


FOR SALE


317 NE Sacramento St, Portland, OR 97212



NE PORTLAND TRI-PLEX OPPORTUNITY

**Cameron Schwab** | Commercial Broker & Advisor

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Each Office Is Independently Owned and Operated.



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**KW Commercial**  
Keller Williams Realty  
Portland Premiere

7504 SW Bridgeport Rd.,  
Portland OR 97224

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# Executive Summary

317 NE Sacramento St, Portland, OR 97212



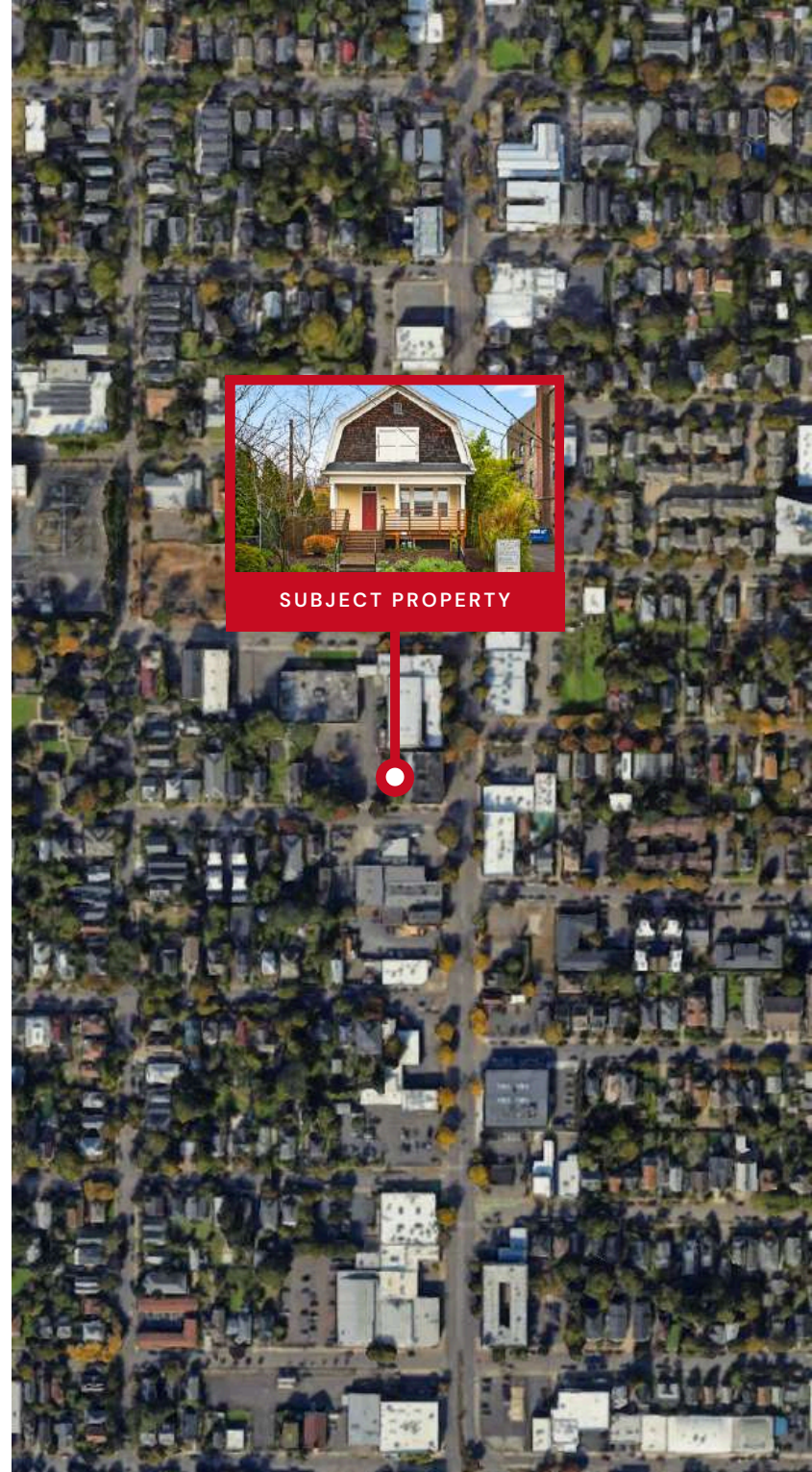
# Property Summary

317 NE Sacramento St is a well-located office asset positioned within Portland's highly sought-after NE Close-In submarket, just off NE Martin Luther King Jr. Blvd. The property consists of approximately 2,190–2,256 square feet across a functional multi-level layout, situated on a compact 0.08-acre urban lot.

