

OFFERING MEMORANDUM

DEVELOPMENT/ USER OPPORTUNITY

3526 & 3540 SE 28TH AVE, PORTLAND, OR

SUBJECT
PROPERTY

SE 28TH AVE

SE POWELL BLVD

SE 28TH PL

km Kidder
Mathews

PROPERTY OVERVIEW

Fantastic opportunity for developers seeking high-density CM2-zoned land in a premier SE Portland location, or for users/investors looking for a functional office or flex space with shop/garage and a large storage yard.

Comprised of nearly 30,000 SF and two tax lots, the property’s CM2 zoning makes the site well suited for apartment development due to its allowance for higher-density residential and mixed-use projects. CM2 supports efficient site utilization and urban-scale development, enabling developers to maximize unit count and design flexibility, with the option to include ground-floor commercial uses if desired. The property benefits from strong renter demand driven by proximity to major arterials, transit, bike infrastructure, employment centers, parks, and neighborhood retail corridors, supporting stable absorption and long-term occupancy. Combined with zoning flexibility and central location fundamentals, the site offers attractive development economics and investment appeal for multifamily use.

For the past 20 years, the property has been home to a full-service environmental consulting and construction company that is now downsizing. A 3,500 SF single-story office building is at the front of the property, adjacent to a 1,500 SF storage garage.

The remainder of the site is primarily used as a yard for truck parking and equipment storage. An adjacent tax lot included in the sale consists of a separate parking lot.

This property is centrally positioned in close-in SE Portland, within the Creston-Kenilworth neighborhood, offering strong connectivity to the city’s major employment and lifestyle centers. SE 28th Avenue offers direct north-south access and connects to Portland’s renowned bike network, enhancing its bike-friendly, neighborhood setting. The site is located a half-block off SE Powell Blvd, allowing efficient access to downtown Portland, inner-Eastside commercial corridors, and surrounding neighborhoods. Nearby transit options and neighborhood retail along SE Foster Road enhance the property’s convenience, while close proximity to Powell Park and Creston Park adds recreational appeal. Adjacent neighborhoods such as Woodstock, Brooklyn, and Sellwood offer additional dining, shopping, and community amenities just minutes away by car or bike.



\$2.19M

SALE PRICE

0.67 AC

LOT SIZE

| | |
|---------------------------|---|
| ADDRESS | 3526 & 3540 SE 28th Ave Portland, OR |
| PROPERTY ID | R298776 & R298779 |
| YEAR BUILT / REMODELED | 1954 / 2004 |
| BUILDING SF | 3,500 SF office + 1,500 SF shop |
| CONSTRUCTION | Wood framed |
| PARKING SPACES | ±50 |
| LOT SIZE | 0.67 acres (29,155 SF) |
| ZONING | CM2 - Commercial Mixed Use 2 |
| SALE PRICE | \$2,190,000 |

PROPERTY *HIGHLIGHTS*



Unique development site with flexible CM2 zoning (Commercial Mixed Use 2) for sale in SE Portland



29,155 SF of development land (2 tax lots) with large fenced yard



Existing 3,500 SF office building & 1,500 SF shop/garage



Convenient location in the heart of SE Portland and 1.5 miles to Downtown Portland



Bike-friendly streets provide connectivity to surrounding neighborhoods with a Bike Score of 85



Situated just 2 blocks from Powell Park and numerous shops and restaurants with a Walk Score of 85

PROPERTY OVERVIEW





PROPERTY OVERVIEW



CM2 ZONING

Commercial Mixed Use 2

The CM2 zone is a medium-scale, commercial mixed-use zone intended for sites in a variety of centers and corridors, in other mixed-use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development.

Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

QUICK FACTS

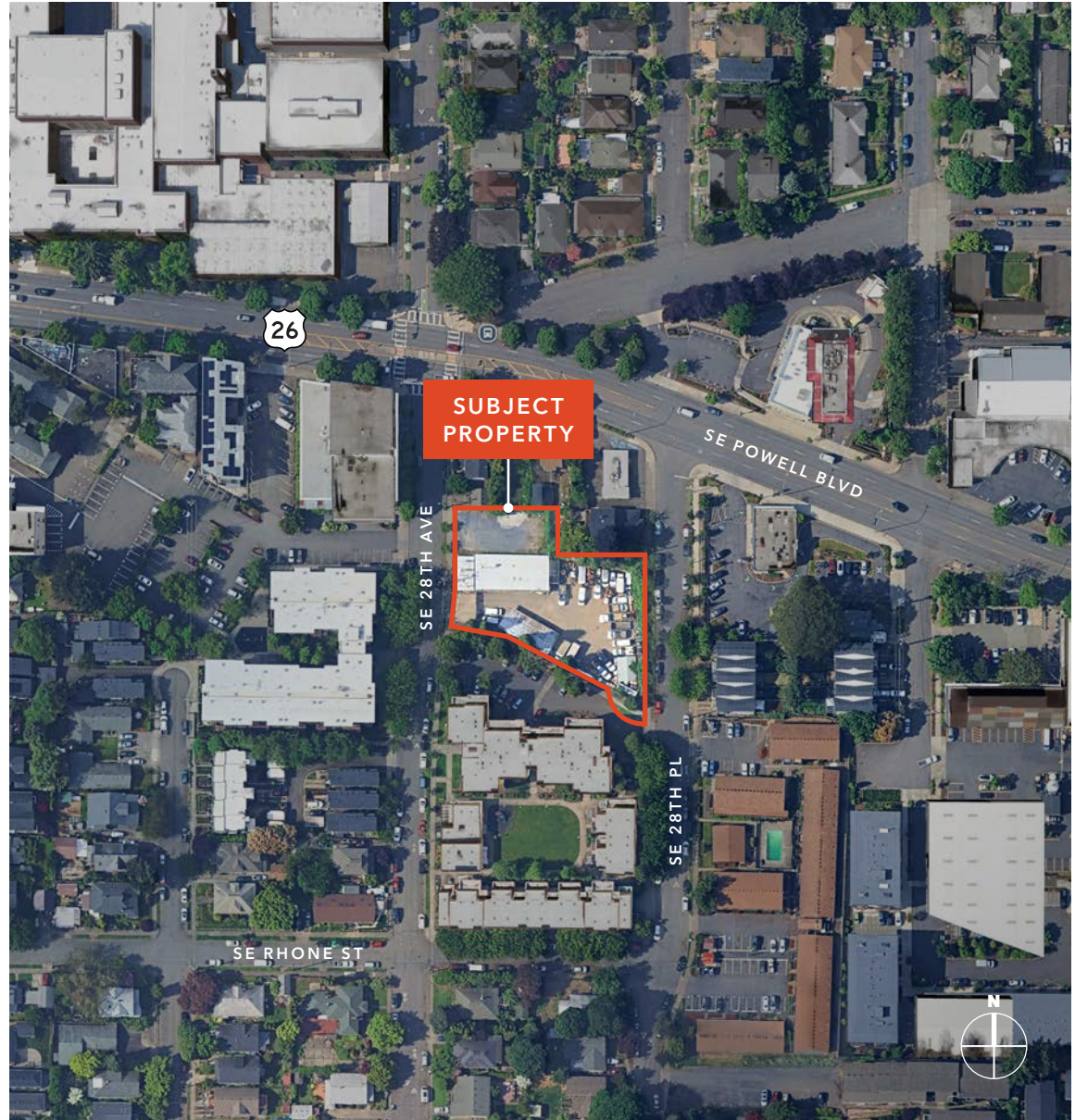
45' maximum height, which is generally up to 4 stories, increasing to 55' (5 stories) with bonus provisions in some areas

FAR Range from 2.5:1 to 4.1

Parking is generally not required for non-residential uses, or for residential development that contains fewer than 30 dwelling units when development is located near transit

The regulations for this zone are found in [Chapter 33.130](#).

→ [VIEW ZONING DETAILS](#)



LOCATION OVERVIEW



Ladd's Addition

PORTLAND

SE DIVISION ST

Richmond

SE 26TH AVE

SE CESAR E. CHAVEZ BLVD

26

POWELL PARK

JAN WATT MEMORIAL COLOSSEUM TRACK & SPORTS FIELD

SUBJECT PROPERTY

SE POWELL BLVD

SE FOSTER RD

CRESTON PARK

Foster-Powell

PORTLAND LEATHER

KENILWORTH PARK

Creston-Kenilworth

The Stone

Dutch Bros

SE HOLGATE BLVD

CAFE ROWAN

TRADER JOE'S



SOUTHEAST PORTLAND

PHOTO CREDIT: GREYSTAR

Creston-Kenilworth is a centrally located Southeast Portland neighborhood known for its stable residential character, walkable streets, access to parks and local retail corridors, and convenient connectivity to downtown Portland and surrounding employment centers.

