

LAND FOR SALE

REDEVELOPMENT OPPORTUNITY: RETAIL, OFFICE, MULTI-FAMILY

7330 SE Foster, Portland, OR 97206



OFFERING SUMMARY

SALE PRICE:	\$1,089,000
LOT SIZE:	19,816 SF
ZONING:	CM2
MARKET:	Portland
BUILDING SIZE ALLOWED ABOVE GRADE:	79,264 SF
FLOORS ALLOWED ABOVE GRADE:	5
FLOOR SIZE MINIMUM:	15,852 SF
MULTIFAMILY UNITS PER FLOOR:	27
TOTAL UNITS ALLOWED:	135

PROPERTY OVERVIEW

Discover the perfect multifamily redevelopment opportunity on Foster where an Average Daily Car count that passes by daily is 16,373/per day. Located on SE Foster, in close proximity to I-205, and surrounded by residential houses, demographics and pricing support new development. Nearby you'll find several parks including Mt Scott park with its aquatic center. The area also hosts a multitude of restaurants, retail centers, coffee shops, and pubs.

The commercial land for sale is zoned CM2 for multifamily redevelopment. Located in an Enterprise Zone, among a myriad of benefits to that, new capital investors will have 100% of their real property taxes waived for up to 5 years. The adjoining CM2 lot is also for sale.

PROPERTY HIGHLIGHTS

- Excellent development opportunity on busy Foster Road
- Right off of 82nd and in close proximity to I-205
- In an Enterprise Zone
- Adjoining property is also for sale

kw PORTLAND
PREMIERE
KELLERWILLIAMS, REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

DENISE BROHOSKI
Oregon And Washington Licensed Broker
O: 503.309.5106
Denise@CommercialRENW.com

MICK GRIEP
Associate Broker
O: 503.502.9676
Mick@CommercialRENW.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ALLOWABLE AND CONDITIONAL USES

7330 SE Foster, Portland, OR 97206



Allowed Uses

- Household living
- Retail sales and service
- Office
- Vehicle repair
- Commercial outdoor recreation
- Basic utilities
- Parks and open areas
- Schools
- Colleges
- Medical centers
- Religious institutions
- Daycare

Limited and Conditional Uses

- Group living
- Quick vehicle servicing
- Commercial parking
- Major event entertainment
- Manufacturing and production
- Wholesale sales
- Industrial service
- Basic utilities
- Community service
- Agriculture
- Radio frequency transmission facilities
- Rail lines and utility corridor

LAND FOR SALE

PROPERTY LINES

7330 SE Foster, Portland, OR 97206



kw PORTLAND
PREMIERE
KELLERWILLIAMS. REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

