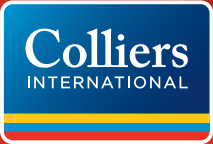


FOR SALE > INDUSTRIAL WAREHOUSE, STORAGE

2737 SW Corbett Ave, Portland, OR

South Portland CBD



FOR SALE > OFFICE, STUDIO, PRODUCTION SPACE

2737 SW Corbett Ave, Portland, OR

South Portland CBD



Property Highlights

- > Hard to find small building with parking in the South Waterfront area
- > The property has been fully renovated and would be ideal for a variety of creative uses -- Including design, architecture, software engineering, etc.
- > This space features a mix of open and private offices, a studio space, dock high loading door, and off-street loading and parking



PROPERTY DETAILS

Lot Size	8,276 SF
Zoning	Office Commercial 2
Year Built	1965
Building Area	6,245 SF

Price: \$1,950,000



Traffic Counts				
Collection Street	Cross Street	Traffic	Year	Distance
I-5	SW Kelly I-5 Egress	36,411	2015	0.09 mi.
SW Harbor Dr	Ross Island Brg	113,923	2015	0.13 mi.
SW Sheridan St	SW Harbor Dr.	31,648	2015	0.14 mi.



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FOR SALE > INDUSTRIAL WAREHOUSE, STORAGE

2737 SW Corbett Ave, Portland, OR

HARD TO FIND SMALL BUILDING WITH PARKING IN THE SOUTH WATERFRONT AREA



Zoning - CO2 - Office Commercial 2

- Ample street parking
- Ideal close-in location



80 Walk Score



83 Transit Score

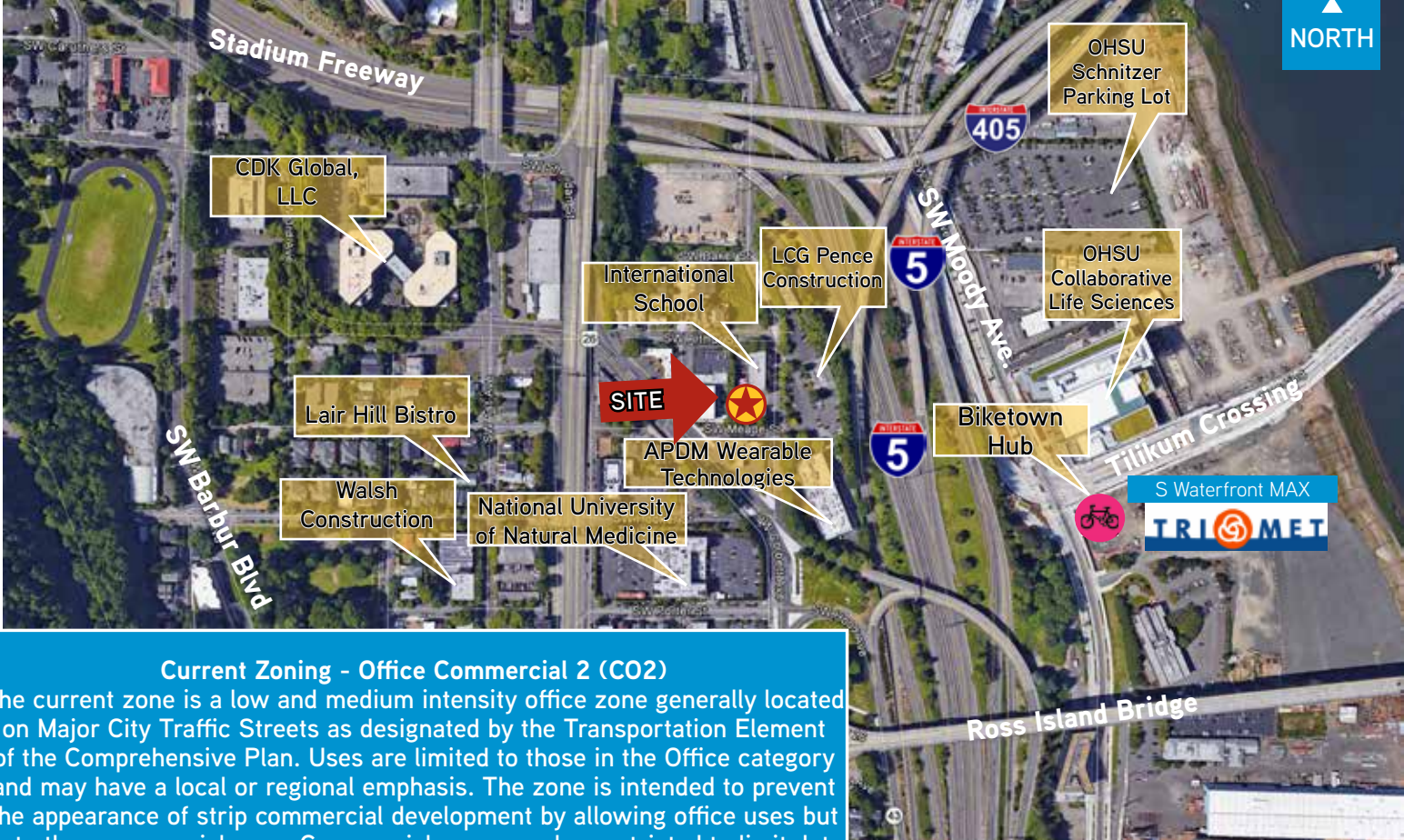


Strong Demographics			
	1 Mile	3 Miles	5 Miles
Population (2017)	16,450	158,563	395,004
Population (5 Yr Forecast)	17,189	166,167	414,960
Median HH Income	\$53,720	\$57,057	\$63,194
Households	9,065	81,773	181,845
Median Home Value	\$399,119	\$400,475	\$357,339

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FOR SALE > INDUSTRIAL WAREHOUSE, STORAGE

SPACE OFFERS A MIX OF OFFICE, STUDIO AND PRODUCTION SPACE
WITH OFF-STREET PARKING



Current Zoning - Office Commercial 2 (CO2)
The current zone is a low and medium intensity office zone generally located on Major City Traffic Streets as designated by the Transportation Element of the Comprehensive Plan. Uses are limited to those in the Office category and may have a local or regional emphasis. The zone is intended to prevent the appearance of strip commercial development by allowing office uses but not other commercial uses. Commercial uses are also restricted to limit detrimental impacts on nearby residential areas. Development is expected to be somewhat auto-accommodating. Where the site is adjacent to a transit street or in a Pedestrian District, development should be oriented to pedestrians. The development standards allow for more intense development than in the CO1 zone, but not so intense as the CG zone.

Proposed Zoning - Commercial Mixed-Use 2 (CM2)
This medium-scale commercial mixed use zone is intended for sites in a variety of centers and corridors, and in smaller mixed use areas that are well served by frequent transit or within a larger area zoned for multi-dwelling development. The zone allows a mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Use regulations encourage neighborhood-scale retail and services, and employment opportunities. Buildings in this zones are generally expected to be up to four stories, unless height and floor area bonuses are used to provide additional community benefits. Development is intended to be pedestrian-oriented and complement the scale of surrounding residentially zoned areas.



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