

**FOR SALE | 13,000 SF Lot | SE 49<sup>th</sup> & Woodstock**



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## PROPERTY DETAILS

**5910 SE 49th Avenue, Portland, OR 97206**

**Sub-Market:** SE Portland / Woodstock

**List Price:** Call Broker For Details

**Space:** ±13,000 SF (±0.30 Acres)

**Parcel:** R312583

**Height Limit:** 45' | 55' (with bonus provisions)

**FAR** 2.5 : 1 | 4 : 1 (with bonus provisions)

**Parking:** 37 - 43 Car Spaces

**Zoning:** CM2 (Commercial Mixed Use 2)

**Access Scores:** Walk: 93 | Bike: 99 | Transit: 46

This prime parcel is centrally located in SE Portland's popular and burgeoning Woodstock district. One of Portland's longstanding neighborhoods, Woodstock has recently seen a surge of growth brought on by increased investment and modern developments, particularly over the last five years.

This vibrant community is anchored by the central commercial district running along Woodstock Blvd, boasting an abundance of nationally recognized brands and eclectic local businesses. Residents and visitors alike can enjoy easy access to grocery and convenience stores, restaurants and cafes, coffee shops, bars and taprooms, vintage shops, gyms, home improvement and a variety of professional services.

The cozy urban living is bolstered by high walk and bike scores, accessible transit, nearby parks, schools, highly acclaimed Reed College and the Eastmoreland Golf Course. The Farmers Market and frequent local events draw in visitors from across the Portland Metro area.



## PROPERTY HIGHLIGHTS | 5910 SE 49th Avenue, Portland OR 97206

BACK TO NOVUS APTS.



- Ideal Flat & Rectangular Shaped Parcel
- Currently paved with potential 37-43 parking spots
- ±126' of Frontage on SE 49th Ave with 2 Curb Cuts
- Intersection @ 49th has Pedestrian Crossing
- ±13,487 ADT (Woodstock @ SE 50th - 2022)
- Positioned on Bus Line (Stop at Woodstock & 49th)
- Located Adjacent to Dick's Primal Burger
- Adjacent to the Novus Apartments - Built in 2022
- Major Retail includes: Safeway, Bi-Mart, Starbucks, Subway, Papa Murphy's, 7-Eleven, Chase Bank, Key Bank, The UPS Store, Ace Hardware, Zoom Care, VCA Animal Hospital and much more.



VIEW FROM WOODSTOCK @ 49TH



# PROPERTY OVERVIEW



vca animal hospitals

MODERA BY MILL CREEK WOODSTOCK

SE WOODSTOCK BLVD

SE 49TH AVE

2 CURB CUTS

±126' FRONTAGE

±13,000 SF  
(0.13 ACRES)

Dick's PRIMAL BURGER

NOVUS WOODSTOCK





GRAND CENTRAL BAKERY CAFE

ACE Hardware



zoomcare

PAPA MURPHY'S

NEW SEASONS MARKET

SE 44th Ave

Gentle Dental



BI-MART

SE 46th Ave

KeyBank

SAFEMART

SUBWAY

CHASE

PIZZA ROMA

MODERA WOODSTOCK BY MILL CREEK

SE 48th Ave

13,000 SF SITE (partially hidden from view)