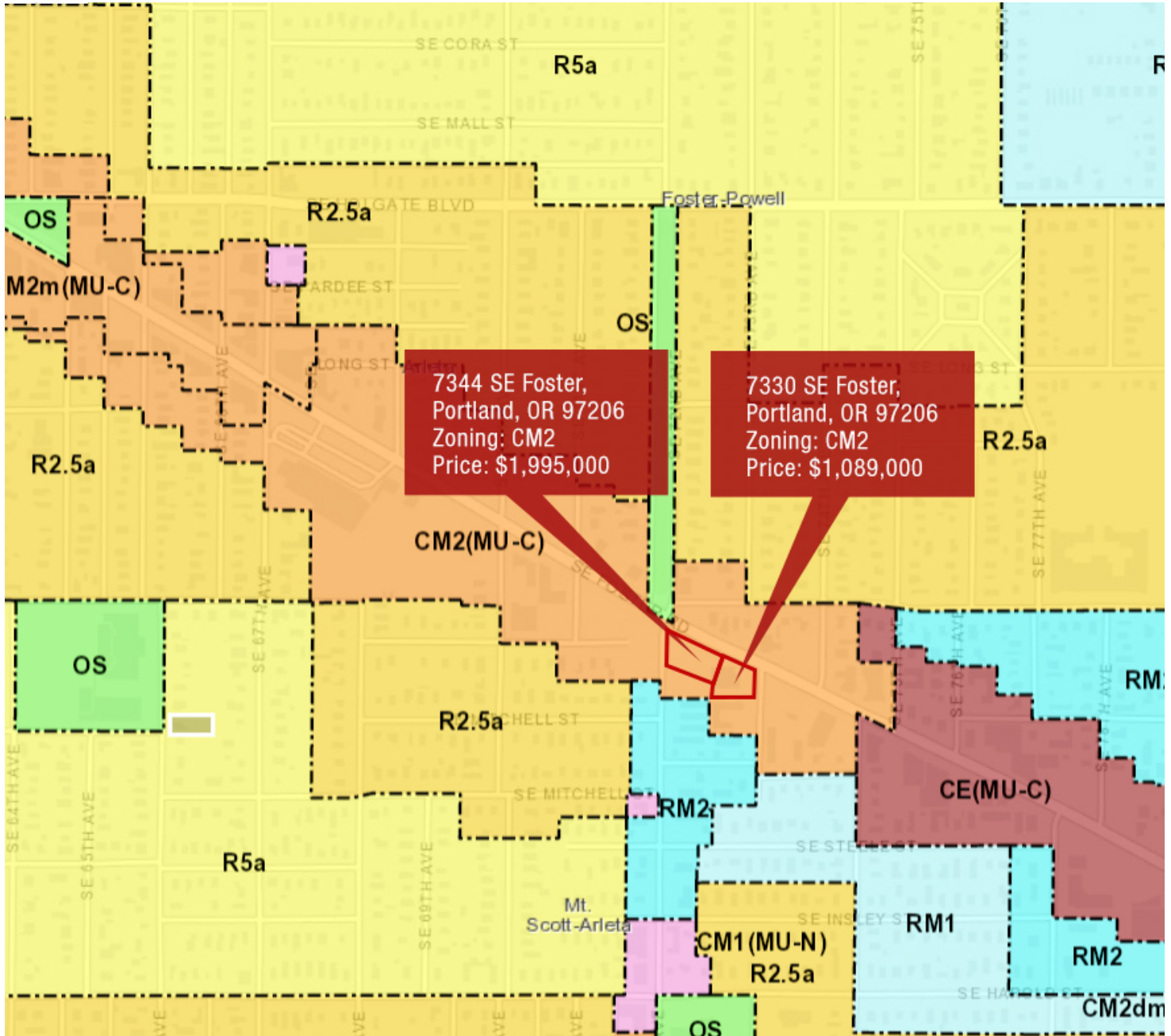
DENISE BROHOSKI
Oregon And Washington Licensed Broker
O: 503.309.5106
Denise@CommercialRENW.com

MICK GRIEP
Associate Broker
O: 503.502.9676
Mick@CommercialRENW.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ZONING MAP

7330 SE Foster, Portland, OR 97206



kw PORTLAND PREMIERE
KELLERWILLIAMS, REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

