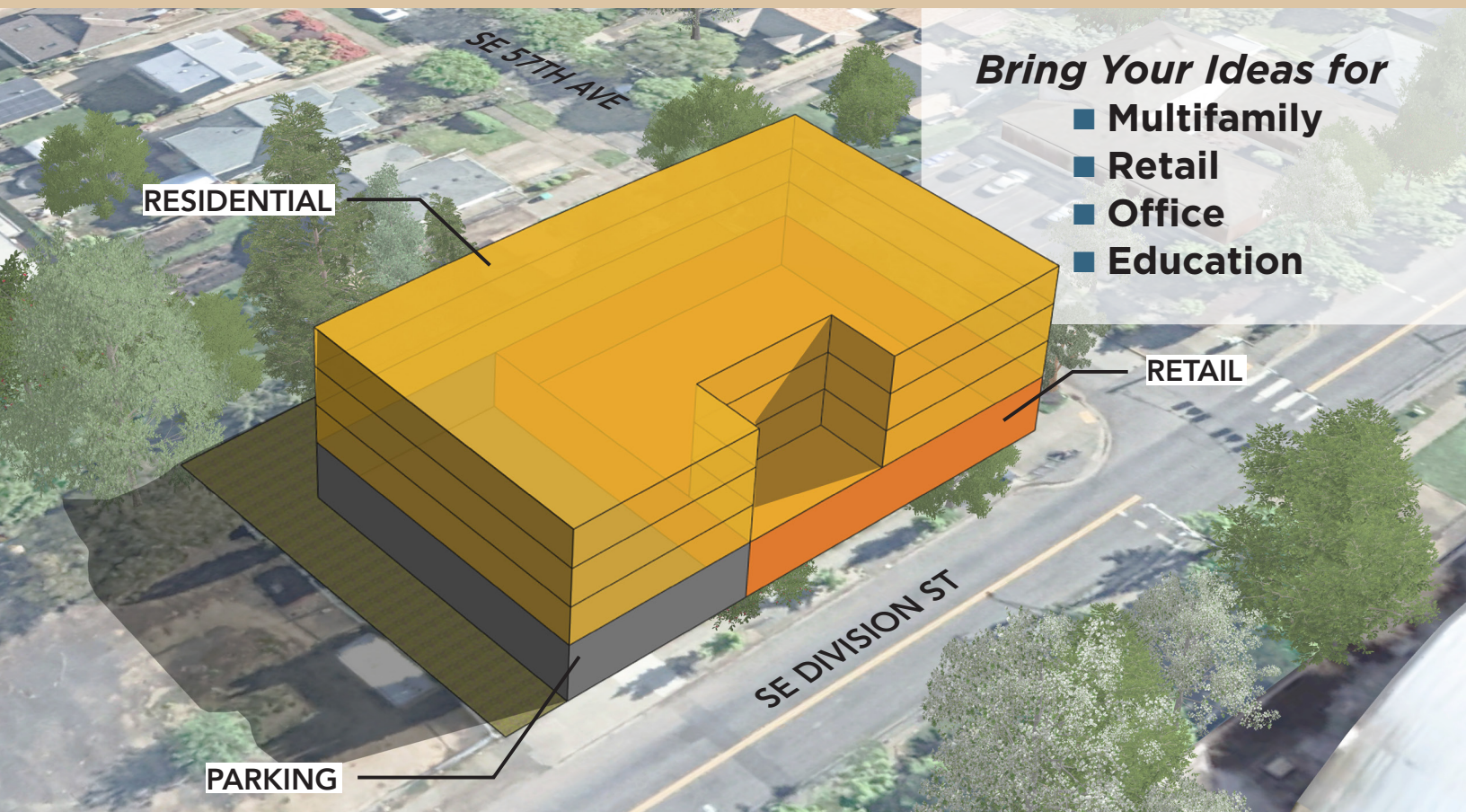


# FOR SALE

## PERFECT MT. TABOR DEVELOPMENT SITE

5633 S.E. Division St.



*Bring Your Ideas for*

- Multifamily
- Retail
- Office
- Education

**H**ere is one of the best right sized development sites in all of Eastside Portland. Located on the southern slopes of Mt. Tabor this property is part of one of the most serene and stately neighborhoods in the city.

This site lies blocks from the 200 acres of green space of much revered cinder cone of Mt Tabor Park with its miles of trails, roads for biking, picturesque reservoirs, thousands of old growth trees and unique and spectacular views of Portland and the West Hills. The potential to develop a special project here is enticing.

