



ST. HELENS DEVELOPMENT OPPORTUNITY

HIGHWAY 30 & GABLE ROAD
SAINT HELENS, OR 97051

Cliff Hockley CPM, CCIM



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PRIME ST. HELENS DEVELOPMENT OPPORTUNITY | 15.8 ACRES | SAINT HELENS, OR

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1 PROPERTY INFORMATION

Highway 30 & Gable Road
Saint Helens, OR 97051

Executive Summary



SALE OVERVIEW

SALE PRICE: \$2,900,000

LOT SIZE: 15.8 Acres

APN #: 4N 1W 08-AA-00200 &
4N 1W 08-AA-00301

ZONING: General Commercial

MARKET: Columbia County

SUB MARKET: St. Helens

CROSS STREETS: Highway 30 & Gable Road

PROPERTY DESCRIPTION

This development site includes 15.8 total acres, of which approximately 13.5 are usable. The property consists of two parcels, both of which are located in the General Commercial zone. The GC zone allows for a wide range of commercial uses as well as multifamily development. Per the City of St. Helens multidwelling units are a conditional permitted use and must include 3+ units in each single building. These can be apartments, plexes, or condominiums. Site topography is level with a small area of wetlands at the eastern edge of the property.

LOCATION OVERVIEW

This large development parcel is located across Gable Road from Walmart, and has good visibility from Highway 30. Daily traffic counts are over 22,000 for Highway 30 and 9,000 for Gable Road. The City of St. Helens is located 30 miles north of Portland along Highway 30, and just 24 miles south of Longview, Washington. St. Helens is experiencing extremely low multifamily vacancy rates as demand has far outstripped supply. Additionally, a population forecast by PSU's Population Research Center has estimated that the population of St. Helens will increase 20% by the year 2030. These factors present St. Helens as a prime destination for development today and in the near future.



2 LOCATION INFORMATION

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City Highlights

St. Helens is the county seat of Columbia County, Oregon. The City is located 30 miles north of Portland along Highway 30, and just 24 miles south of Longview, Washington. St. Helens is situated to serve as a major hub for both residents and visitors who wish to explore the vast attractions in the area. St. Helens is centrally located to many historic sites and natural attractions. In addition, its position along the Columbia River makes it a strategic location to a large geography that can leverage both tourists and the regional boating community.

According to the US Census, the 2013 population estimate for St. Helens is 13,060. Major employers include forest products, mining, and manufacturing operations. St. Helens is located along US 30, which links regional traffic flows between Portland and Southwest Washington. The City is strategically located to capture regional and commuter traffic along this major highway.

