



FOR SALE



NE IRVING OWNER/USER OR INVESTMENT OPPORTUNITY

± 2,824 SF Building | 5,000 SF Lot
Sale Price: \$750,000 (\$266/SF)

1818 NE Irving St, Portland, OR 97232

- Unique opportunity for Owner/User to occupy entire building or partial building while collecting additional in-place income
- Convenient, easily accessible location in the Kerns Neighborhood with close proximity to I-84 and NE Sandy Blvd
- Located within walking distance from many popular restaurants, coffee shops, and other amenities on and around NE Sandy Blvd.
- **Zoning***: Residential Multi-Dwelling 3 (RM3)

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
EVERGREEN



PROPERTY SUMMARY



FOR SALE



NE IRVING ST

PROPERTY DETAILS

Address	1818 NE Irving St, Portland, OR 97232
Building Size	± 2,824 SF
Lot Area	5,000 SF
Sale Price	\$750,000 (\$266/SF)
Zoning*	Residential Multi-Dwelling 3 (RM3)

*The property is currently operating as an office building, which is a nonconforming use under the current RM3 zoning designation. Buyer to conduct their own due diligence. - [View Online](#)

Capacity Commercial Group is pleased to present for sale 1818 NE Irving Street, a versatile owner/user opportunity located in Portland's desirable Kerns Neighborhood. The property offers a unique opportunity for an owner to occupy the entire building or a portion of it while benefiting from additional in-place rental income.

Situated within close proximity to I-84 and NE Sandy Blvd, the property provides excellent accessibility for both clients and employees. The surrounding Kerns neighborhood is one of Inner NE Portland's most vibrant commercial corridors, with an eclectic mix of dining, coffee, retail, and services all within walking distance.

Nearby Highlights

- Alliance High School
- Bantam Bicycle Works
- Bao Bao
- Benson Polytechnic High School
- Bar Casa Vale
- Canard
- Columbia Art & Drafting
- The Circuit Bouldering Gym
- The Coffin Club
- Dos Hermanos Bakery
- Dutch Bros
- Hey Love
- Ironside Training
- Jackie's
- The Jupiter Hotel
- Kann
- Lemongrass (Thai)
- Motel 6
- NORMANDIE
- Portland Coffee Roasters (HQ / Roastery)
- Portland Rock Gym
- Public Storage
- Shroom Coffee & Bar
- Soho House Portland
- Starbucks
- Triumph Coffee / Triumph Market
- Voodoo Doughnut

