



R1 Development Site

8042 N Willamette Blvd

Portland, OR 97203

Cascade

Sotheby's
INTERNATIONAL REALTY

Offered by
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HIGHLIGHTS

- 9052 SF of prime multifamily zoned development land
- Dynamic location in the Cathedral Park Neighborhood
- Can develop up to 12 Units on the property
- Transit oriented location, Walk score 88, Bike score 92, Transit score 48
- Cathedral Park Neighborhood has approx. 63 restaurants, bars and coffee shops.
- 5 Minute walking distance to approx. 4 Restaurants, Bars & Coffee Shops
- Nearby neighborhoods: Linnton, St. Johns, University Park, Portsmouth, Northwest Heights, Kenton and Overlook.

PROPOSED PROPERTY INFORMATION

| | |
|-------------------|------------------------|
| Address | 8042 N Willamette Blvd |
| Land Area | 9,052 SF |
| Topography | Flat |
| Pricing | \$625,000.00 |

ZONING CODE

| | |
|---------------------------|---------------------------------------|
| R1 | Multi Dwelling Zone |
| Primary Zoning Use | Household living, parks & open areas. |
| Max Bldg. Height | 45' |

SUMMARY

Located in the popular **Cathedral Park Neighborhood**, this offering consists of **9,052 SF of developable land** that can **house up to 12 units on the property**. Enjoy PDX year around! With a **walk score of 88** and a **bike score of 92**, this location is an active person's paradise! Short **walking distance** from **urban amenities** such as restaurants, breweries, shops and parks.

Zoned R1 (multi-dwelling zone) a variety of uses are allowed with a 45 foot height limit. Housing is characterized by 1-4 story buildings and a high building coverage. The types of new development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses and rowhouses.

8042 North Willamette Boulevard

Cathedral Park, Portland, 97203

Commute to **downtown portland** 

 26 min  30 min  48 min  60+ min [View Routes](#)

 **Favorite**

 **Map**

 **Nearby Apartments**

[More about 8042 North Willamette Boulevard](#) 

Walk Score

88

Very Walkable

Most errands can be accomplished on foot.

Transit Score

48

Some Transit

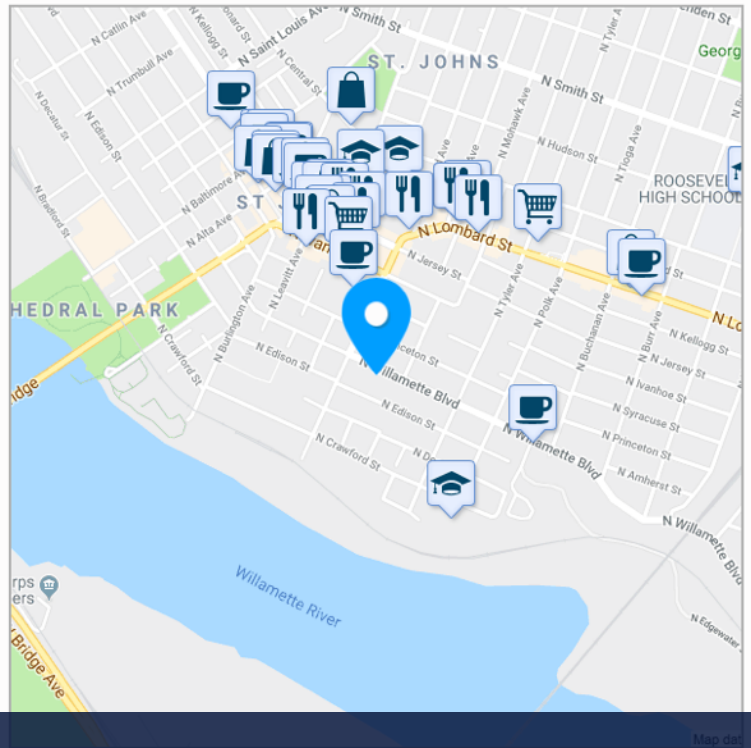
A few nearby public transportation options.