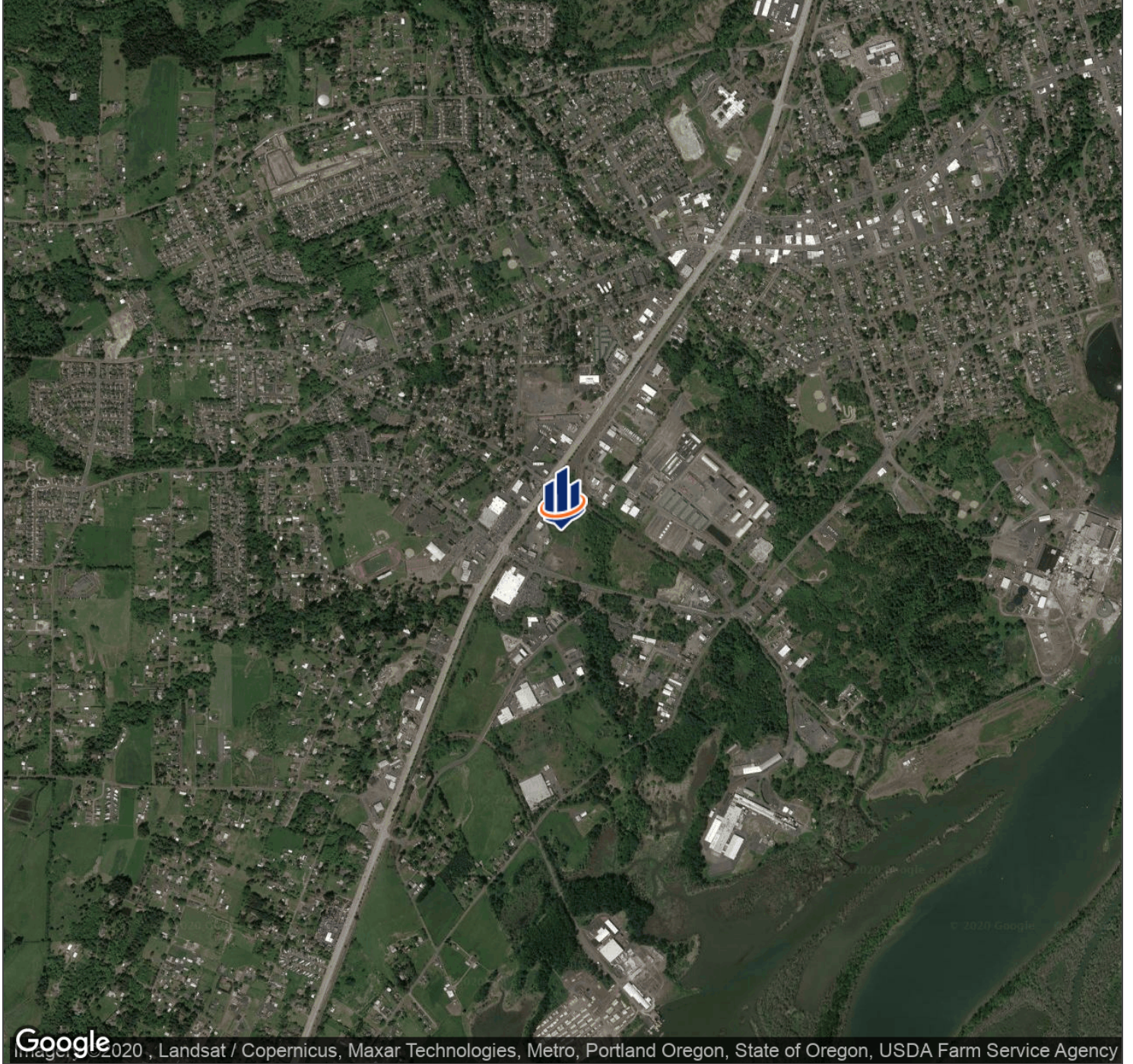
Saint Helens, OR

Multifamily Demand: As of 2013, there were 890,000 households in the Greater Portland Region. According to American Community Survey and American Housing Survey, there is demand for approximately 8,800 rental units added to this region annually from former homeowners. In addition, there are approximately 110,000 renters that turnover annually. It is estimated that 14% of these would be likely to move into a new rental versus existing rental. It is assumed that St. Helens could capture 1.5% of this new demand. Based upon the data, there is demand for approximately 70 new multifamily units per year.