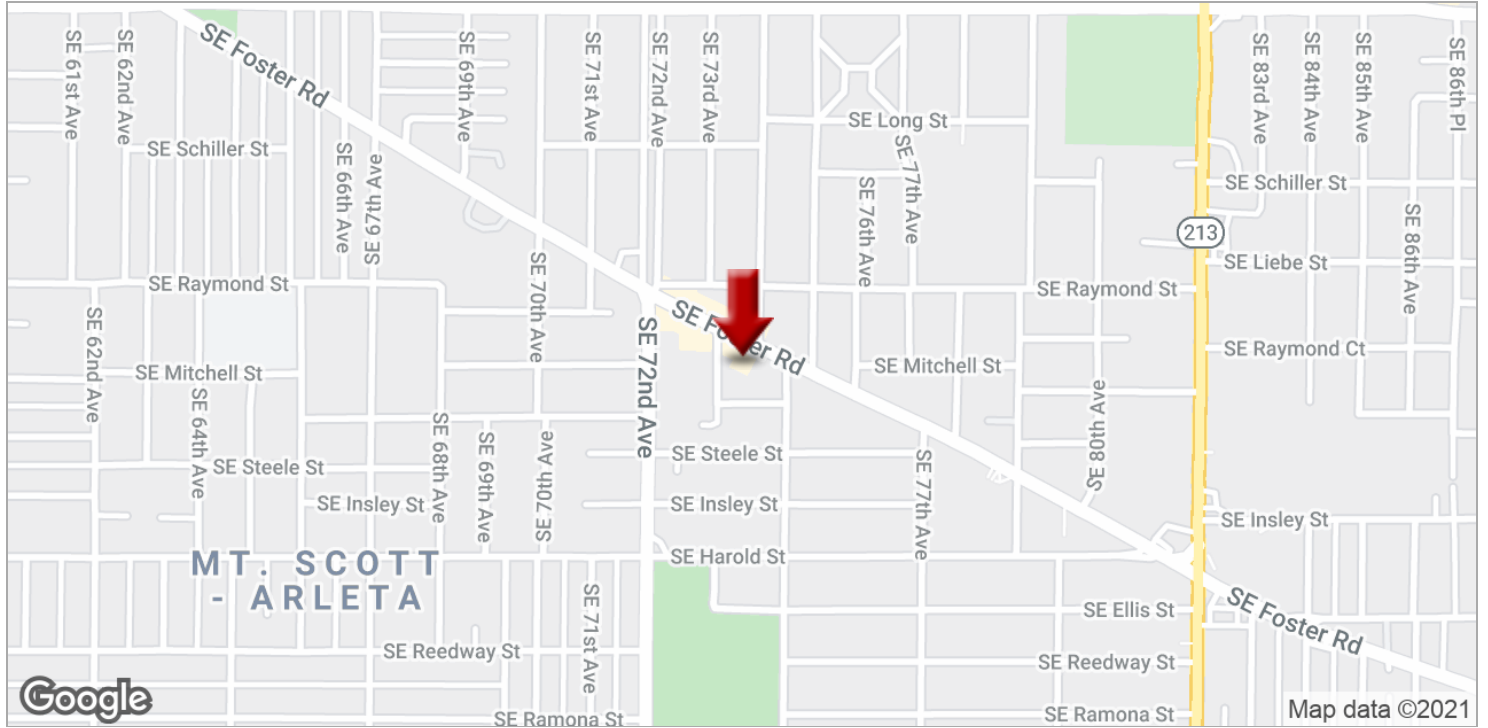
DENISE BROHOSKI
Oregon And Washington Licensed Broker
O: 503.309.5106
Denise@CommercialRENW.com

MICK GRIEP
Associate Broker
O: 503.502.9676
Mick@CommercialRENW.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

AREA MAPS

7330 SE Foster, Portland, OR 97206



KW PORTLAND PREMIERE
KELLERWILLIAMS, REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

