

OFFERING MEMORANDUM

**FOR SALE**

**OWNER/USER OR REDEVELOPMENT OPPORTUNITY  
IN HIGH-PROFILE NW PORTLAND LOCATION  
2275 WEST BURNSIDE STREET | PORTLAND, OREGON  
\$3,650,000**



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Presented by:

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COMMERCIAL REAL ESTATE SERVICES

and

**CRA** COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC



## OFFERING HIGHLIGHTS | 2275 West Burnside Street

- Excellent location at the signalized corner of NW 23rd Ave and W Burnside Street in the iconic Nob Hill neighborhood on Portland's retail "high street."
- Walk score of 97, with many retailers and multi-family units nearby.
- Subject property is available for an owner/user or redevelopment opportunity.
- Central Commercial (CX), City of Portland zoning allows for a wide range of uses.
- Extremely rare asset of 23 dedicated parking spaces included, accessible from W Burnside and NW 23rd Avenue.



# PROPERTY SUMMARY | 2275 West Burnside Street

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## OFFERING SUMMARY

<b>Parking:</b>	Approx. 15 dedicated off-street spaces
<b>Lot Size:</b>	13,939 SF
<b>Level One:</b>	4,618 SF
<b>Level Two:</b>	2,034 SF
<b>Gross Building Area:</b>	6,652 SF
<b>Year Built:</b>	1970, remodeled in 1991
<b>Zoning:</b>	Central Commercial (CX), City of Portland
<b>Neighborhood Association:</b>	Nob Hill
<b>Walk Score:</b>	97
<b>Average Daily Traffic:</b>	45,000 vehicles per day

## PROPERTY OVERVIEW

The property offers rare branding opportunities with on-site parking and potential roof top deck amenities. Zoning allows for retail, professional office uses, hospitality, and/ or residential uses. The interior of the building currently sits in basic shell condition ready for future improvements for a new occupant.

## PROPERTY HIGHLIGHTS

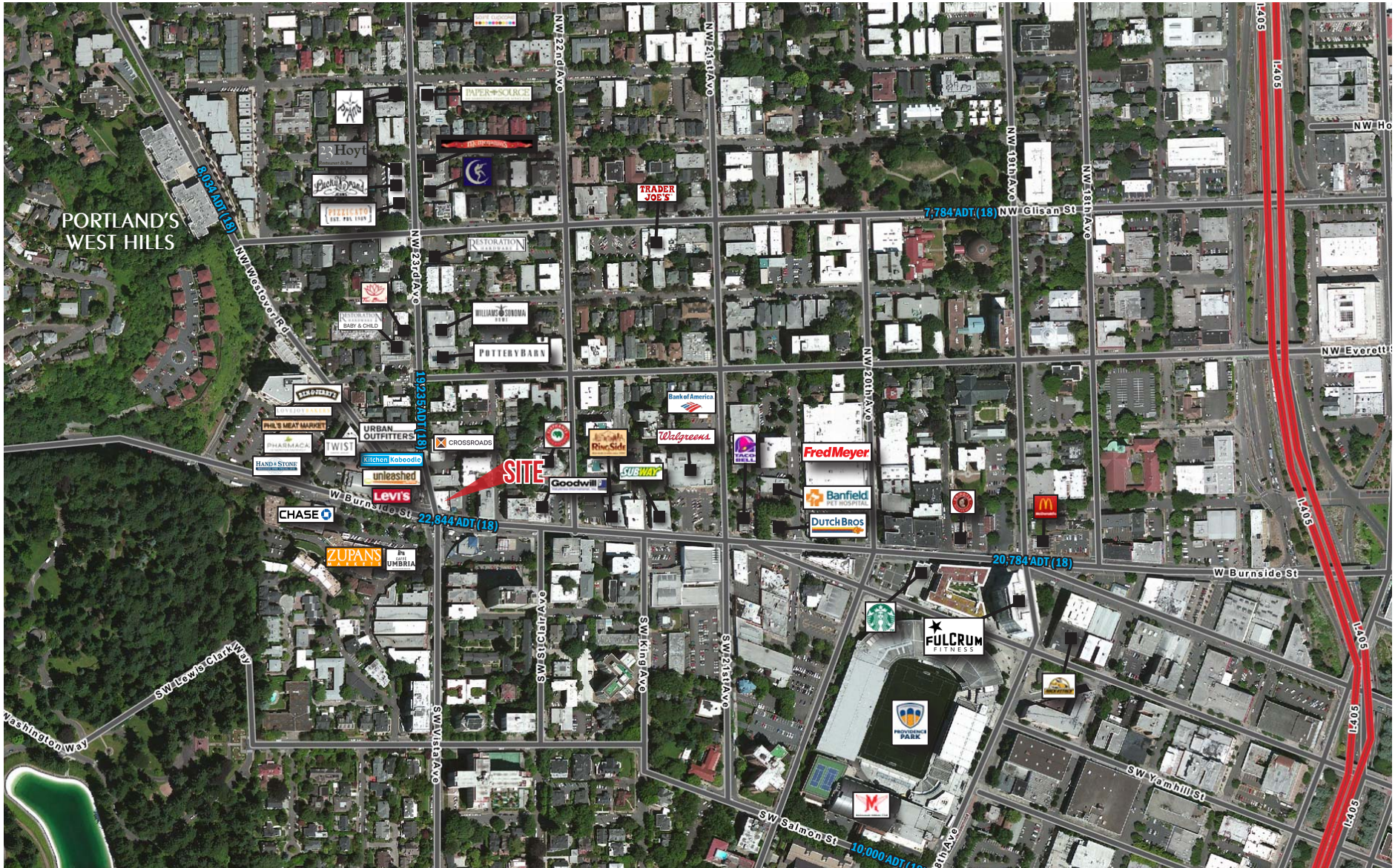
- Excellent dense urban location in the heart of NW Portland, serving prime neighborhoods: Nob Hill, Goose Hollow, Hillside, Arlington Heights and downtown Portland.
- Extremely rare ample parking, including approximately 8 secure covered spaces.
- Zoning allows for a wide range of uses.
- Potential for roof top deck and outdoor amenity space.
- High visibility corner lot location unparalleled in the market today.