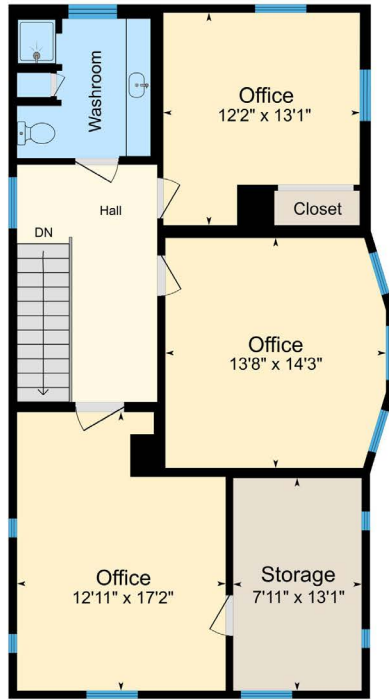


PROPERTY PHOTOS

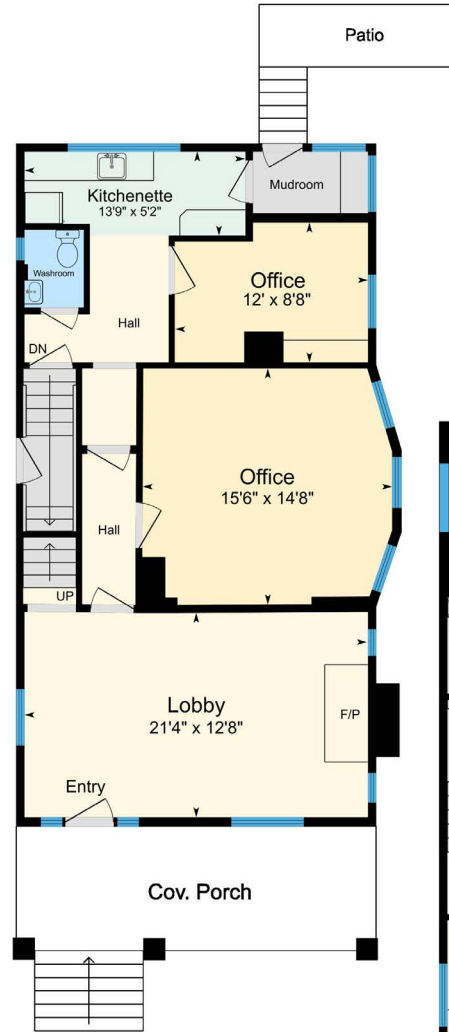




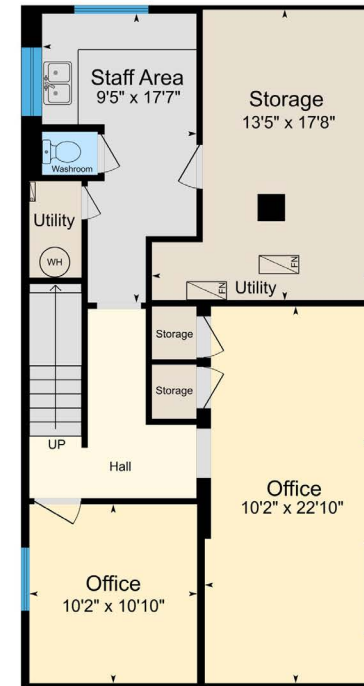
FLOOR PLAN



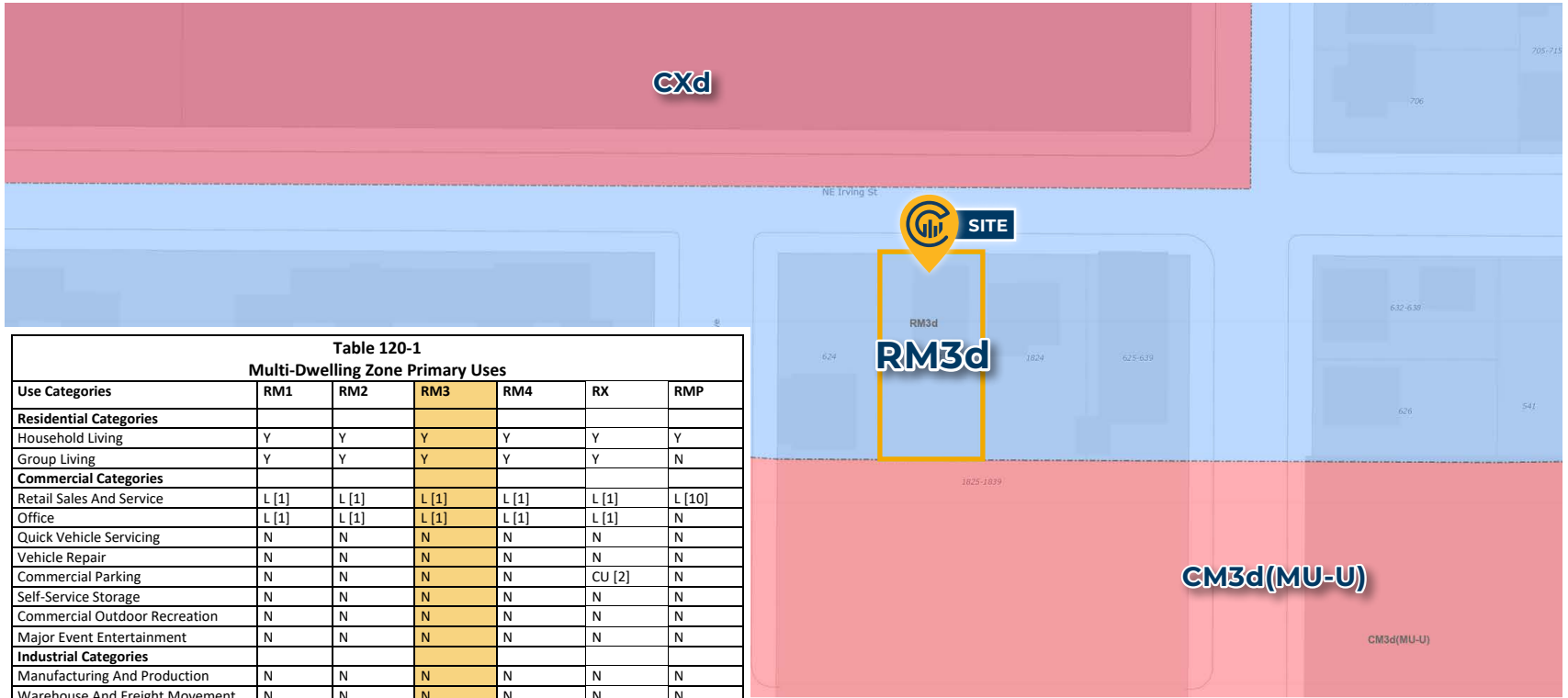
Upper 961 SF



Main 961 SF



Lower 902 SF



**Table 120-1
Multi-Dwelling Zone Primary Uses**

Use Categories	RM1	RM2	RM3	RM4	RX	RMP
Residential Categories						
Household Living	Y	Y	Y	Y	Y	Y
Group Living	Y	Y	Y	Y	Y	N
Commercial Categories						
Retail Sales And Service	L [1]	L [1]	L [1]	L [1]	L [1]	L [10]
Office	L [1]	L [1]	L [1]	L [1]	L [1]	N
Quick Vehicle Servicing	N	N	N	N	N	N
Vehicle Repair	N	N	N	N	N	N
Commercial Parking	N	N	N	N	CU [2]	N
Self-Service Storage	N	N	N	N	N	N
Commercial Outdoor Recreation	N	N	N	N	N	N
Major Event Entertainment	N	N	N	N	N	N
Industrial Categories						
Manufacturing And Production	N	N	N	N	N	N
Warehouse And Freight Movement	N	N	N	N	N	N
Wholesale Sales	N	N	N	N	N	N
Industrial Service	N	N	N	N	N	N
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	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]
Community Service	L/CU [4]	L/CU [4]	L/CU [4]	L/CU [4]	L/CU [3]	L/CU [4]
Parks And Open Areas	L/CU [5]	L/CU [5]	Y	Y	Y	L/CU [5]
Schools	CU	CU	CU	CU	L/CU [3]	CU
Colleges	CU	CU	CU	CU	CU	CU
Medical Centers	CU	CU	CU	CU	CU	CU
Religious Institutions	CU	CU	CU	CU	CU	CU