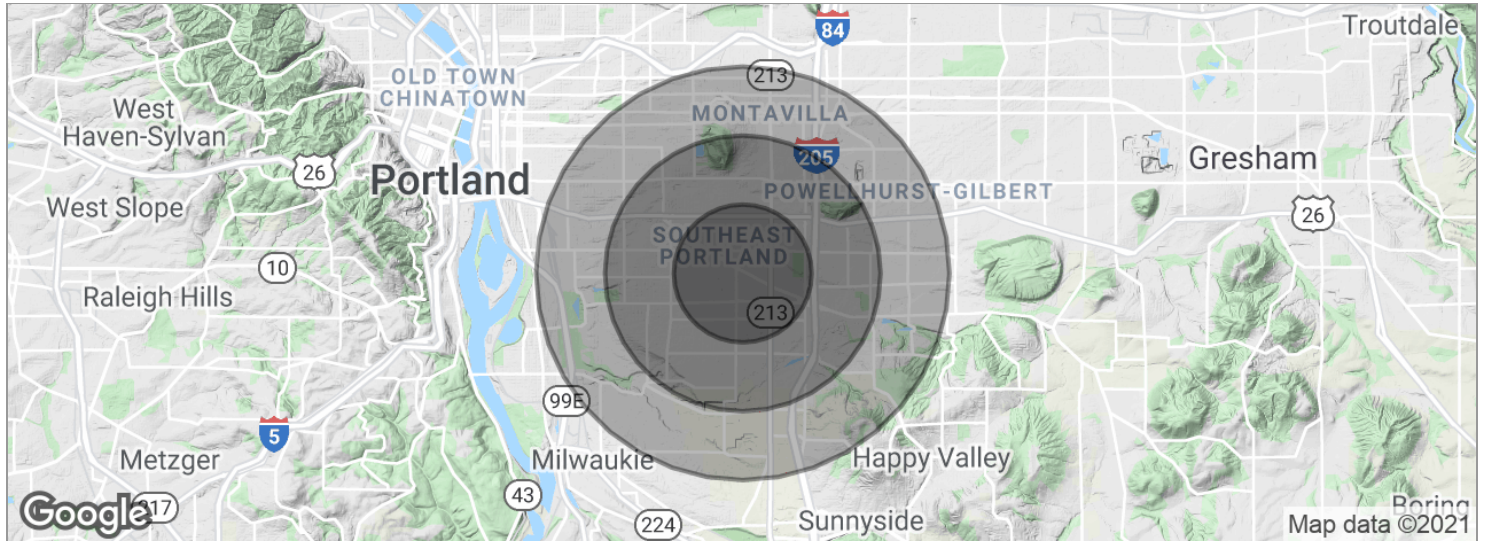
DENISE BROHOSKI
Oregon And Washington Licensed Broker
O: 503.309.5106
Denise@CommercialRENW.com

MICK GRIEP
Associate Broker
O: 503.502.9676
Mick@CommercialRENW.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS

7330 SE Foster, Portland, OR 97206



POPULATION	1 MILE	2 MILES	3 MILES
Total population	24,477	86,725	178,046
Median age	35.1	35.0	35.7
Median age (male)	34.3	34.4	35.4
Median age (Female)	36.1	35.8	36.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,137	35,136	72,882
# of persons per HH	2.4	2.5	2.4
Average HH income	\$51,104	\$51,886	\$56,746
Average house value	\$232,285	\$235,362	\$297,797

* Demographic data derived from 2010 US Census

kw PORTLAND PREMIERE
KELLERWILLIAMS, REALTY
 16365 Boones Ferry Rd, Lake Oswego, OR 97035
 Each Office Independently Owned and Operated

DENISE BROHOSKI
 Oregon And Washington Licensed Broker
 O: 503.309.5106
 Denise@CommercialRENW.com

MICK GRIEP
 Associate Broker
 O: 503.502.9676
 Mick@CommercialRENW.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAILER MAP

7330 SE Foster, Portland, OR 97206



kw PORTLAND PREMIERE
KELLERWILLIAMS. REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

DENISE BROHOSKI
Oregon And Washington Licensed Broker
O: 503.309.5106
Denise@CommercialRENW.com

MICK GRIEP
Associate Broker
O: 503.502.9676
Mick@CommercialRENW.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Confidentiality & Disclaimer

PORTLAND, OR

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lake Oswego in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL

16365 Boones Ferry Rd,
Lake Oswego, OR 97035

DENISE BROHOSKI

Oregon And Washington Licensed Broker
O: 503.309.5106
Denise@CommercialRENEW.com

MICK GRIEP

Associate Broker
O: 503.502.9676
Mick@CommercialRENEW.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.