The subject property occupies a strategic position within the Creston-Kenilworth submarket, a well-established and predominantly residential neighborhood in SE Portland. Bounded roughly by SE Powell Blvd to the north, SE Holgate Blvd to the south, SE 26th Ave to the west, and SE Foster Rd to the east, Creston-Kenilworth blends historic residential character with close-in urban accessibility just minutes from downtown Portland. With approximately 9,000 residents and over 4,000 households, the area exhibits a stable population base and high occupancy rates, with a mix of renters and homeowners that supports ongoing demand for housing and local services.

While largely residential, Creston-Kenilworth's proximity to commercial activity and transit infrastructure underpins its appeal as a development market. SE Powell Blvd, Foster Rd, and adjacent corridors provide residents with access to an eclectic mix of local businesses, eateries, and neighborhood-oriented services, while nearby Woodstock and Sellwood offer additional retail and cultural amenities. Parks such as Powell Park, Creston Park, and Kenilworth Park contribute to a high quality of life for residents and offer recreational

assets that enhance the neighborhood's desirability. Public transportation corridors and bike-friendly streets provide connectivity to downtown Portland and employment centers across the region, making the submarket attractive to a broad demographic cohort including young professionals, families, and long-term residents.

The neighborhood presents a compelling context for infill and mixed-use development given its central location, established community identity, and relatively affordable land compared to Portland's core urban neighborhoods. Though the area is mostly residential, incremental redevelopment and adaptive reuse of existing parcels, particularly along key arterials, support the viability of multifamily, mixed-use, and neighborhood-serving retail components. The stable residential base, combined with walkable access to daily amenities and strong transit links, underpins steady demand fundamentals. For investors and developers alike, the combination of lifestyle assets, local demand drivers, and proximity to broader urban markets positions the subject site as a promising opportunity within this evolving SE Portland's submarket.

SELLWOOD SUBMARKET OVERVIEW

On a bluff overlooking the Willamette River, the Sellwood-Moreland neighborhood is located in the Southeast Portland quadrant and bordered by the river and the Brooklyn and Eastmoreland neighborhoods.

Sellwood-Moreland, less than a ten-minute drive to Downtown, has a self-sustaining commercial center featuring many unique local businesses, fabulous antique shopping, fine dining, microbreweries, and century-old homes. Just a few of the most popular destinations include New Seasons Market, a local grocery chain, Grand Central Bakery and Café, Gino's, Portofino, and The Muddy Rudder Public House.

The area's mature tree-lined streets contain many restored Victorian and colonial homes, attracting primarily young families and professionals. Like most Portland neighborhoods, Sellwood-Moreland's traditional "main street" dynamic makes this community feel warm and connected. This small town tucked inside a larger city is a neighborhood where people hang out at the coffee shops on the weekend, and couples can be seen pushing strollers and walking their dogs. This area is family-friendly and walkable with a keen sense of community pride.

On weekends, residents can take a spin on the carousel at Oaks Park, the historic amusement park, or hike through the wildlife refuge at Sellwood Park. Sellwood Park also includes baseball and soccer fields, basketball and tennis courts, excellent views of downtown, access to the riverfront, walking trails, playgrounds, and summertime concerts.

Bicyclists can enjoy easy access to the 21 mile Springwater Trail, which connects Sellwood to a broader bikeway infrastructure system expanding across Portland. Additionally, in September of 2015, TriMet's award winning MAX Orange Line opened services along McLoughlin Boulevard/Highway 99E corridor, connecting Portland's inner Southeast neighborhoods, like Sellwood, to the Portland commuter rail line. The line travels from downtown Portland across the new Tilikum Crossing transit bridge with service to Milwaukie and Oak Grove, to the south.

More growth continues in the surrounding areas with the redevelopment of several small storefront buildings, and local independent retail has continued south on SE Milwaukie Avenue to the established high-end Garthwick and Waverly neighborhoods. Nearby, downtown Milwaukie Avenue is undergoing early stages of revitalization and will likely see the benefits of the adjacent, prospering Moreland business district. In comparison to downtown Portland, its affordable rental rates and a stable tight-knit community keep this neighborhood retail balanced and ever expanding.