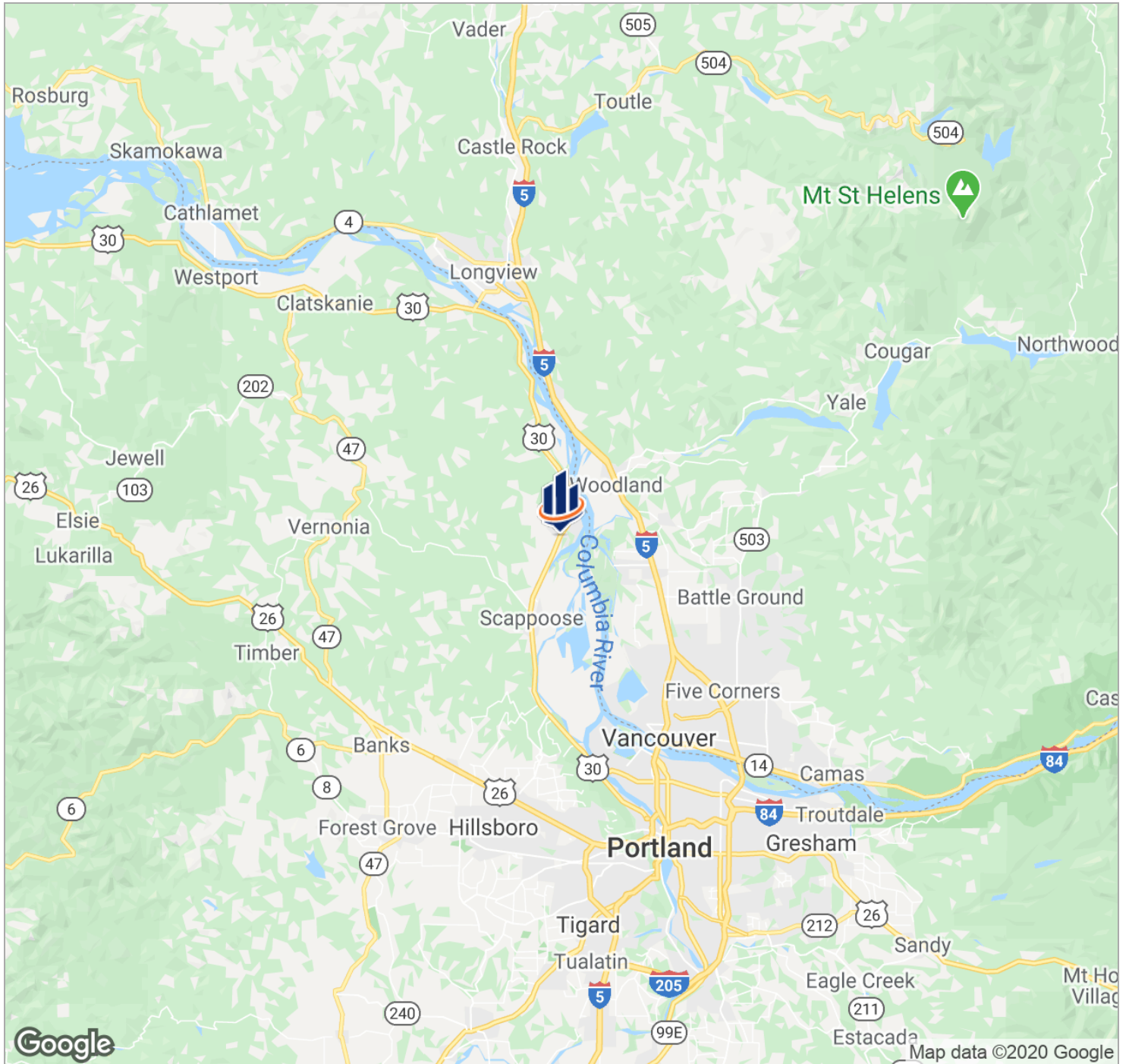
Retail Demand: There is approximately \$5M of unmet demand in clothing and accessories and \$999,000 in home furnishings, and \$500,000 in special food services. According to the data, grocery and food and beverage have significant over-supply. Therefore, adding additional grocery uses may be at risk, or put existing operators at risk, unless additional population growth creates additional demand. The potential demand for multifamily housing may be leveraged to create additional demand for various retail and restaurants.

Population Forecast: In 2009, Columbia County requested Portland State University to conduct a long range population forecast. That study estimated that the population of St. Helens would increase 2.3% annually between 2010 and 2020, and 1.8% annually between 2020 and 2030. This projects to an estimated population of 15,313 in 2020 and 18,304 in 2030.