## LOCATION OVERVIEW

With a combined traffic count on 23rd and Burnside of 45,000 vehicles per day and nearby residents exhibiting strong purchasing power, the subject property is an outstanding offer for an owner/user or developer. Nearby Hillside and Arlington Heights neighborhoods have recognized household incomes of \$167,000 – \$207,000 per year and 384,000 residents are located within a five mile radius. The corner parcel also provides excellent visibility and signage opportunities. Zupan’s grocery-anchored Uptown Shopping Center is located directly across W Burnside.



# VICINITY MAP | 2275 West Burnside Street

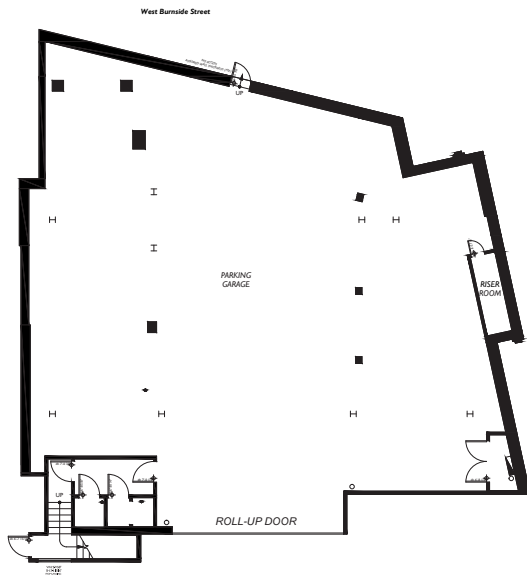


The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing.

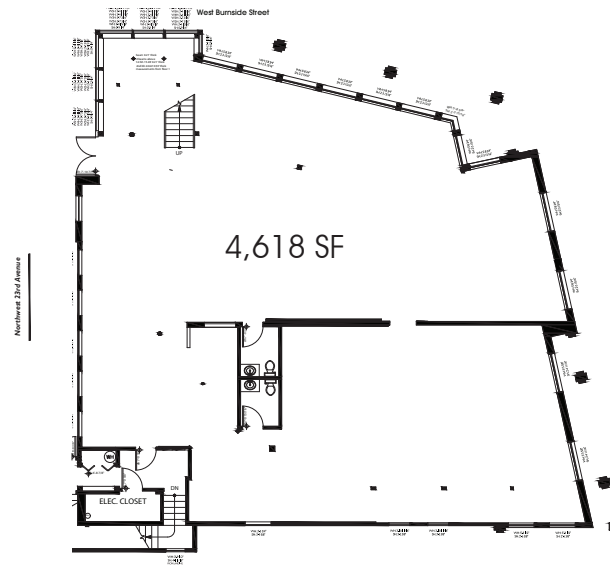


# FLOOR PLANS | 2275 West Burnside Street

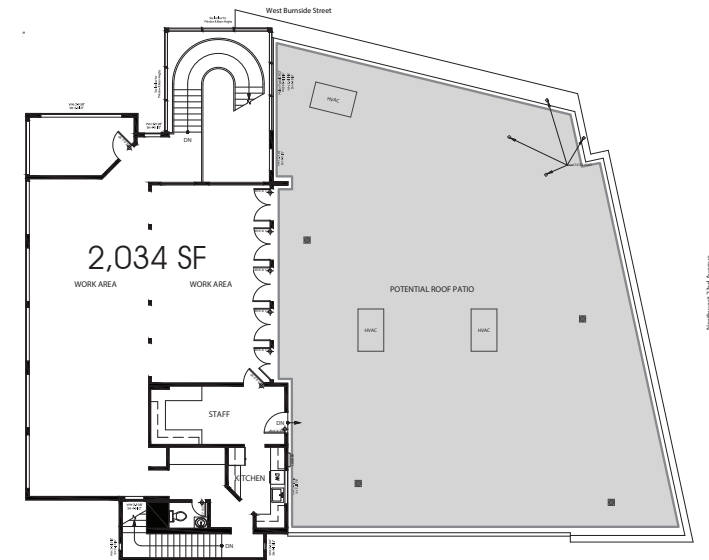
## PARKING GARAGE



## FLOOR 1



## FLOOR 2



# REDEVELOPMENT OPTIONS | 2275 West Burnside Street

## SCHEME A



### MULTI-FAMILY RESIDENTIAL DEVELOPMENT

69 RESIDENTIAL UNITS  
47 PARKING STALLS  
81,760 SF TOTAL BUILDING

## SCHEME B1



### COMMERCIAL OFFICE DEVELOPMENT

51,881 NSF COMMERCIAL OFFICE  
51 PARKING STALLS  
81,515 SF TOTAL BUILDING

## SCHEME B2



### COMMERCIAL OFFICE DEVELOPMENT

49,288 NSF COMMERCIAL OFFICE  
37 PARKING STALLS  
76,538 SF TOTAL BUILDING

## SCHEME SUMMARY