

# Lents Land Development

5911 SE 90th Ave, Portland, OR



FOR SALE

## Lents Development Land with Interim Income

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**km** Kidder  
Mathews



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## Property Information

**TOTAL AVAILABLE** 13,014 SF (Combined)

**ZONING** CM2 zoning

**LOCATION** Between SE Foster Road and SE Woodstock Boulevard

**SITE IMPROVEMENTS** Base: 45' Max Height, 2.5:1 FAR

**ACCESS** Direct access off SE Foster Rd and/or SE Woodstock Blvd

**DEVELOPMENT OPPORTUNITY** Suitable for retail, office and/or residential in a rapidly developing area.

**PRICING** Please call for details



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## EASTPORT SHOPPING CENTER



## DEMOGRAPHICS (2017)

	1 mile	3 miles	5 miles
Population	20,621	178,760	437,591
Avg Household Income	\$52,380	\$66,612	\$72,789

## DAILY TRAFFIC COUNT

SE Foster @ SE 90th Westbound	23,796 cars
SE 92nd & SE Foster N/S	10,540 cars



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## District Projects



**OLIVER STATION**

<b>Location</b>	Both sides of 92nd Ave between Foster & Woodstock
<b>Anchor Tenant</b>	Planet Fitness
<b>Project Description</b>	Adds both affordable and market-rate housing to the Lents Town Center. Will add 126 affordable apartment units and 19 market rate apartment units and approximately 29,000 SF ground floor commercial space (parking included)
<b>Investment</b>	\$4,912,000 by Prosper Portland
<b>Completion</b>	Completed July 2018



**ASIAN HEALTH & SERVICE CENTER**

<b>Location</b>	SE Foster & SE 91st Avenue
<b>Project Description</b>	30,000 SF relocation of the Asian Health and Service Center with clinic, office, event space, and a rooftop garden
<b>Investment</b>	\$4,912,000 by Prosper Portland
<b>Completion</b>	Completed August 2018



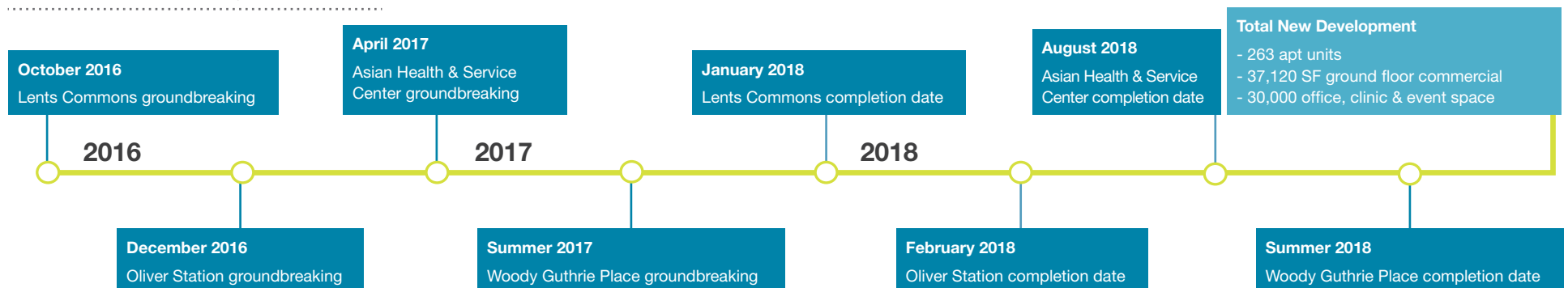
**LENTS COMMONS**

<b>Location</b>	9101 SE Foster Road
<b>Project Description</b>	Mixed-use, mixed-income project with 54 units of housing and approximately 7,500 SF of retail space on the ground floor (on-site parking)
<b>Investment</b>	\$15,093,125 by Prosper Portland
<b>Completion</b>	Completed December 2017



**ZOIGLHAUS BREWPUB**

<b>Location</b>	5716 SE 92nd Avenue
<b>Project Description</b>	Conceptual community brewhouse. Renovated vacant building into a brewery, pub, and full-service restaurant centered on family-friendly entertainment, German style beer, and quality food
<b>Investment</b>	\$473,542 by Prosper Portland + \$380,789 by ZHaus LLC
<b>Completion</b>	Completed September 2015



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## GOALS AND OBJECTIVES FOR LENTS TOWN CENTER

- Stimulate development that positively changes the reputation and increases the vitality of Lents Town Center
- Concentrate investment along 92nd Avenue and initiate “game changing” redevelopment – 92nd Main Street Approach (92nd Avenue from Ellis to Woodstock)
- Promote redevelopment and/or occupancy of PDC-owned properties (Prosper Portland, previously known as Portland Development Commission)
- Promote business development

## GETTING TO SUCCESS IN 2020

- Lents Town Center Urban Renewal Area is the second largest URA at 2,800 acres
- \$90 million of public investments in city infrastructure and facilities, redevelopment, business development, transportation, and affordable housing
- Nearing completion of Lents Five Year Action Plan (initiated in 2014) to focus investment and development in Lents Town Center

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