Originally constructed in 1904 and recently renovated in 2023 for office use, the building blends historic architectural character with modern usability. Currently configured as a boutique office converted from residential use, the asset offers immediate functionality for an owner-user or investor seeking a centrally located, move-in-ready opportunity.

The surrounding area is defined by dense residential population, active commercial corridors, and strong transit accessibility, supporting continued demand from office, creative, and service-oriented users. The CM3 zoning designation further enhances flexibility, allowing a wide range of commercial and mixed-use applications aligned with Portland's urban infill development trends.

Property Details			
<b>Property Address</b>	317 NE Sacramento St, Portland, OR 97212	<b>Renovation</b>	2023
<b>Price</b>	\$445,000	<b>Stories</b>	2 + Basement
<b>Price / SF</b>	\$203	<b>Layout</b>	Basement (673 SF) / Main (712 SF) / Upper (805 SF)
<b>Price / Land SF</b>	\$127	<b>Zoning</b>	CM3 (Commercial Mixed-Use 3)
<b>Building Size</b>	±2,190–2,256 SF	<b>Occupancy</b>	Business Group B
<b>Lot Size</b>	0.08 Acres (±3,500 SF)	<b>Occupancy Load</b>	±20 Persons
<b>Year Built</b>	1904	<b>Parcel ID (APN)</b>	R102227



# Investment Highlights



## Prime Urban Submarket

Prime NE Close-In Portland submarket with strong urban demand



## High-Traffic Corridor Access

Immediate proximity to NE MLK Blvd with  $\pm 26,670$  VPD



## Dense Population Base

Dense population base of  $\pm 26,780$  residents within 1 mile



## Affluent Demographics

Average household income exceeding \$115,000 within 1 mile



## Transit-Oriented Location

Transit-oriented location with multiple stops within walking distance ( $\pm 8-13$  minutes)



## Proximity to Downtown

4-minute drive to Downtown Portland



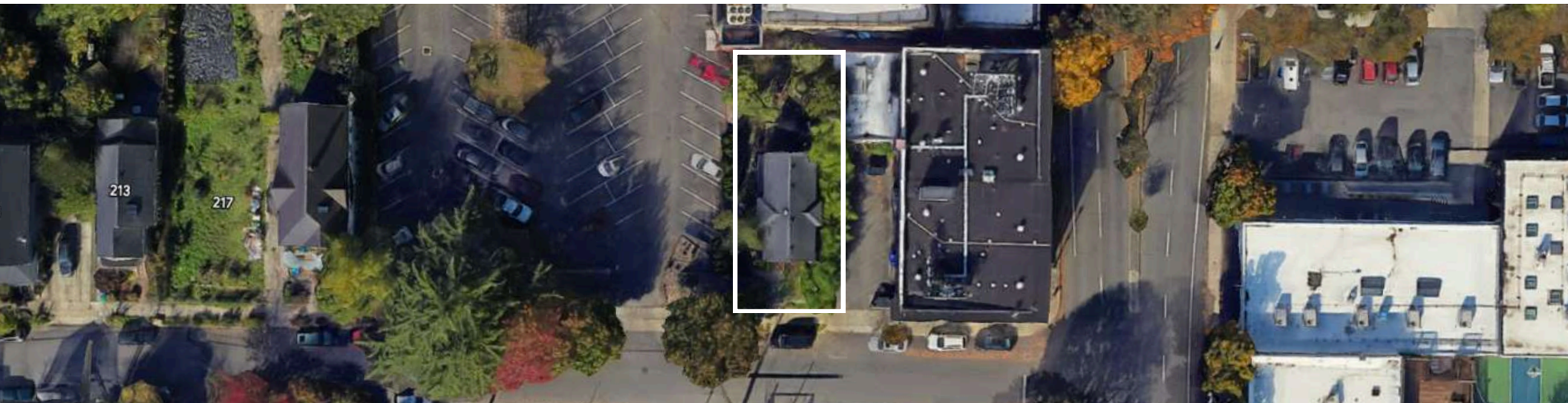
## Airport Accessibility

21-minute drive to Portland International Airport



## Supply-Constrained Infill Location

Infill location with limited supply supporting long-term value retention



# Location Highlights



## Move-In Ready Boutique Asset

Move-in ready boutique office (converted residential asset)



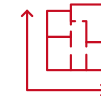
## Recently Renovated Improvements

Renovated in 2023 for office use



## Flexible Multi-Level Layout

Multi-level layout with basement bonus space (±673 SF)



