

**For Sale \$19,340,640**

Prime Development Opportunity

# IVON STREET WATERFRONT

306 SE Ivon Street, Portland, OR 97202

**± 2.96 AC**

Apex Real Estate Partners  
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**APEX**  
REAL ESTATE PARTNERS

# IVON STREET WATERFRONT



Asking price \$19,340,640 (\$150/SF)



Build to suit opportunity



Land size  $\pm$  2.96 acres



Visually prominent location



Flexible, creative design options



Immediate waterfront access with dock options



Central Employment (EX) zoning



Located in the Opportunity Zone



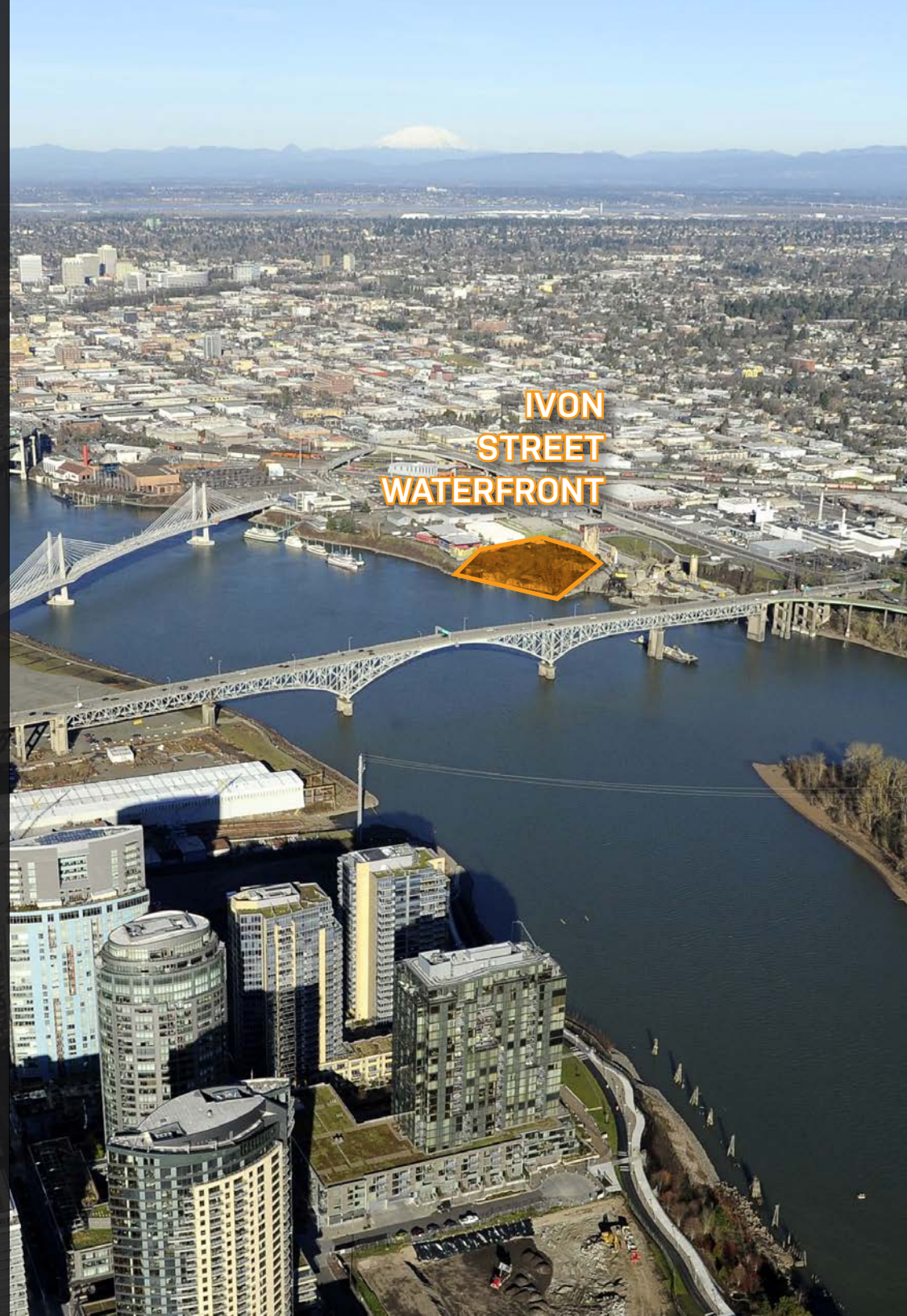
Part of the East Portland Enterprise Zone



Central Eastside Urban Renewal Area



Excellent proximity to OMSI Master Plan development



**PORTLAND IN THE MAKING** Ivon Street Waterfront is one of many development sites along Portland's iconic waterfront. Directly across the river, Zidell Yards encompasses roughly 30 acres of riverside land that will soon house up to 1.5 million SF of commercial and residential space.

Ivon Street Waterfront is just blocks away from the OMSI Master Plan, a plot of land that spans 10 city blocks. The Plan will allow the museum to expand its educational programming and develop mixed-use buildings that will house restaurants, retail, and affordable housing. In addition, the museum will develop outdoor spaces including riverfront parks.

The site's proximity to OMSI, one of Portland's top attractions, will be the perfect catalyst for additional major projects on the Eastside waterfront. In conjunction with surrounding developments, Ivon Street Waterfront will attract the booming population of Portland's close-in Eastside.

Tilikum Crossing Bridge joins downtown Portland to the Eastside, trafficked by pedestrians, cyclists, and street cars. The bridge is just 3 blocks from Ivon Street Waterfront, fusing new waterfront developments into one accessible flourishing district, iconic waterfront. Directly across the river, Zidell Yards encompasses roughly 30 acres of riverside land that will soon house up to 1.5 million SF of commercial and residential space.



**CENTRAL EASTSIDE LOCATION** Ivon Street Waterfront is situated in Portland's eclectic Central Eastside, with easy access to the Central Business District, Hwy 26, Hwy-84, I-5, and several of Portland's iconic bridges.

Located only 3 blocks to Portland Streetcar, TriMet MAX & TriMet bus line offers ease of access from all over the Portland Metro. Even downtown is just minutes away over the Tilikum Crossing, offering countless amenities within walking distance.