Aerial Map



Location Maps



Retailer Map





3

DEMOGRAPHICS

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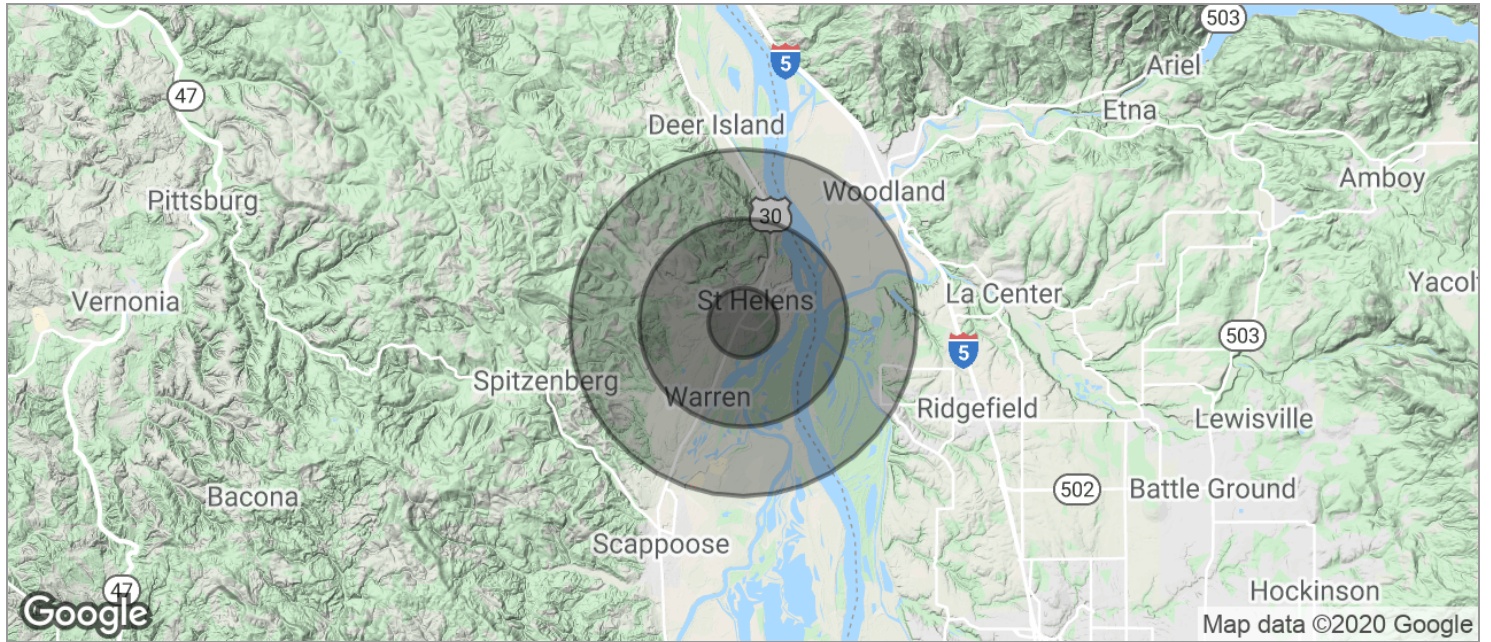
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	2,216	7,188	10,591
Total persons per hh	2.7	2.6	2.6
Average hh income	\$58,221	\$56,632	\$61,268
Average house value	\$209,386	\$210,493	\$234,431

	1 MILE	3 MILES	5 MILES
Total population	5,916	18,634	27,940
Median age	33.7	35.4	36.4
Median age (male)	35.3	35.9	36.3
Median age (female)	32.8	35.2	36.7

* Demographic data derived from 2010 US Census

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,916	18,634	27,940
MEDIAN AGE	33.7	35.4	36.4
MEDIAN AGE (MALE)	35.3	35.9	36.3
MEDIAN AGE (FEMALE)	32.8	35.2	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,216	7,188	10,591
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$58,221	\$56,632	\$61,268
AVERAGE HOUSE VALUE	\$209,386	\$210,493	\$234,431

* Demographic data derived from 2010 US Census



4 ADDITIONAL INFORMATION

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17.32.110 General commercial – GC.

(1) Purpose. The GC zone is intended to provide for a broad range of commercial operations and services required for the proper and convenient functioning of commercial activities serving the general public locally and regionally but not specifically the traveling motorists.

(2) Uses Permitted Outright. In a GC zone, the following uses are permitted outright subject to the provisions of this code and especially the chapter on site development review (Chapter [17.96](#) SHMC):

- (a) Car washes.
- (b) Cultural and library services.
- (c) Dwellings above permitted uses (use AR standards).
- (d) Eating and drinking establishments.
- (e) Equipment (small) sales, rental and repairs.
- (f) Financial institutions.
- (g) Hardware store, without outdoor storage.
- (h) Historic structures (as listed in the comprehensive plan).
- (i) Home occupation in dwelling unit (per Chapter [17.120](#) SHMC).
- (j) Hotels and motels.
- (k) Offices – all.
- (l) Personal and business services such as barber shops, beauty shops, tailors, laundries, printing, and locksmiths.
- (m) Plumbing, HVAC, electrical and paint sales and service, without outdoor storage.