## Efficient Building Size

Total building size: ±2,190–2,256 SF



## Compact Urban Lot

Located on ±0.08-acre (±3,500 SF) lot



## Flexible CM3 Zoning

Zoned CM3 allowing flexible commercial and mixed-use uses



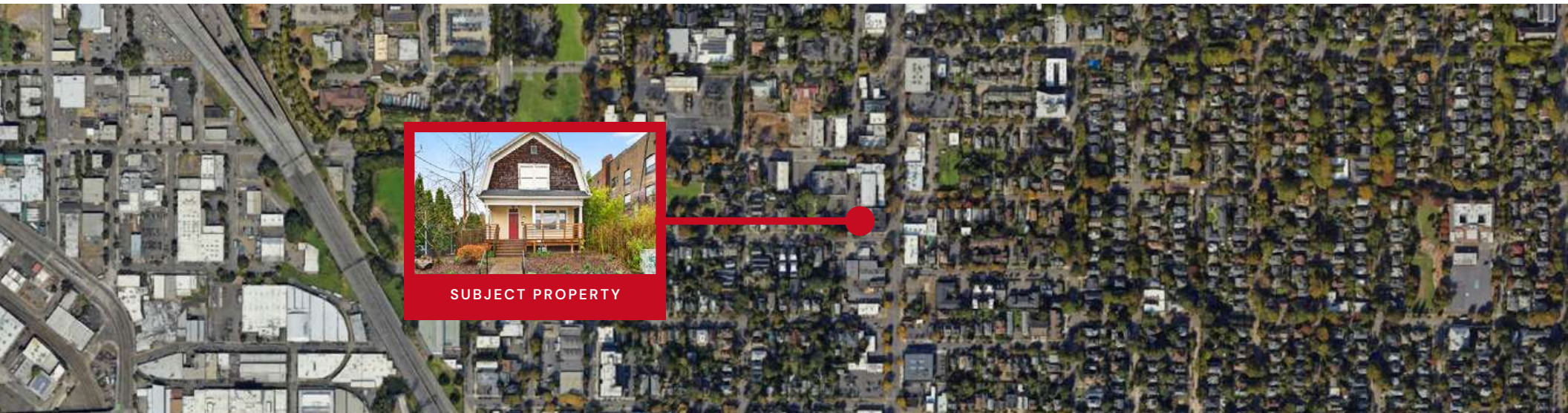
## Business Group B Occupancy

Business Group B occupancy (±20 person load)



## Highly Walkable & Bike-Friendly

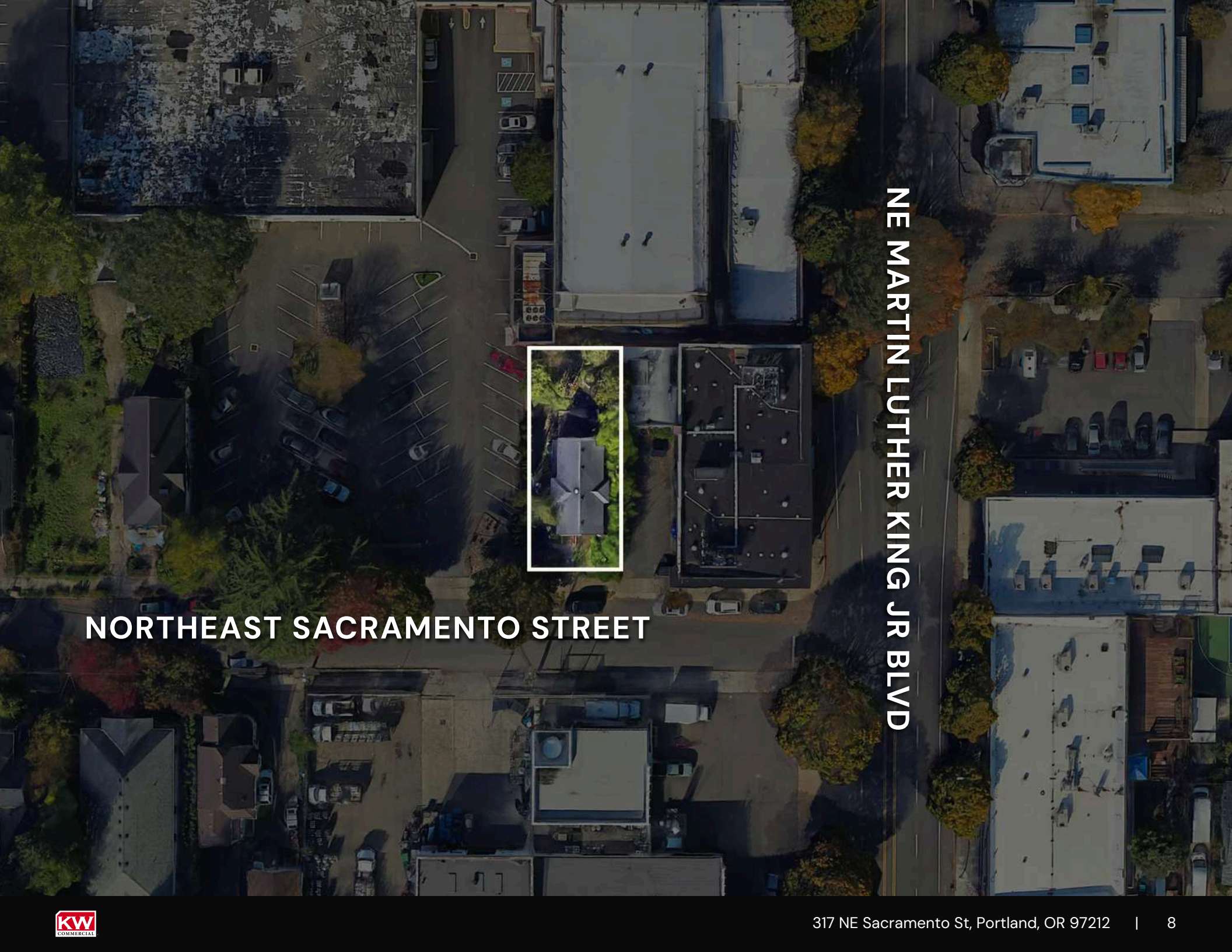
Strong walkability (90) and bikeability (99)



