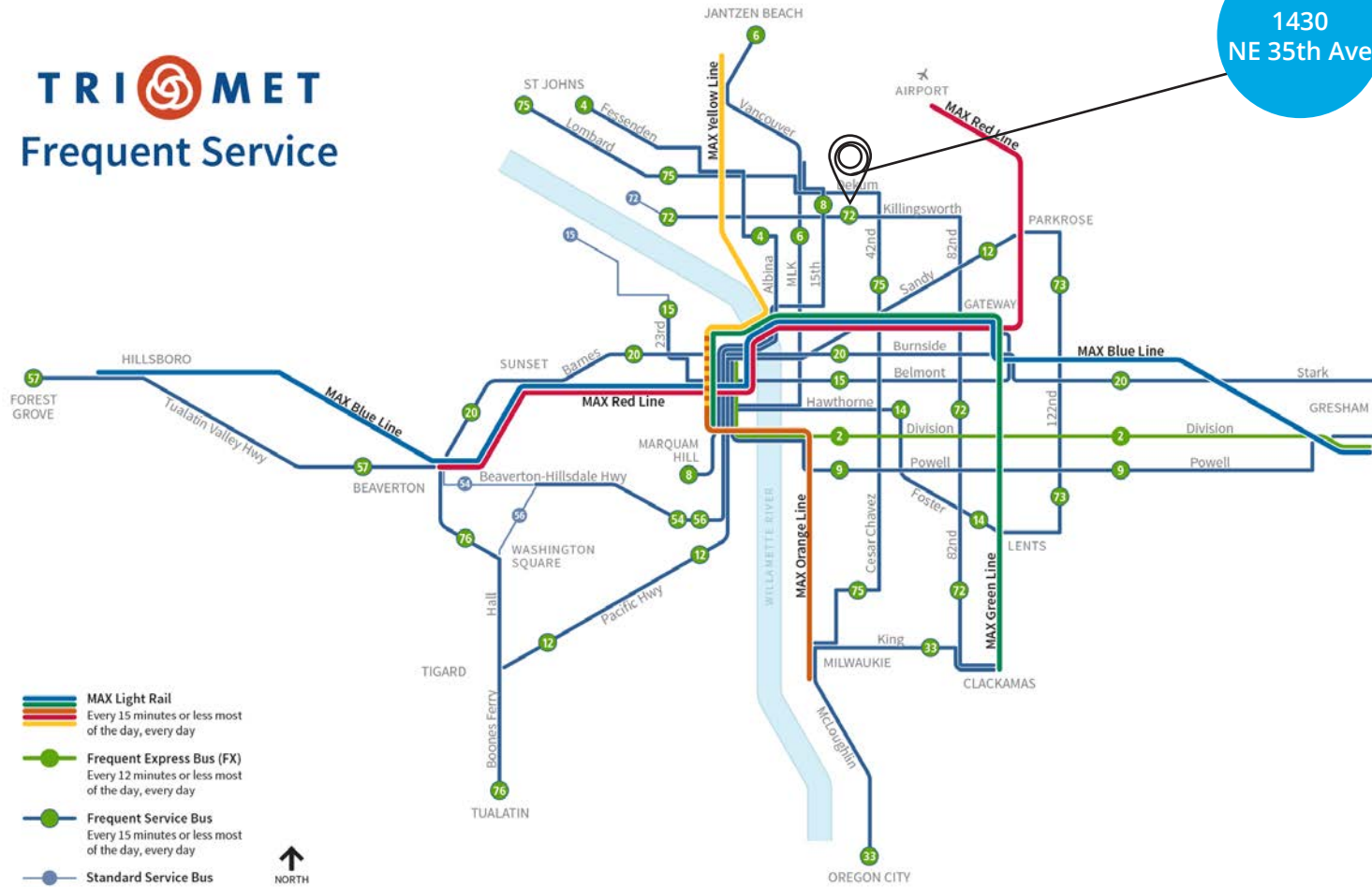


\$177,472

Median net worth

Location & Access

TRI MET
Frequent Service



- MAX Light Rail
Every 15 minutes or less most of the day, every day
- Frequent Express Bus (FX)
Every 12 minutes or less most of the day, every day
- Frequent Service Bus
Every 15 minutes or less most of the day, every day
- Standard Service Bus



Bus Routes



MAX Routes



Map Key

An aerial photograph of a city, likely Portland, Oregon, showing a dense urban area with a mix of residential and commercial buildings. A major highway with multiple lanes and a bridge is visible in the foreground. In the background, a prominent mountain peak rises against a blue sky with scattered white clouds. The right side of the image is a dark blue vertical panel containing contact information and the Colliers logo.

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