



FOR SALE



ALBERTA STREET DEVELOPMENT OPPORTUNITY

Multifamily / Retail Development Land

Lot Size: ± 10,080 SF | **Price:** ~~\$1,810,000~~ \$1,350,000 (\$134/SF)

526 NE Alberta St Portland, OR 97211

- Prime Development Corner in Alberta Neighborhood.
- Desirable and vibrant neighborhood community.
- Nearby many notable retailers, restaurants and amenities including the brand new Cascada Hotel.
- Zoning: CM2 (Commercial/Mixed Use 2) - [View Online](#)

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PROPERTY SUMMARY



PROPERTY OVERVIEW

Address	526 NE Alberta St Portland, OR 97211
Parcel	R206406
Asset Type	Development Land
Sale Price	\$1,810,000 \$1,350,000 (\$134/SF)

DEVELOPMENT STANDARDS

Property Zoning	CM2 (Commercial/Mixed Use 2) - View Online
Land Size	±10,080 SF
FAR	2.5:1 – 4:1 with bonuses
Max Developable Area	40,320 SF
Height Limit	45'

Located along Portland's vibrant Alberta Street, 526 NE Alberta St. is a prime corner lot ideal for residential or mixed-use development. Surrounded by popular cafes, boutiques, art galleries, and restaurants, this high-visibility lot is steps from everything that makes the neighborhood one of Portland's most sought-after destinations. With favorable CM2 zoning allowing for retail and multi-family development in a walkable, bike-friendly location, 526 NE Alberta St. is a prime chance to invest in one of the city's most dynamic corridors.

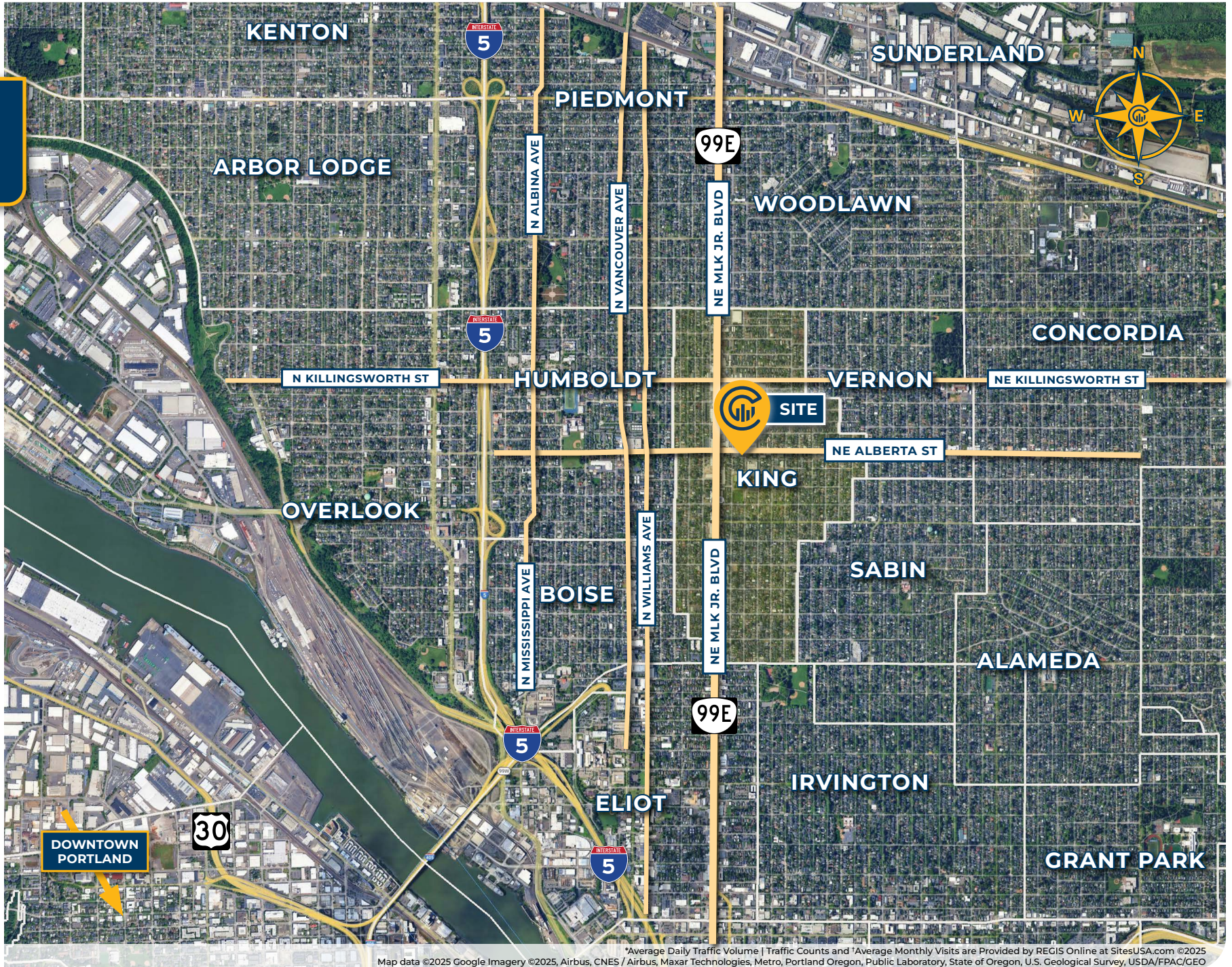
The property is located near the Alberta Alive Project, which has a mission to celebrate and strengthen historically Black North/Northeast neighborhoods by providing affordable housing. The Alberta Alive is a collection of three apartment buildings that provide 115 homes in the area.