# Property Gallery

317 NE Sacramento St, Portland, OR 97212

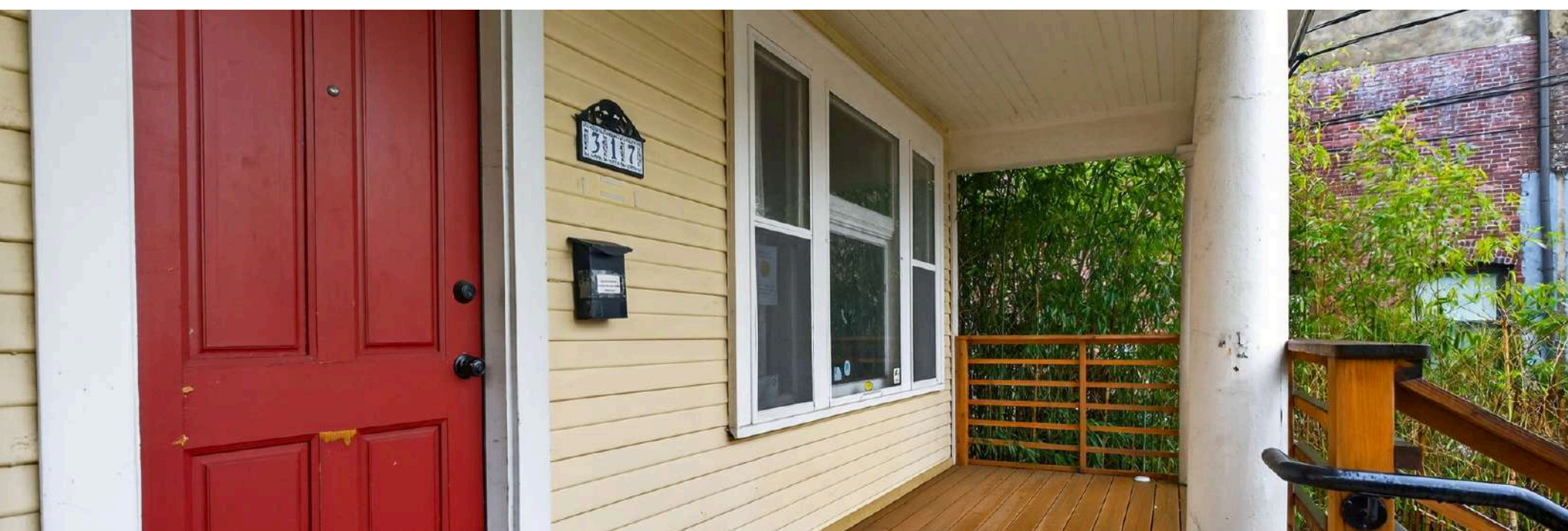




NE MARTIN LUTHER KING JR BLVD

NORTHEAST SACRAMENTO STREET

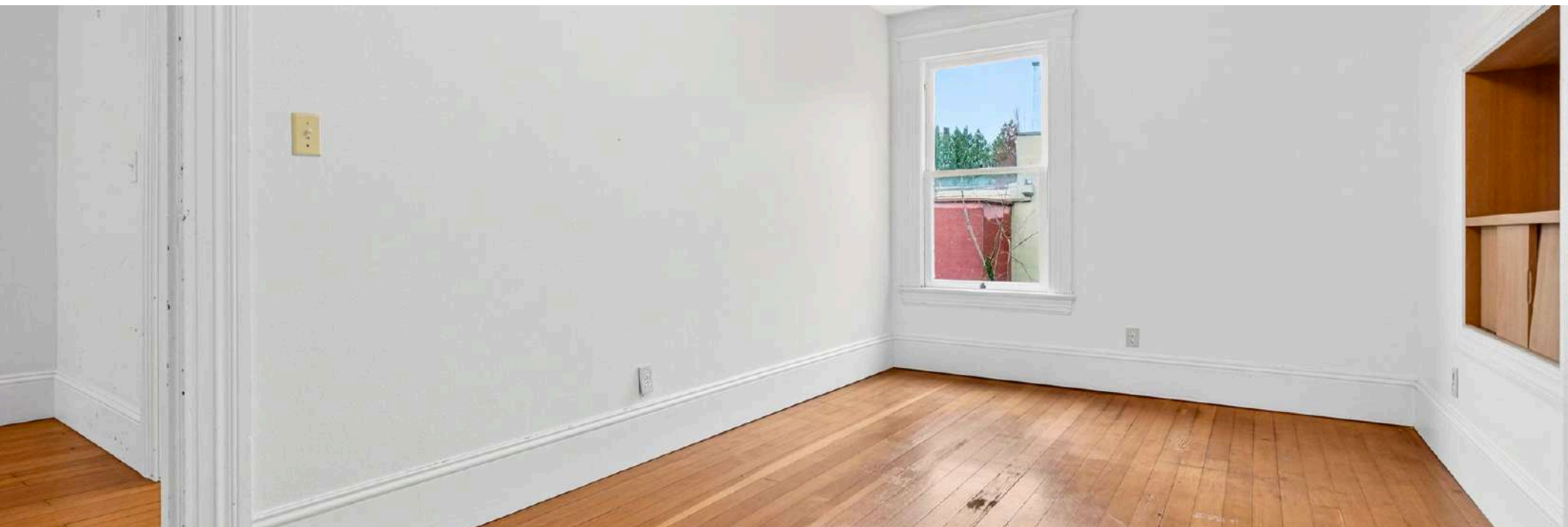


















# SACRAMENTO ST. OFFICE



### CONSULTANTS:

**ARCHITECTURAL DESIGNER**  
**POWERHOUSE DESIGN**  
 1728 NW WINTER PARK TERR # 302  
 PORTLAND, OREGON 97229  
 (503) 781-8282  
 JULIAN@POWERHOUSEDESIGN.NET



VICINITY MAP  
NTS



EGRESS  
NTS

### DRAWING INDEX -

- A ARCHITECTURAL
- B SITE PLAN
- C COVER SHEET
- I EXTERIOR ELEVATIONS
- J FLOOR PLANS

### PROJECT SUMMARY:

2022 055 G  
 PROPERTY ADDRESS: 317 NE SACRAMENTO ST. PORTLAND, OREGON  
 PROPERTY SIZE: 3,500 S.F.  
 ZONING: GMS  
 OCCUPANCY TYPE: BUSINESS GROUP B  