PHOTO CREDIT:
SELLWOODMORELAND.COM

10 MIN

TO DOWNTOWN PORTLAND

\$683,629

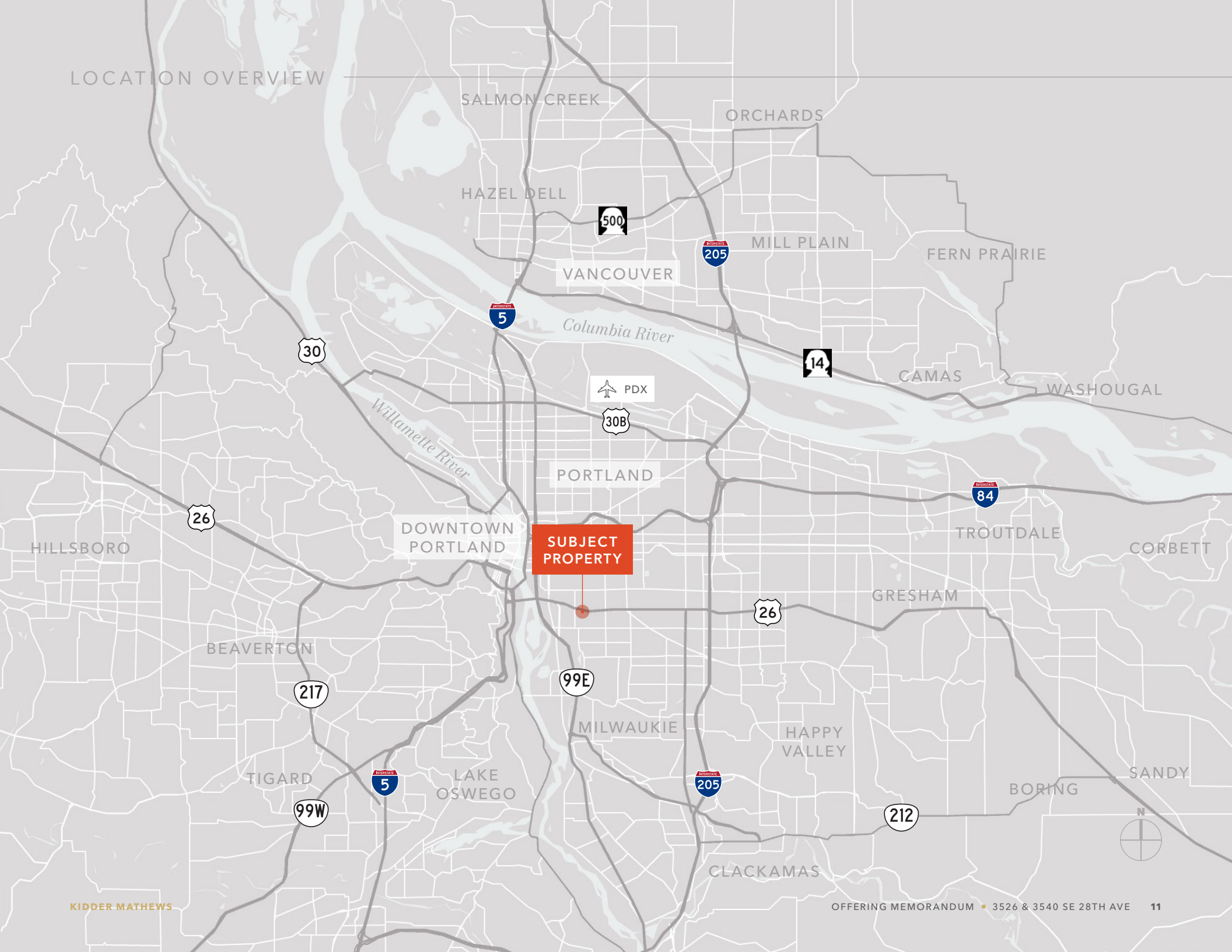
MEDIAN HOME PRICE

\$1,614

MEDIAN RENT

Data source: Niche.com

LOCATION OVERVIEW



CITY OF PORTLAND

Portland is considered one of the nation's most livable cities.

Located on the banks of the Willamette River only 90 minutes from snow-capped peaks and the Pacific Ocean, one might not realize Portland's bustling downtown and waterfront are the heart of a metropolitan region with more than 2 million people.

Twelve bridges span a wide elbow of the Willamette River, connecting the East and West sides of town. Throughout the metro area are thriving neighborhoods filled with restaurants, record shops, bars, funky clothing stores, antique malls, and art galleries.

Portland is known for its progressive bike-friendly attitude, lively music and restaurant scenes, food carts, farmers' markets, and endless recreation possibilities. Beyond the metro area residents enjoy the Pacific Northwest's natural beauty via slopes, sails, surf, and trails.

Portland is a walkable and bikeable city. Within walking distance of most parts of downtown is the campus of Portland State University, the world-class Portland Art Museum, Waterfront Park, Pioneer Courthouse Square, the Oregon Historical Society, a performing arts complex, and a concert hall. For the sports-minded, Portland is home of the MLS Timbers, NBA Trail Blazers, and WHL Winterhawks.

