

Land For Sale or Lease

409 NW Glisan St
Portland, OR 97209



Call for pricing information

Property Summary

CBRE Capital Markets, as exclusive advisor, is pleased to present a rare opportunity to acquire 0.46 acres (20,000 SF) of high-density, centrally zoned commercial land located in Portland's Old Town neighborhood.

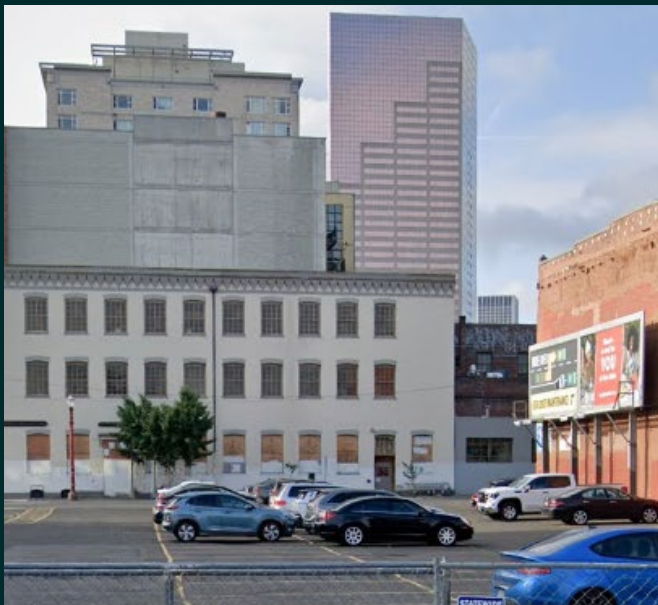
This highly visible parcel offers exceptional potential for development in the heart of the city, with unmatched access to major transit, vibrant local amenities, and the dynamic energy of Portland's urban core.

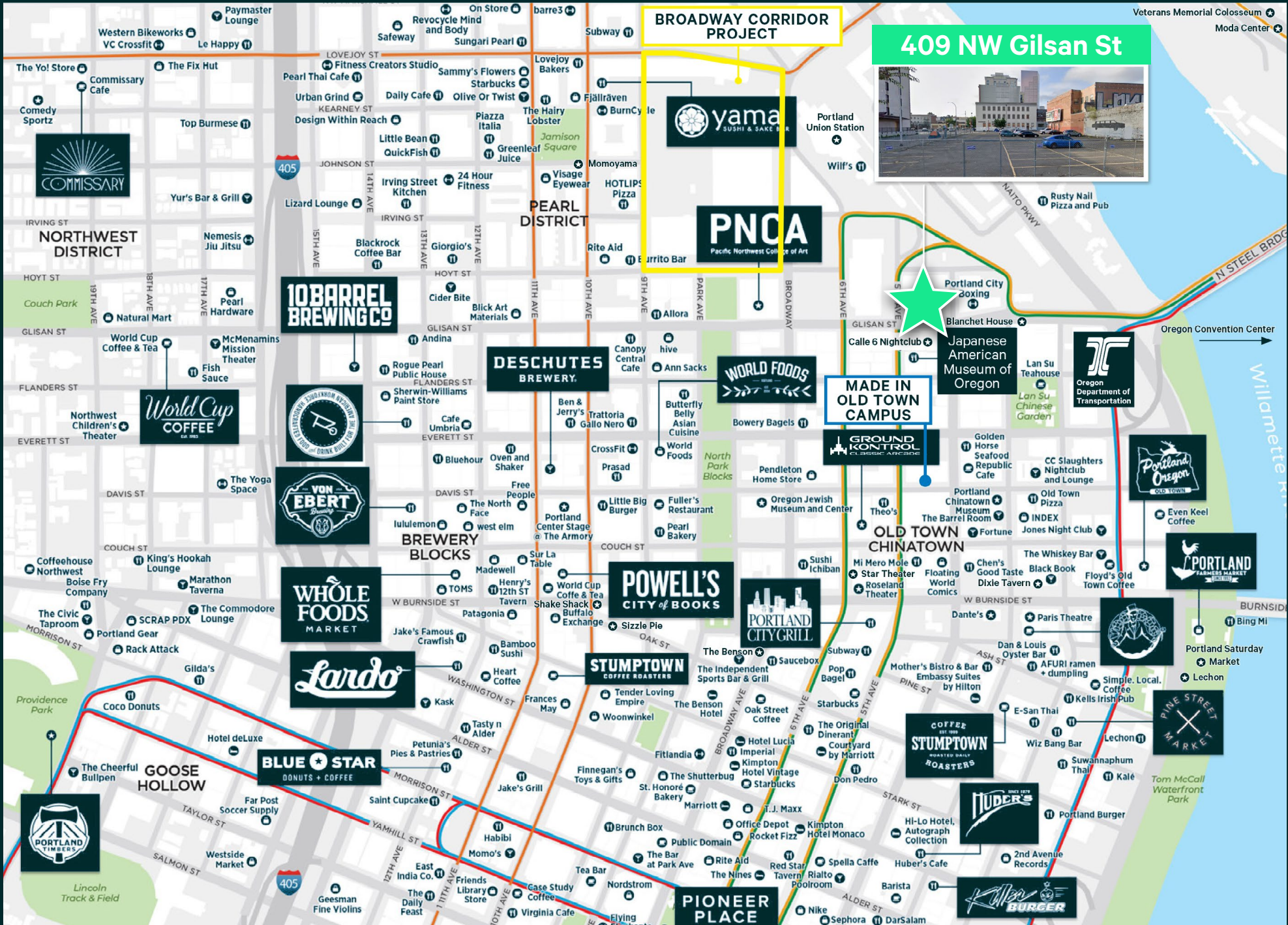
Investors have a rare chance to actively shape the future of downtown Portland's urban core. Just two blocks east of the Broadway Corridor Project site, this property offers a strategic location to capture the anticipated growth and revitalization.