 CONSTRUCTION TYPE: I/II (TABLE 601)  
 FIRE SEPARATION: 2 HOUR WALL BETWEEN UNITS (SECTION 400) (CURRENTLY NOT APPLICABLE)  
 FIRE SEPARATION: 1 HOUR FLOOR/CEILING BETWEEN UNITS (SECTION 711) (CURRENTLY NOT APPLICABLE)  
 FIRE PROTECTION: SPRINKLER SYSTEM N/A (SECTION 430 055.6)  
 ALLOWABLE AREA: 100% OF SITE AREA (TABLE 30-2)  
 MAXIMUM F.A.R.: 2.5 TD / TABLE 30-2  
 ALLOWABLE HEIGHT: UP TO 4 STORES (TABLE 30-2)  
 SOUND TRANSMISSION: STC OF 50 AT SEPARATION WALLS and 1/2 OF 50 AT FLOOR/CEILING (SECTION 1201) (CURRENTLY NOT APPLICABLE)  
 OCCUPANCY LOAD: 1/1000 x 10,19 (10 OCCUPANTS)  
 L.S. LANDSCAPING: TITLE 33 30.248 LANDSCAPING & SCREENING (SECTION C SUB 2) 8' HIGH EVERGREEN AND LARGE, MEDIUM OR SMALL TREE REQUIRED  
 CURRENT PROJECT: 278 TOTAL LOT COVERAGE