**Price \$1,200,000**  
**(\$85 psf)**

For More Information Contact:

**Todd DeNeffe**

**todd@cascadecre.com**

**503-705-6380**

  
**Cascade Commercial**  
REAL ESTATE, LLC

- 14,040 sf South facing, Flat & Ready to Build Site with very efficient Rectangular Layout. All utilities are readily available to the site.
- Small 1000 sf café event space building on site providing income for temporary carrying till development occurs.
- Zoned CM2 A highly desirable medium-scale commercial mixed-use zone allowing for heights up to 45' and higher with bonus'.
- Located along popular and active SE Division commercial corridor and within walking distance of multiple food/beverage and retail amenities.
- Highly regarded Atkinson Middle School and beautifully renovated Franklin High School located across the street. Portland Community College's Southeast Campus and Warner Pacific College less than a Mile



# Development Information Scenarios...Ideas

The site has the very flexible and desirable zoning of Commercial Mixed Use (CM2) City of Portland.

- Floor to Area Ratio (FAR) 2.5:1. Which for this site would allow approximately 35,000 sf of building area. With Bonus can be 4:1 which would increase building area to 56,000 sf.
- Height Allowance: 45' With Bonus 55'.
- 15% Minimum Landscaping.
- No on site parking requirements.

## Here are a Couple Potential Development Ideas.



### Multifamily Maximum Development Scenario

- 50,000 sf of rentable area in 5 Story Configuration.
- 5 story structure with 4 stories of residential with ground floor retail and tuck under parking.
- 45 Units in equal 1-2 bedroom unit mix.
- 5000 sf of retail with 12 tuck under level parking spaces on ground level.



### Multifamily Less Dense Development Scenario

- 35,000 rentable area in 4 story configuration.
- 4 story structure with 3 stories of residential with ground floor retail
- 35 Units in equal 1-2 bedroom unit mix.
- 5000 sf of retail and 12 tuck under parking spaces on ground level.

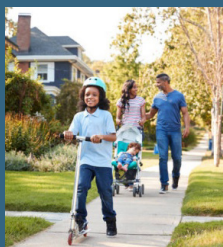
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# Surrounding Mt Tabor Neighborhood

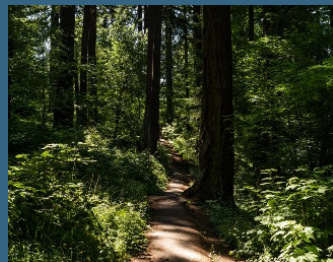
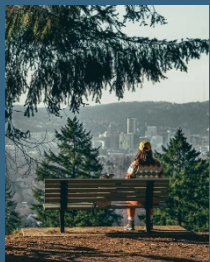
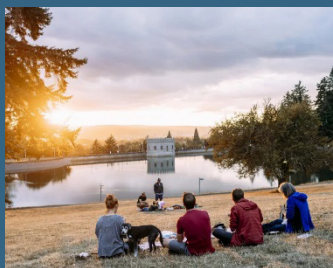


## **History, Nature, Convenience, Access, Elegant**

The Subject Property is located in one of the most desirable and attractive neighborhoods in the City... Mt. Tabor. Mount Tabor is a highly desirable, scenic Southeast Portland neighborhood known for its tranquil, homey residential feel and its namesake 200-acre park located on a dormant volcano which offers panoramic city views, forested hiking trails, picnic areas and a dog park. Hawthorne and Belmont street amenities for places to grab coffee, a cocktail or beer, nosh at some great restaurants or shop, get healthy at various healthcare providers or shop and find that great addition to your close or home are all nearby. The area also features some of Portland's most beautiful historic architecturally significant homes many dating back over 100 years all framed around some of Portland's most majestic beautiful heritage trees.

## **Mt. Tabor Park**

Mt. Tabor Park at over 200 acres encompasses a former volcano cindercone in Portland's eastside. It dates back to 1894 to when the city built two large water reservoirs to serve the city's growing population. Soon thereafter the growing and affluent surrounding residents demanded more park land so the city acquired close to 200 acres around the 600' high butte and worked with world famous park designer John Olmstead to create an open space masterpiece with meandering trails interrupted by grassy open spaces, long artistic staircases and unique botanical plantings. Decades following, the parks department added picnic areas, tennis and basketball courts, playgrounds, a music amphitheater and in the 1950's the famous soap box derby course that doubled as a slow moving circular roadway to the top of the cinder cone. Mt Tabor Park offers unparalleled views of downtown, 100 year old fir trees, plentiful trails and spaces to walk, jog, play with your dog or just sit and enjoy the natural surroundings. It is Portland's most visited park and has received many awards and rankings as one of the best city parks in the US.