- (n) Produce stands.
- (o) Public facility, minor.
- (p) Repair and maintenance of permitted retail products.
- (q) Retail sales establishments, not specifically catering to motorists.
- (r) Studios.
- (s) Theaters, except drive-ins.

(3) Conditional Uses. In the GC zone, the following conditional uses may be permitted upon application, subject to provision of Chapter [17.100](#) SHMC and other relevant sections of this code:

- (a) Amusement services.
- (b) Animal sales and services, grooming, kennels, and veterinary (small animals).
- (c) Bar.
- (d) Bed and breakfast facilities, homestay, and boarding house.
- (e) Broadcast facilities without dishes over 36 inches or transmitter/receiver towers.
- (f) Bus and train stations/terminals.
- (g) Businesses with outdoor storage (those businesses permitted in subsection (2) of this section).
- (h) Child care facility/day nursery.
- (i) Congregate housing.
- (j) Drive-up businesses and services (including those associated with food/restaurants).
- (k) Funeral homes.

- (l) Hospitals and senior or convalescent care facilities.
- (m) Laundromats and dry cleaners.
- (n) Lodge, fraternal and civic assembly.
- (o) Lodging facilities or rooming house.
- (p) Marijuana retailer and/or medical marijuana dispensary.
- (q) Multidwelling units.
- (r) Nurseries and greenhouses.
- (s) Parking lots.
- (t) Parks, public and private.
- (u) Pawn shops.
- (v) Public and private schools.
- (w) Public facilities, major.
- (x) Recreation facilities.
- (y) Religious assembly, including cemeteries.
- (z) Residential facility.
- (aa) Shopping centers and plazas.
- (bb) Travel trailer parks.
- (cc) Vehicle repair, service, and sales.

(4) Standards. In the GC zone the following standards shall apply:

- (a) The maximum building height shall be 45 feet, except as required in SHMC [17.68.040](#).
- (b) Outdoor storage abutting or facing a lot in a residential zone shall comply with Chapter [17.72](#) SHMC.
- (c) The maximum lot coverage including all impervious surfaces shall be 90 percent.
- (d) Multidwelling units must comply with AR standards and other applicable sections of this code.
- (e) The minimum landscaping shall be 10 percent of the gross land area associated with the use.

(5) Additional Requirements.

- (a) Residential density transition, SHMC [17.56.040](#).
- (b) Overlay districts chapters:
 - (i) 17.148, Planned Development,
 - (ii) 17.36, Historic Sites and Overlay District, and
 - (iii) 17.44, Sensitive Lands.
- (c) Supplemental provisions chapters:
 - (i) 17.52, Environmental Performance Standards,
 - (ii) 17.56, Density Computations,
 - (iii) 17.60, Manufactured/Mobile Home Regulations,
 - (iv) 17.64, Additional Yard Setback Requirements and Exceptions,
 - (v) 17.68, Building Height Limitations – Exceptions,

- (vi) 17.72, Landscaping and Screening,
- (vii) 17.76, Visual Clearance Areas,
- (viii) 17.80, Off-Street Parking and Loading Requirements,
- (ix) 17.84, Access, Egress, and Circulation, and
- (x) 17.88, Signs.

(d) Site development review, Chapter [17.96](#) SHMC.

(e) Development and administration chapters:

- (i) 17.100, Conditional Use,
- (ii) 17.104, Nonconforming Situations,
- (iii) 17.108, Variance,
- (iv) 17.116, Temporary Uses,
- (v) 17.120, Home Occupations,
- (vi) 17.124, Accessory Structures, and
- (vii) 17.132, Tree Removal.

(f) Land division chapters:

- (i) 17.136, Land Division – Subdivision,
- (ii) 17.140, Land Division – Land Partitioning – Lot Line Adjustment,
- (iii) 17.152, Street and Utility Improvement Standards, and

(iv) 17.144, Expedited Land Divisions. (Ord. 3190 § 2 (Att. A), 2015; Ord. 3032 § 1(4), 2007; Ord. 2875 § 1.080.110, 2003)



PRESENTED BY:

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