vca animal hospitals

SE 49th Ave

PRIMAL BURGER

Multnomah County Library

NOVUS WOODSTOCK

MULTNOMAH PROFESSIONAL BUILDING

SE 50th Ave

SE WOODSTOCK BLVD

±13,8487 ADT



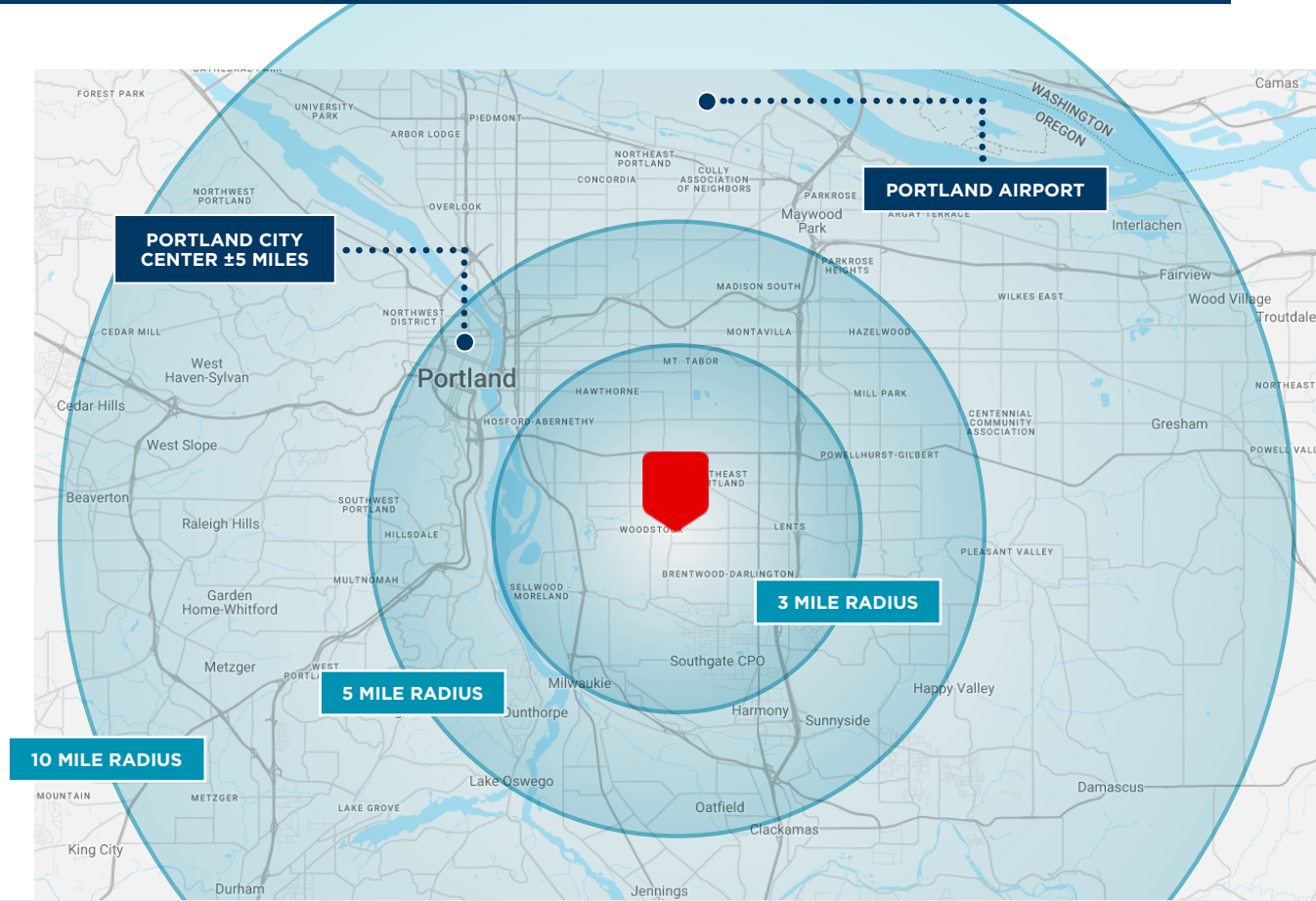


# WOODSTOCK NEIGHBORHOOD | DETAIL & DEMOGRAPHICS

Located on Portland's inner southeast just 15 minutes from downtown, the Woodstock neighborhood is one of the oldest and most established in Portland. Walking distance to Reed College and the East Moreland residential neighborhood, Woodstock is home to an excellent source of daily retail services including grocery, banking, restaurants, taprooms, medical and multi-family homes. New developments in the area include The Heist, a renovated bank property features food carts and a bar, The Novus which is a mixed-use retail and multi-family development with 84 units.

Reed College; founded in 1908 and known as one of the most intellectual colleges in the country with an average enrollment of 1,400, sits on the western edge of the Woodstock neighborhood.

Other neighborhood parks include Eastmoreland Public Golf Course which was established in 1916, Woodstock Park, and Portland's renowned Rhododendron Gardens.



ATTRIBUTE	1 Mile	2 Miles	3 Miles	5 Miles	10 Miles
Population: 2023	22,481	86,535	167,549	460,252	1,161,340
Median Age	39.9	39.9	40.1	40	40.1
Daytime Employees	3,241	25,974	66,637	419,352	768,156
Businesses	599	3,579	9,258	40,945	80,834
Median Home Value	\$451,279	\$442,586	\$445,213	\$454,405	\$449,144
Average Household Income	\$110,732	\$105,199	\$102,638	\$101,332	\$106,380

\*Demographics derived from CoStar for 4905 SE Woodstock Blvd, Portland OR 97206





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