Outdoor enthusiasts love Forest Park, the largest city park in the nation, with 5,000 acres of hiking and biking trails, a zoo, public gardens, and beautiful old-growth woods. The downtown core is connected by one of the world's leading public transportation systems, a combination of buses, streetcars, and light-rail trains, putting the entire metro area only a couple stops away.



4.8%

PORTLAND MSA UNEMPLOYMENT RATE
US BLS, NOV 2025

4.5%

NATIONAL UNEMPLOYMENT RATE
US BLS, NOV 2025

#17

BEST CITIES IN AMERICA
BEST CITIES 2025

#20

STRONGEST JOB MARKETS
US NEWS 2024

INVESTING IN PORTLAND

Portland was ranked the 17th “Best City in America” by BestCities.com in 2025.

Portland, Oregon was recognized by TIME as one of the World’s Greatest Places in 2022. There were only five U.S. cities mentioned on the list.

Portland’s growth has driven in large part by sectors such as technology, healthcare, education, and professional services.

SEVERAL INDUSTRIES ARE CONTRIBUTING TO THE JOB GROWTH IN PORTLAND

Technology

With the decades long expansions of companies like Intel, Nike, and the many tech startups who call Portland home, Portland’s tech industry continues to grow, with increasing demand for software developers, engineers, and IT professionals.

Healthcare

Healthcare jobs are growing significantly, with organizations like OHSU expanding clinical and administrative roles.

Construction & Manufacturing

As Portland sees urban development and infrastructure projects, the construction and manufacturing sectors are experiencing steady growth.

Education

With the presence of institutions like Portland State University and local school districts, education-related jobs are increasing.

KEY HIGHLIGHTS

The 4.8% Portland MSA unemployment rate is just slightly above the National unemployment rate of 4.5% (November 2025).

\$219 billion total GDP for Portland-metro in 2023.

The State’s Employment Dept. projects to add 170,000 new jobs by 2033. Private health care, social assistance, and construction are projected to grow the fastest.

From Dec 2023 to Dec 2024, Oregon employers added 22,000 nonfarm jobs.

Oregon’s above average income growth is translating into higher wages, with wages growing 35% for the five-year period ending in 2023.

The Bureau of Labor Statistics and Oxford Economics project annual growth could rise 50 basis points to 0.7% through 2029. If achieved, this figure would slightly exceed the projected annual growth rate of 0.6% for the U.S. (Costar).

While 8,000 multifamily units were completed in 2024, Portland’s 3,000 units currently underway represent a staggering 70% drop from the previous three-year high mark of 13,000 units in late 2022. As such, just 3,300 units are expected to be constructed during 2025 (Costar).

With less competing supply delivering over the next 24 months and demand stabilization solidifying, the vacancy rate projects to decline further due to lower construction stats. Asking rents posted annual growth of 1.2% in 24Q4, and the Houseview forecast calls for rent growth of around 4% by late 2025 (Costar).

The state of Oregon has the ninth-best quality of air (2024).

USA Today has ranked Portland as one of the top cities for food lovers, particularly for its creative and experimental food scene, and its focus on plant-based dining. Portland is also famous for its award-winning craft beer and coffee culture, with over 80 breweries and over 700 coffee shops in the city.

PORTLAND RANKINGS

#1

BEST CITIES FOR BEER
RANKER, 2025

#2

BEST FOODIE CITIES IN AMERICA
WALLETHUB, 2025

#2

BIKE-FRIENDLY CITY
WALKSCORE, 2024

#3

BEST CITIES FOR SUSTAINABLE LIVING
COWORKINGCAFE, 2024

#6

QUIETEST CITY IN THE WORLD
SIXT, 2025

#6

BEST CITIES FOR HIKING
RANKER, 2025

#8

TOP CITIES FOR MILLENNIALS
RANKER, 2024

#8

BEST CITIES FOR WORK-LIFE BALANCE
WALLETHUB, 2024

#9

BEST CITIES FOR YOUNG COUPLES
RANKER, 2025

#9

TOP CITIES FOR TECH TALENT GROWTH
CBRE, 2024

#11

BEST CITIES FOR YOUNG PROFESSIONALS
RANKER, 2024

#17

COOLEST CITIES IN AMERICA
RANKER, 2025





Exclusively listed by

JORDAN CARTER

503.221.2280

jordan.carter@kidder.com

CLAY NEWTON

503.721.2719

clay.newton@kidder.com

PHILLIP CAGUIOA-MOORE

503.721.2731

phillip.caguioamoore@kidder.com

KIDDER.COM

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