The momentum sparked by the transformative project is expected to set off a domino effect across the surrounding neighborhoods, drawing new businesses, residents, and energy to the area. Seizing opportunities in this dynamic environment positions forward-thinking investors at the forefront of Portland's next chapter.

Sale Price:	Call for pricing information
Parcel	R141458
Current Use	Parking Lot
Land SF	± 20,000
Land AC	± 0.46
Zoning	CX - Central Commercial High Density
Jurisdiction	City of Portland
Overlay	d - Design
Plan District	CC - Central City
Base FAR	6:1
Bonus FAR	3:1*
Base Height	250'
Bonus Height	75'
Required Ground Floor Active Use	NW Glisan Frontage

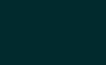
*Conditions apply. See Central City Plan 33510 and verify Bonus FAR and Bonus Height eligibility with the City of Portland.





BROADWAY CORRIDOR PROJECT

409 NW Gilisan St



1.0

Opportunity Zone

409 NW Glisan St is located within a federally designated Opportunity Zone.

2.0

Opportunity Zone

409 NW Glisan St is located within a census tract that is eligible for Opportunity Zone 2.0.

Please consult your tax advisor before making an offer.

Demographic Profile

Portland's diversity is also one of its greatest strengths. It allows the city to celebrate its many cultures and traditions.

Portland provides a vibrant and exciting atmosphere for residents and visitors alike. The city's diversity is also reflected in its food, art, music, and other cultural offerings. Portland is also a young city with the median age being 37 years old, making Portland a great place for young people to start their careers and families.



A DYNAMIC STARTUP CULTURE & TECH MARKET

A relatively low cost of operating a business and access to an educated workforce has made Portland a popular alternative to Seattle and San Francisco for tech startups, relocations and expansions.



TRANSIT

Portland has been nationally recognized for urban planning and high-capacity public transportation, with livable neighborhoods that connect residents to employers, amenities and services throughout the region. Portland boasts one of the shortest rush hour commute times of any major West Coast city. Still, many residents opt not to drive, making access to transit extremely important.

Affluent Population Median Household Income

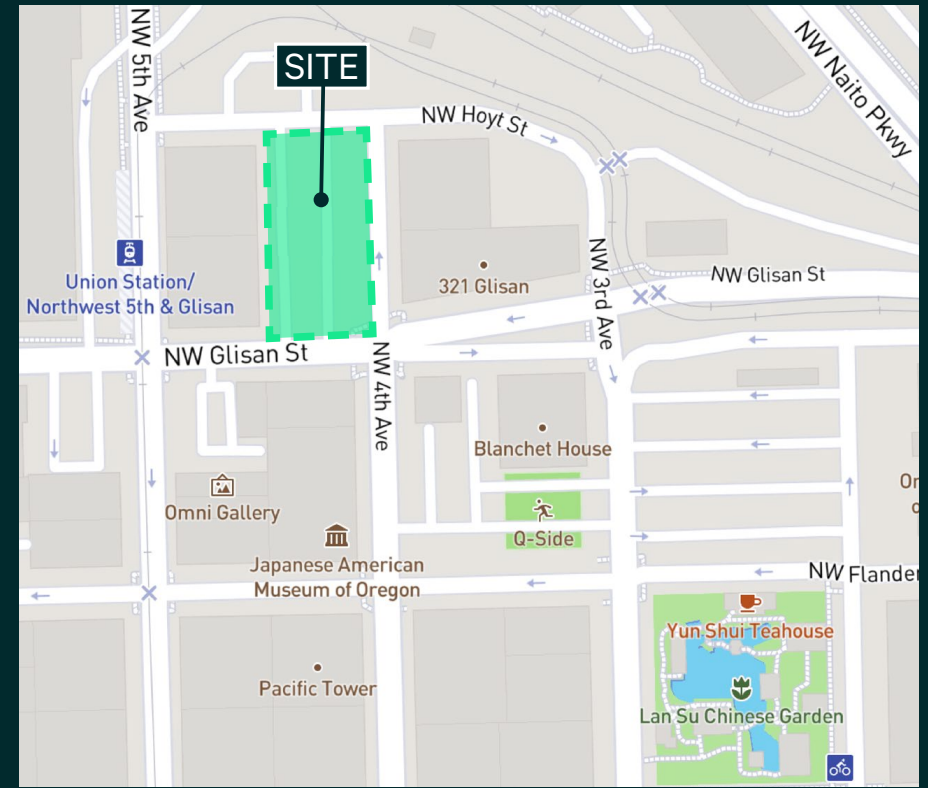
	2023	2028
Portland	\$87,932	\$102,976
Salt Lake	\$83,696	\$97,910
Austin	\$89,695	\$100,805
Nashville	\$76,579	\$86,933

Population Growth Estimated Projected

	2023	2028
Portland	2,583,167	2,644,125
Salt Lake	1,307,983	1,354,092
Austin	2,499,236	2,739,628
Nashville	2,116,378	2,255,179

Experienced Workforce Average Age

	2023
Portland	39.00
Salt Lake	33.20
Austin	35.20
Nashville	38.20



Contact Us

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