

New Development Opportunity in St Johns

6666 N Columbia Way, Portland, OR 97203

For Sale
\$795,000



High Traffic Count Almost
13,000 Vehicles per day

Signalized Intersection!



For Sale \$795,000

Excellent opportunity in Portland's popular St Johns neighborhood. The flexible Commercial Employment zoning allows for a variety of uses including office, retail and residential development! Seller is willing to carry contract.

Phase 1 Environmental available with an executed NFA.

Property Overview

- » **Property Type:** Retail
- » **Year Built:** 1925
- » **Building Size:** ± 14,534 SF
- » **Lot Size:** ± 0.39 AC / ± 17,000 SF
- » **Parcel:** R151056

Location Highlights

- » **Zoning:** CE - Commercial Employment
- » **Base FAR:** 2.5:1 (4:1 with bonuses)
- » **Base Height:** 45'
- » **Opportunity Zone:** Low Income Community (eligible)
- » **Comp Plan:** MU-N - Mixed Use - Neighborhood
- » **Business District:** St Johns Boosters

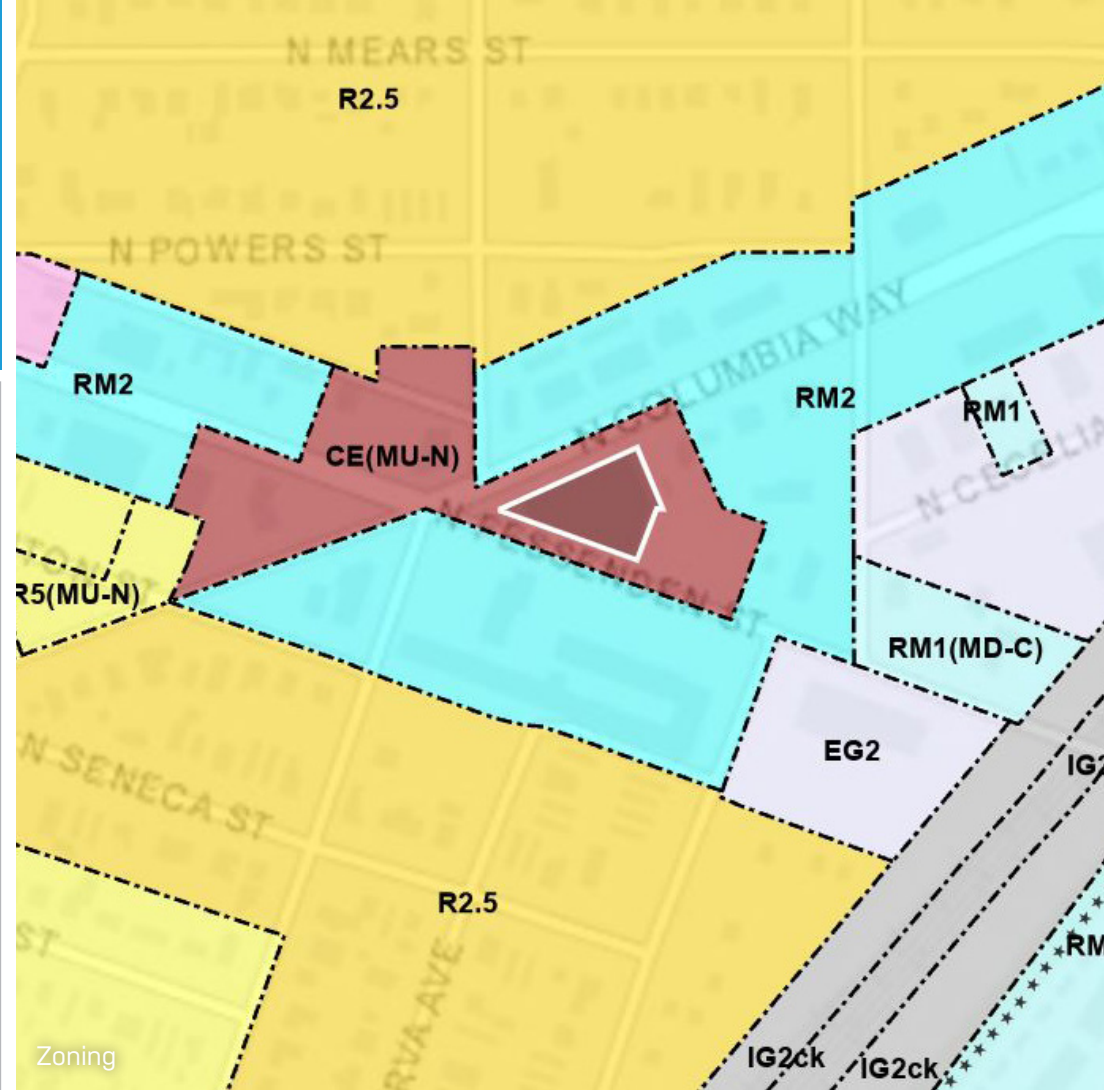


Image source CoStar

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Strong Demographics

5 Mile Radius

Population

2010	± 145,802
2023	± 176,946
2028 Projected	± 184,340
Growth 2010-2028	26.4%
Median Age	39.3

Households

2010	± 62,182
2023	± 75,771
2028 Projected	± 79,000
Growth 2010-2028	27.0%
Avg Household Size	2.2
Renter Occupied	50.9%
Average Income	\$113,428
Consumer Spending	\$2.7B

Daytime Employment

Employees	± 95,366
Businesses	± 11,222
Employees per Business	± 8