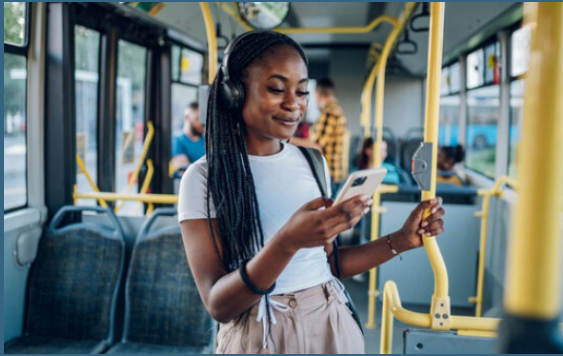




## Transportation Retail Amenities Nearby

The Subject site is located on the main arterial of SE Division which has excellent transportation access to neighborhoods; freeways and a wealth of places to shop...eat...drink..and be entertained.

SE Division has one of the best mass transit options in the whole city with the recent \$140 million Trimet FX2-Division (Frequent Transit) system. This amazing transportation upgrade speeds up by over 40% bus access from downtown Portland all the way to 150,000 population of suburb city of Gresham. It entails 60' articulated buses coming every 12 minutes to increased station sites with connections to light rail and trolley. There are two Trimet rapid transit stations within blocks of the subject site.



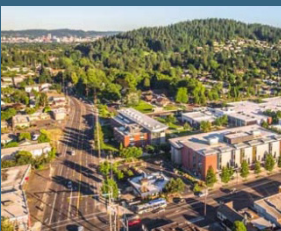
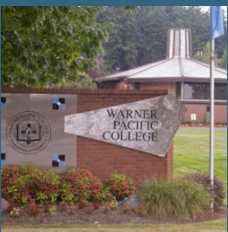
## Walk & Bike Friendly to Great Neighborhood Spots

You do not need a car to enjoy and visit the active and amenity rich nearby neighborhoods. The site and neighborhood is incredibly bike and pedestrian friendly and accessible. There are two bike boulevards within blocks along SE Clinton and SE Lincoln that run from the Willamette River to I-205. There are also safe wide sidewalks around the subject site and the surrounding streets allowing for extensive safe walkability.



There is some great places to walk or bike to in close proximity such as the great coffee shops of Rain & Shine or Portland's coffee superstar.. Stumptown Coffee. LeChelle the late and famous Nancy Pomeroy's neighborhood French style bistro is just down the street. Innovative Game Café Capes and Crepes is nearby.





## Schools in the Neighborhood

This site has quick access to multiple desirable educational facilities and campuses.

**Atkinson Elementary School:** This elementary school sits directly across the street from the subject site. It entails grades kindergarten through 5th Grade and has a 10/10 rating and rates in the top 20% of PPS 60 elementary schools in student progress and test score ratings. There is approximately 350 students.

**Franklin High School:** This high school sits blocks to the south of the subject site. This 1915 historic southeast Portland received a \$140 million renovation in 2017. This 287,000-SF renovation project with historical component included a 144,000-SF of new construction which included a new standalone 1700 capacity gymnasium with 3 courts, performing arts center, student commons, cafeteria and an industrial technology building. The new performing arts center includes a 497-seat theater with orchestra pit and full fly loft. The space also includes a separate black box theater for smaller productions and support spaces such as applied arts. The project also includes the renovation of approximately 143,000-SF of existing buildings, which were originally constructed in phases as early as 1915. The renovation work includes new classroom and administrative spaces. Portions of Franklin High School have been deemed historically significant. There is also a renovated outdoor football stadium, track and field, weight rooms and new baseball and softball fields and tennis courts.

**Warner Pacific University:** This higher education urban liberal arts institution sits on 17 acres just down SE Division on a serene 17 acre campus. With over 50 majors/minors is ranked #6 regional colleges in the West.

**Portland Community College Southeast Campus:** This 18 acre newer campus of the largest community college system in the Northwest of Portland Community College (PCC) entails over 200,000 sf in 6 different buildings. As one of the most diverse campus' of PCC with over 45 languages spoken; dozens of technical and academic programs serving over 11 students annually lies along SE Division at 82nd Avenue.