### BUILDING ENVELOPE REQUIREMENTS:

- ROOFS (SEE 2022 OREGON RULES) R-10
  - WALLS ABOVE GRADE (SEE 2022 OREGON RULES) R-10
  - FLOORS (INDOOR JOISTS) R-50
  - FLOORS (SLOPE ON JOISTS) R-50
  - DOORS (SEE 2022 OREGON RULES) U-0.25
- ~~ENERGY CODE COMPLIANCE: ASHRAE 90.1-2001 and 90.1-2010~~

**POWERHOUSE DESIGN**

DATE: 05/11/2022  
 TIME: 10:00 AM  
 PROJECT: 317 NE SACRAMENTO ST.  
 SHEET: COVER SHEET  
 DRAWN BY: JULIAN  
 CHECKED BY: JULIAN

PROJECT: 317 NE SACRAMENTO ST.  
 PROJECT: SACRAMENTO ST.  
 OWNER: #12 GROUP LLC.

DATE: 05/11/2022  
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(E) FRONT ELEVATION (annotated)  
SCALE: 1/4" = 1'-0"

RIGHT-SIDE ELEVATION (EAST) (annotated)  
SCALE: 1/4" = 1'-0"

LEFT-SIDE ELEVATION (WEST) (annotated)  
SCALE: 1/4" = 1'-0"

NOTE:  
 GRADES & FINISH LINES SHOWN ARE APPROXIMATE AND TO BE VERIFIED BY THE CONTRACTOR.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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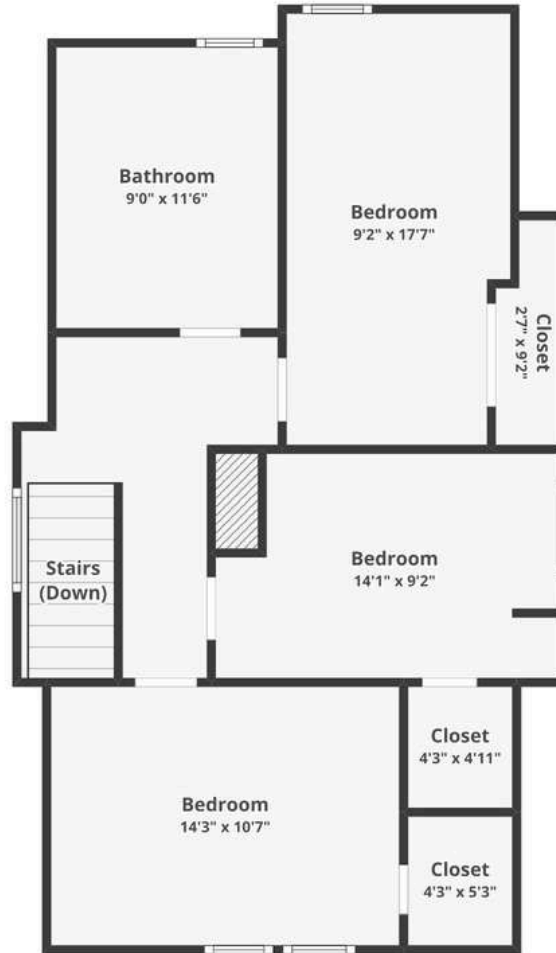
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NE SACRAMENTO ST.



FLOOR 1



FLOOR 2



BASEMENT

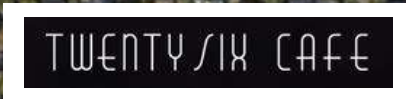
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Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