Daycare	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	Y	L/CU [6]
Other Categories						
Agriculture	L [9]	L [9]	L [9]	L [9]	L [9]	L [9]
Aviation And Surface Passenger Terminals	N	N	N	N	N	N
Detention Facilities	N	N	N	N	N	N
Mining	N	N	N	N	N	N
Radio Frequency Transmission Facilities	L/CU [7]	L/CU [7]	L/CU [7]	L/CU [7]	L/CU [7]	L/CU [7]
Rail Lines And Utility Corridors	CU	CU	CU	CU	CU	CU

Y = Yes, Allowed
CU = Conditional Use Review Required

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



**Table 120-2
Housing Types Allowed In The Multi-Dwelling Zones**

Housing Type	RM1	RM2	RM3	RM4	RX	RMP
House	Yes	Yes	Yes	Yes	Yes	No
Attached House (See 33.120.270 C.)	Yes	Yes	Yes	Yes	Yes	No
Accessory dwelling unit (See 33.205)	Yes	Yes	Yes	Yes	Yes	No
Duplex	Yes	Yes	Yes	Yes	Yes	No
Attached Duplex (See 33.120.270.F)	Yes	Yes	Yes	Yes	Yes	No
Triplex	Yes	Yes	Yes	Yes	Yes	No
Fourplex	Yes	Yes	Yes	Yes	Yes	No
Multi-Dwelling Structure	Yes	Yes	Yes	Yes	Yes	No
Cottage Cluster	Yes	No	No	No	No	No
Multi-Dwelling Development	Yes	Yes	Yes	Yes	Yes	Yes [1]
Manufactured Dwelling (See Chapter 33.251)	Yes	Yes	Yes	Yes	Yes	Yes [2]
Manufactured Dwelling Park (See Chapter 33.251)	Yes	No	No	No	No	Yes
Houseboat (See Chapter 33.236)	Yes	Yes	Yes	Yes	Yes	No
Congregate Housing Facility	Yes	Yes	Yes	Yes	Yes	No

Yes = allowed; No = prohibited.