Nearby Highlights

- Desirable Alberta Street Location
- 4 Blocks from Cascada Hotel and Wellness Center
- Nearby Many Notable Restaurants and Bars
- Close to MLK Jr. Blvd. and I-5 Freeway
- Located Within a Qualified Difficult Development Area (DDA)



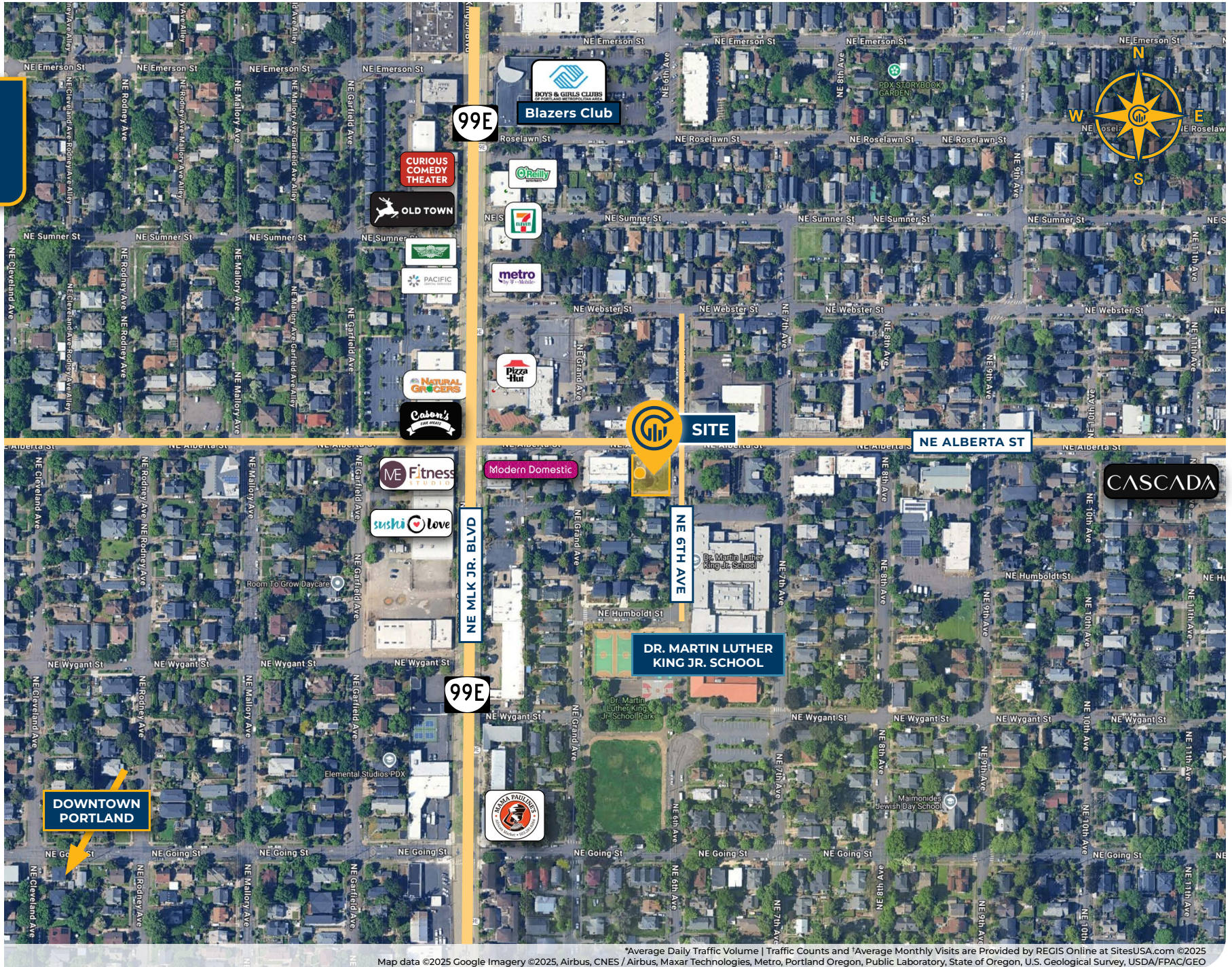
AERIAL MAP



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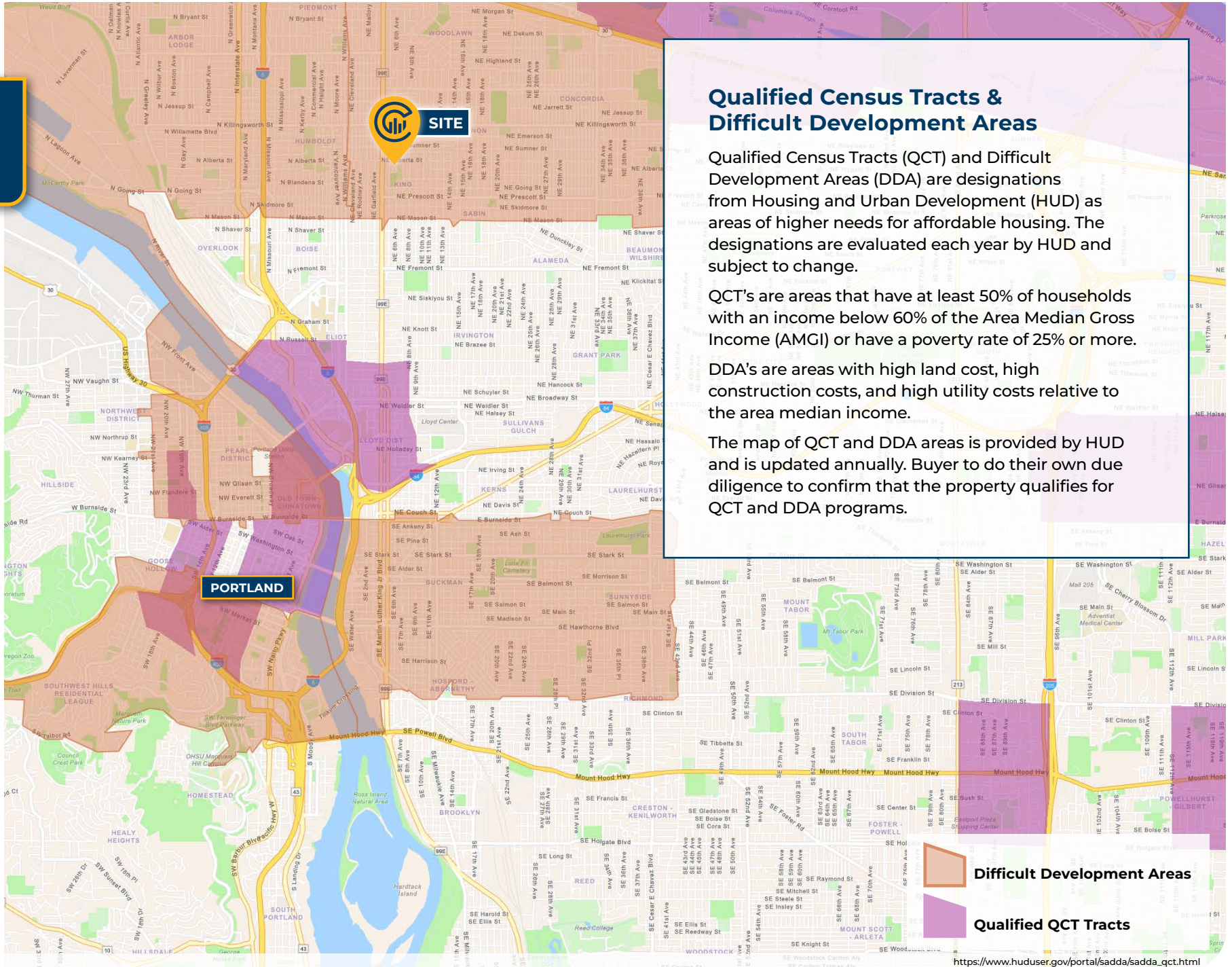
LOCAL AERIAL MAP