Bike Score

92

Biker's Paradise

About your score



8042 North Willamette Boulevard has a Walk Score of 88 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in the Cathedral Park neighborhood in Portland. Nearby parks include Willamette Cove, Saint Johns City Park and Cathedral City Park.

Number of Households in Cathedral Park

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| | |
|------------------------------|--------|
| Total Households | 12,091 |
| Average People Per Household | 3 |
| Family Households | 7,176 |
| Non-family Households | 4,915 |

Households



| | |
|-----------------------------|-------|
| Households with Children | 3,729 |
| Households without Children | 8,362 |

Households

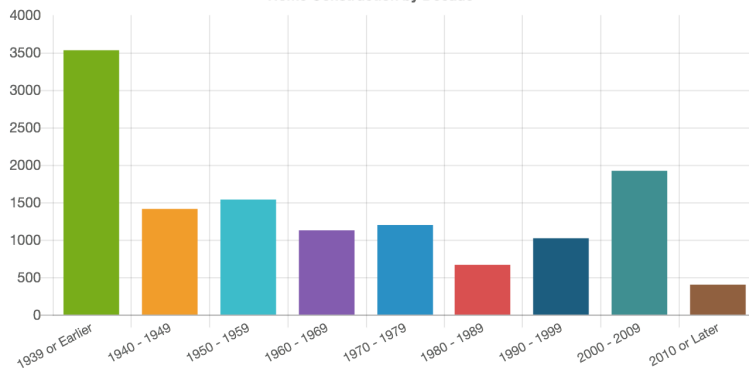


Housing in Cathedral Park

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|-----------------------------|--------|
| Housing Units | 12,810 |
| Median Year Built | 1960 |
| Built in 1939 or Earlier | 3,532 |
| Built between 1940 and 1949 | 1,412 |
| Built between 1950 and 1959 | 1,537 |
| Built between 1960 and 1969 | 1,126 |
| Built between 1970 and 1979 | 1,197 |
| Built between 1980 and 1989 | 665 |
| Built between 1990 and 1999 | 1,020 |
| Built between 2000 and 2009 | 1,921 |
| Built in 2010 or Later | 400 |

Home Construction by Decade

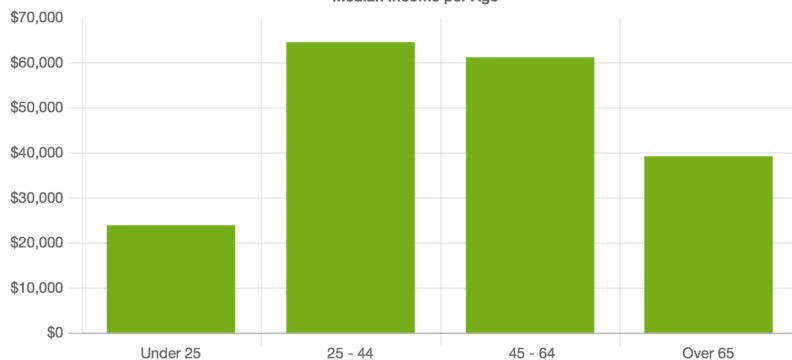


Income in Cathedral Park

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|----------------------------|-------------|
| Average Household Income | \$67,963.00 |
| Median Household Income | \$55,174.00 |
| People below Poverty Level | 7,721 |
| People above Poverty Level | 23,842 |

Median Income per Age



Means of Transport to Work in Cathedral Park

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| | |
|--------------------|--------|
| Car | 11,840 |
| Bus or TrolleyBus | 1,718 |
| Subway or Elevated | 47 |
| Railroad | 0 |
| Ferryboat | 0 |
| Bicycle | 825 |
| Motorcycle | 13 |
| TaxiCab | 58 |
| Walk | 765 |

Means of Transport