Notes:

- [1] The only type of multi-dwelling development allowed in the RMP zone is manufactured dwellings in a manufactured dwelling park.
- [2] Except on individual lots created under the provisions of 33.642, Land Divisions of Manufactured Dwelling Parks, manufactured dwellings are only allowed in manufactured dwelling parks.



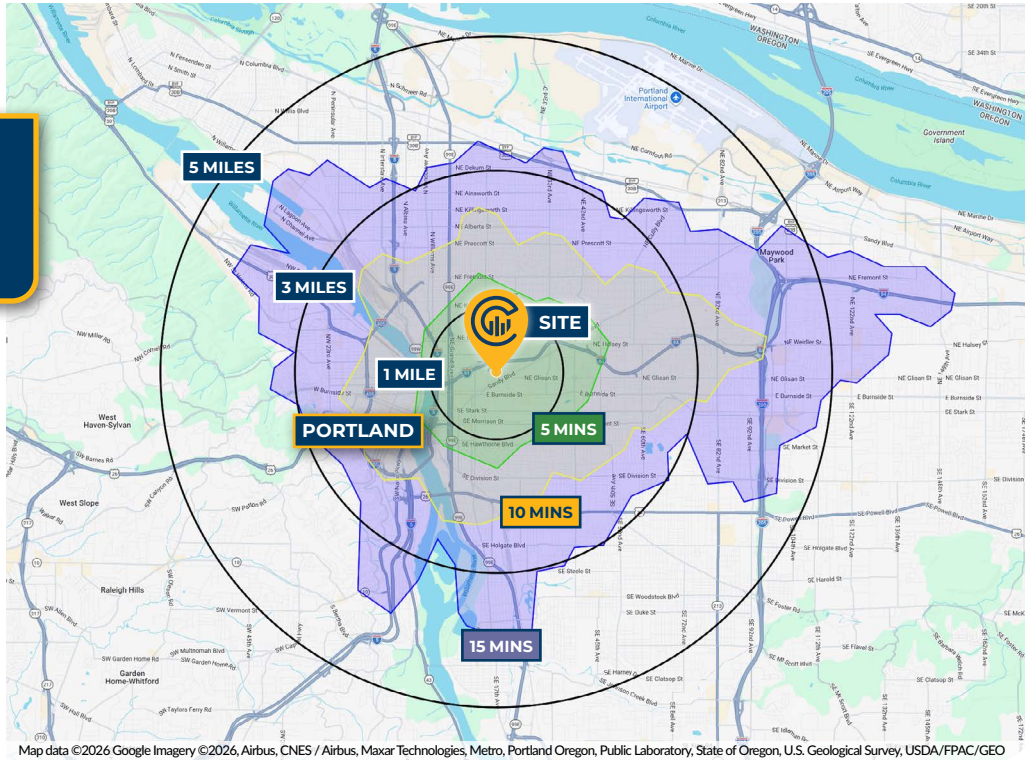
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



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84

Walk Score®
"Very Walkable"

100

Bike Score®
"Biker's Paradise"

75

Transit Score®
"Excellent Transit"

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	33,313	261,448	454,647
2030 Projected Population	34,127	259,761	448,701
2020 Census Population	32,995	249,080	450,814
2010 Census Population	25,146	209,353	394,671
Projected Annual Growth 2025 to 2030	0.5%	-0.1%	-0.3%
Historical Annual Growth 2010 to 2025	2.2%	1.7%	1.0%
Households & Income			
2025 Estimated Households	19,346	131,679	213,380
2025 Est. Average HH Income	\$114,338	\$137,942	\$138,373
2025 Est. Median HH Income	\$84,238	\$102,703	\$104,688
2025 Est. Per Capita Income	\$66,810	\$69,810	\$65,258
Businesses			
2025 Est. Total Businesses	3,832	25,669	38,281
2025 Est. Total Employees	36,331	220,987	327,264

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 05/2025, TIGER Geography - R51

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