# Key Businesses & Retailers

317 NE Sacramento St, Portland, OR 97212





SUBJECT PROPERTY



# Demographics & Traffic

317 NE Sacramento St, Portland, OR 97212



# Demographic and Traffic Count Report

Category	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2029 Projection	26,780		224,284		398,141	
2024 Estimate	26,780		224,284		398,141	
2020 Census	26,405		222,405		401,991	
Growth 2024–2029	1.42%		0.84%		-0.96%	
Growth 2020–2024	1.42%		0.84%		-0.96%	
<b>2024 Population by Hispanic Origin</b>	<b>2,588</b>		<b>21,224</b>		<b>40,832</b>	
<b>2024 Population</b>	<b>26,780</b>		<b>224,284</b>		<b>398,141</b>	
White	18,522	(69.16%)	163,189	(72.76%)	285,990	(71.83%)
Black	2,826	(10.55%)	13,845	(6.17%)	22,238	(5.59%)
Am. Indian & Alaskan	146	(0.55%)	1,186	(0.53%)	2,308	(0.58%)
Asian	1,048	(3.91%)	10,978	(4.89%)	22,304	(5.60%)
Hawaiian & Pacific Island	60	(0.22%)	398	(0.18%)	1,008	(0.25%)
Other	4,178	(15.60%)	34,687	(15.47%)	64,293	(16.15%)
U.S. Armed Forces	0		0		20	
<b>Households</b>						
2029 Projection	13,321		112,195		183,922	
2024 Estimate	13,361		112,636		185,433	
2020 Census	13,204		111,778		187,511	
Growth 2024–2029	-0.30%		-0.39%		-0.81%	
Growth 2020–2024	1.19%		0.77%		-1.11%	
Owner Occupied	4,035	(30.20%)	41,857	(37.16%)	82,383	(44.43%)
Renter Occupied	9,326	(69.80%)	70,778	(62.84%)	103,051	(55.57%)
<b>2024 Households by HH Income</b>	<b>13,362</b>		<b>112,635</b>		<b>185,434</b>	
Income: <\$25,000	2,740	(20.51%)	18,562	(16.48%)	27,858	(15.02%)
Income: \$25,000–\$50,000	1,814	(13.58%)	16,867	(14.97%)	26,399	(14.24%)
Income: \$50,000–\$75,000	1,696	(12.69%)	13,637	(12.11%)	23,142	(12.48%)
Income: \$75,000–\$100,000	1,271	(9.51%)	12,281	(10.90%)	21,033	(11.34%)
Income: \$100,000–\$125,000	1,186	(8.88%)	10,344	(9.18%)	18,503	(9.98%)
Income: \$125,000–\$150,000	1,031	(7.72%)	8,407	(7.46%)	14,446	(7.79%)
Income: \$150,000–\$200,000	1,300	(9.73%)	11,724	(10.41%)	19,595	(10.57%)
Income: \$200,000+	2,324	(17.39%)	20,813	(18.48%)	34,458	(18.58%)
<b>2024 Avg Household Income</b>	<b>\$115,344</b>		<b>\$120,825</b>		<b>\$122,976</b>	
<b>2024 Med Household Income</b>	<b>\$83,477</b>		<b>\$89,761</b>		<b>\$93,206</b>	



No	Collection Street	Cross Street	Avg. Daily Traffic	Distance
1	NE M L King Blvd	NE Tillamook St	26,670	0.14
2	NE Rodney Ave	NE Russell St	940–946	0.10
3	NE Sacramento St	NE MLK Blvd	799	0.05
4	Northeast Russell Street	NE 7th Ave	357–358	0.09
5	Northeast Thompson Street	N Williams Ave	196	0.13

# Discover Growth & Opportunity

317 NE Sacramento St, Portland, OR 97212



# About Portland, Oregon

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Portland, Oregon serves as a leading economic center for the Pacific Northwest, supported by a diverse business base spanning technology, manufacturing, healthcare, logistics, and creative industries. Its strategic location—paired with direct access to the Port of Portland, major interstate corridors, rail systems, and international air transport—creates a strong foundation for commerce and distribution.

The city's educated workforce, anchored by institutions such as Portland State University and the Oregon Health & Science University, attracts companies seeking innovation, research partnerships, and long-term growth potential. Ongoing infrastructure improvements, transit accessibility, and active neighborhood redevelopment efforts further strengthen the region's stability.

With relatively competitive operating costs compared to other West Coast metros, Portland continues to appeal to investors looking for a resilient, well-connected market with strong demand drivers and consistent economic momentum.



# Discover Portland's Growth and Opportunity

## Economic Expansion

- Central Eastside Industrial District Growth: The Central Eastside has evolved into one of Portland's strongest employment hubs, blending manufacturing, creative offices, tech startups, and distribution facilities. Continued redevelopment and business migration into the district have strengthened local job creation and expanded the city's commercial footprint.
- South Waterfront Redevelopment: Portland's South Waterfront continues to expand with new residential towers, life-science laboratories, OHSU research facilities, and mixed-use development. The area's transformation supports major employment centers and drives sustained local economic activity.