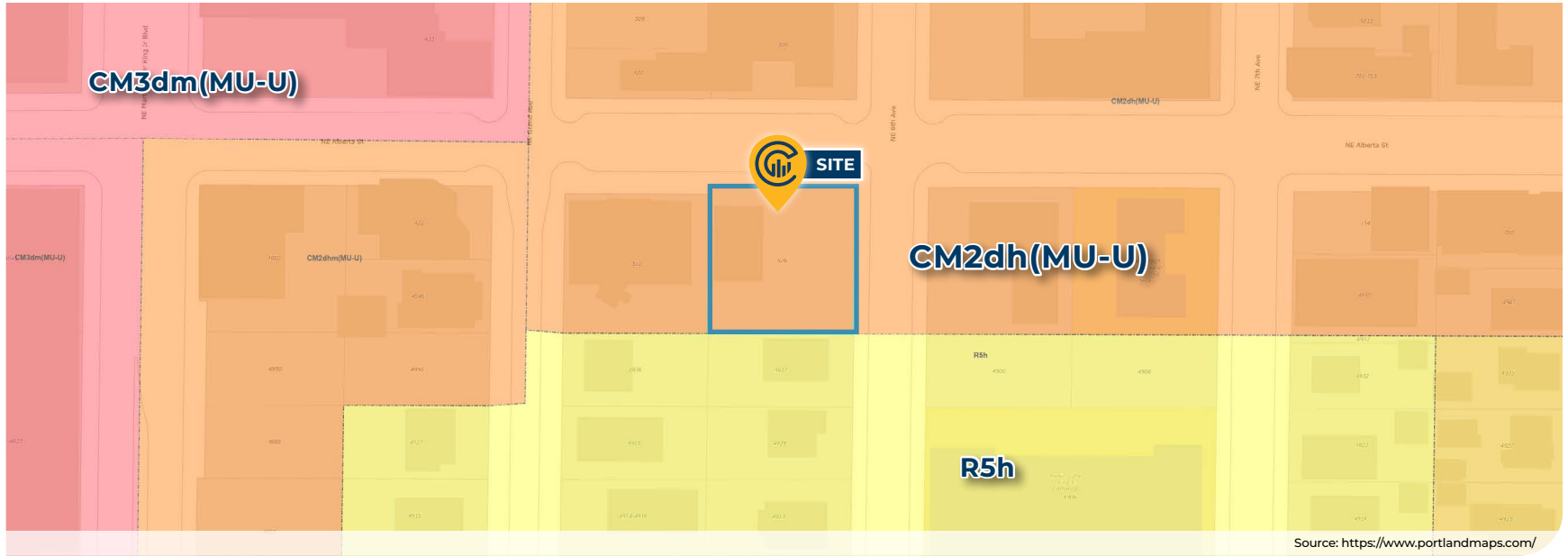


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QCT & DDA OVERVIEW





Source: <https://www.portlandmaps.com/>

Table 130-1
Commercial/Mixed Use Zone Primary Uses

Use Categories	CR	CM1	CM2	CM3	CE	CX
Residential Categories						
Household Living	Y	Y	Y	Y	Y	Y
Group Living	Y	Y	Y	Y	Y	Y
Commercial Categories						
Retail Sales And Service	L [1]	L [1]	Y	Y	Y	Y
Office	L [1]	L [1]	Y	Y	Y	Y
Quick Vehicle Servicing	N	L [1]	L [1]	L [1]	Y	N
Vehicle Repair	N	N	Y	Y	Y	L [4]
Commercial Parking	N	N	L [8]	L [8]	Y	CU [8]
Self-Service Storage	N	N	N	L [3]	L [3]	L [3]
Commercial Outdoor Recreation	N	N	Y	Y	Y	Y
Major Event Entertainment	N	N	CU	CU	CU	Y
Industrial Categories						
Manufacturing and Production	N	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]
Warehouse and Freight Movement	N	N	N	L [2,4]	L [2,4]	N
Wholesale Sales	N	N	L [2,4]	L [2,4]	L [2,4]	L [2,4]
Industrial Service	N	N	CU [2,4]	CU [2,4]	CU [2,4]	CU [2,4]
Bulk Fossil Fuel Terminal	N	N	N	N	N	N
Railroad Yards	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N
Institutional Categories						
Basic Utilities	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]
Community Service	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]
Parks and Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	Y	Y	Y
Colleges	N	Y	Y	Y	Y	Y
Medical Centers	N	Y	Y	Y	Y	Y
Religious Institutions	Y	Y	Y	Y	Y	Y
Daycare	Y	Y	Y	Y	Y	Y

Table 130-1
Commercial/Mixed Use Zone Primary Uses

Use Categories	CR	CM1	CM2	CM3	CE	CX
Other Categories						
Agriculture	L [9]	L [9]	L/CU [10]	L/CU [11]	L/CU [11]	L/CU [10]
Aviation and Surface Passenger Terminals	N	N	N	N	CU	CU
Detention Facilities	N	N	N	CU	CU	CU
Mining	N	N	N	N	N	N
Radio Frequency Transmission Facilities	N	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]
Rail Lines and Utility Corridors	N	CU	CU	CU	CU	CU

Y = Yes, Allowed
CU = Conditional Use Review Required

L = Allowed, But Special Limitations
N = No, Prohibited

- Notes:
- The use categories are described in Chapter 33.920.
 - Regulations that correspond to the bracketed numbers [] are stated in 33.130.100.B.
 - Specific uses and developments may also be subject to regulations in the 200s series of chapters.