## Infrastructure and Transportation

- Regional Transportation Network: Portland benefits from a comprehensive and interconnected transportation system, including I-5, I-84, and Highway 26. These routes support efficient movement of goods and commuters throughout the metro and across the Pacific Northwest, enhancing the region's logistics competitiveness.
- TriMet Transit Enhancements: Investments in Portland's transit system—including MAX Light Rail expansions, improved bus service, and future high-capacity transit corridors—continue to improve mobility and strengthen access between key employment, residential, and commercial districts.



## Urban Revitalization and Development Projects

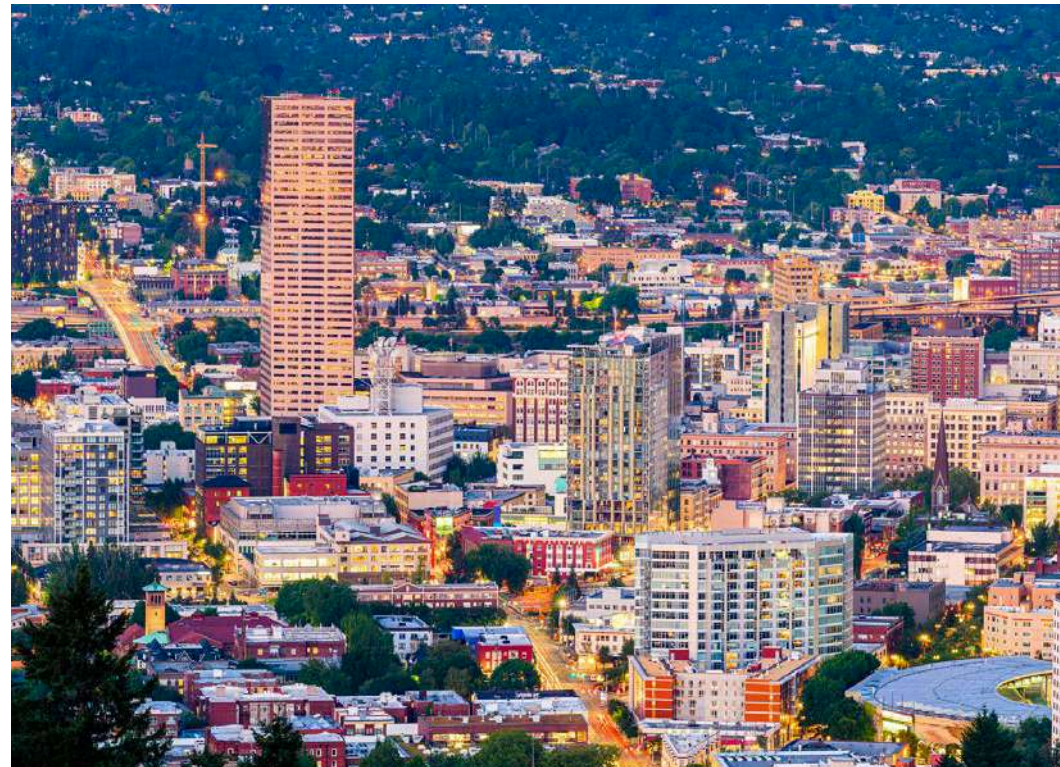
- OMSI District Master Plan (Future Development): Located immediately north of this site in the Central Eastside, the City-approved OMSI District Master Plan is a transformative, 24-acre redevelopment effort to create a vibrant, transit-oriented, mixed-use neighborhood. This vision includes up to 1,200 units of new market rate and affordable housing, a new Waterfront Education Park, and millions of square feet of new commercial, cultural, and innovation space. This significant project is designed to be an economic growth driver and enhance the Central Eastside riverfront.
- Concordia & NE Portland Initiatives: Northeast Portland neighborhoods are experiencing reinvestment through mixed-use projects, community infrastructure improvements, and infill residential development. These initiatives aim to support local businesses, enhance streetscapes, and increase housing options to meet evolving community needs.



<https://omsi.edu/future-omsi-district/>

## Population Growth and Community Development

- Metro Population Growth: The Portland metropolitan area has experienced steady population increases driven by strong job markets, lifestyle appeal, and inbound migration from other West Coast cities. This trend reinforces consistent demand for housing, commercial services, and employment centers throughout the region.
- Housing and Affordability Efforts: Portland continues to introduce new residential communities, mixed-income housing, and redevelopment projects aimed at supporting population growth. These efforts ensure diverse living options for families, young professionals, and workers across the metro.





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