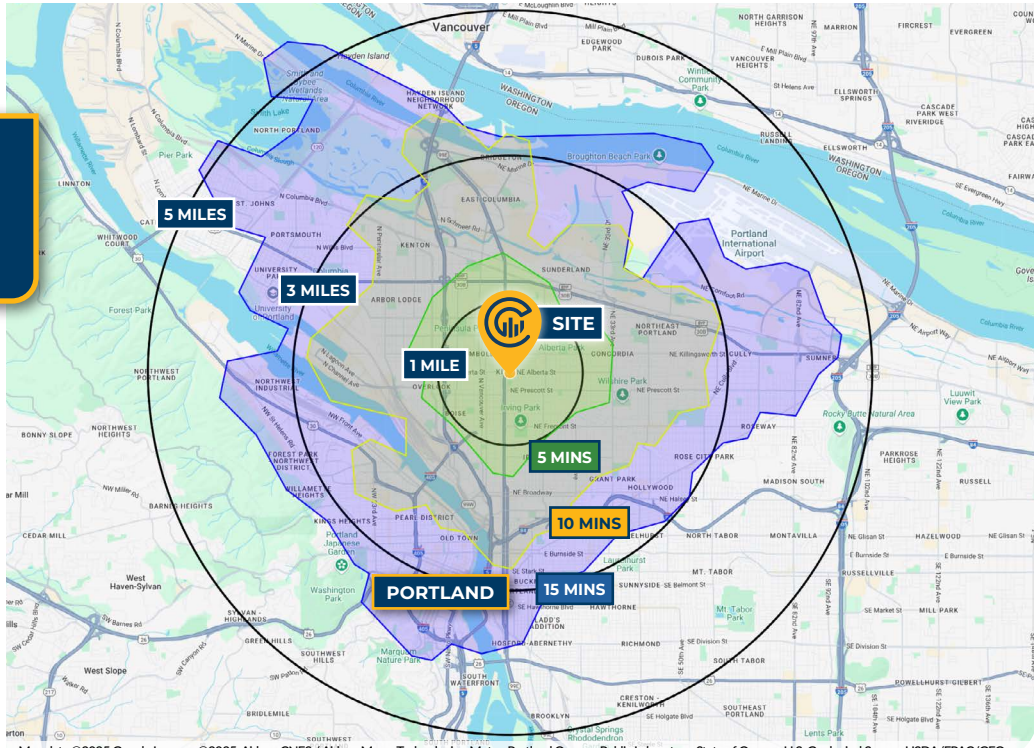
33.130.030 Characteristics of the Zones

C. Commercial/Mixed Use 2 zone. The Commercial/Mixed Use 2 (CM2) zone is a medium- scale zone intended for sites in a variety of centers, along corridors, and in other mixed use areas that have frequent transit service. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to four stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, provide a strong relationship between buildings and sidewalks, and complement the scale of surrounding residentially zoned areas.

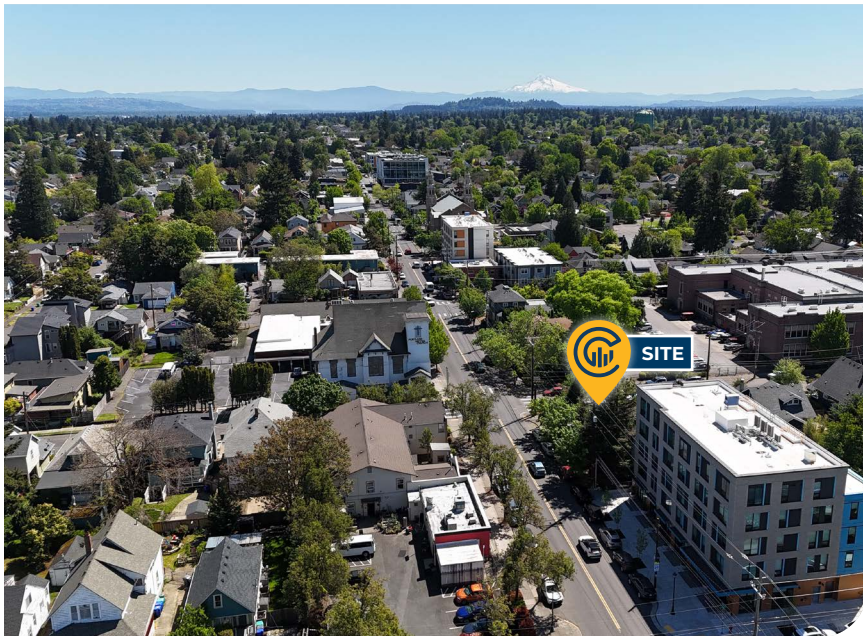
[View Zoning Code Online](#)



DRIVE TIMES & DEMOGRAPHICS



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89

Walk Score®
"Very Walkable"



100

Bike Score®
"Biker's Paradise"



48

Transit Score®
"Some Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	32,616	185,972	366,132
2029 Projected Population	32,833	185,564	363,332
2020 Census Population	34,268	181,036	361,232
2010 Census Population	28,036	148,668	310,969
Projected Annual Growth 2024 to 2029	0.1%	-	-0.2%
Historical Annual Growth 2010 to 2024	1.2%	1.8%	1.3%
Households & Income			
2024 Estimated Households	14,787	91,247	177,511
2024 Est. Average HH Income	\$155,413	\$139,178	\$137,046
2024 Est. Median HH Income	\$113,349	\$103,174	\$101,682
2024 Est. Per Capita Income	\$70,592	\$68,679	\$66,802
Businesses			
2024 Est. Total Businesses	2,128	18,665	34,195
2024 Est. Total Employees	11,462	173,818	309,274

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

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