

HIGH EXPOSURE RETAIL PROPERTY & REDEVELOPMENT ASSEMBLAGE

333 SE 122ND AVE + 12110 & 12120 SE PINE ST
FOR SALE



Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

SEPT 2025

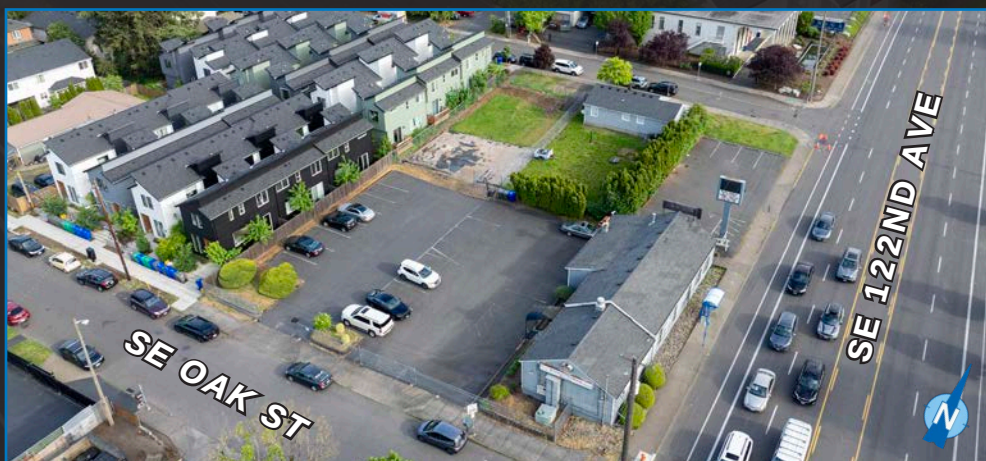
EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Exceptional opportunity to acquire a $\pm 2,365$ square foot commercial building with nearly 30,000 square feet of contiguous land at a signalized intersection in East Portland's emerging 122nd Avenue corridor. Zoned **CM2**, this flexible, mixed-use zoning supports a wide range of residential and commercial redevelopment options. The site sits along a major arterial with strong traffic counts, transit access, and a surrounding wave of modern multifamily development.

INVESTMENT HIGHLIGHTS

- Premier **infill development site** in one of Portland's fastest-evolving corridors
- Strong **street visibility** and frontage along SE 122nd Avenue
- **Transit-accessible** location with bus stops and MAX line nearby
- **Flexible zoning** allows for multifamily, retail, office, or mixed-use
- **Existing improvements** offer interim use or holding income potential
- Surrounded by **new residential and townhome projects**



HIGH-EXPOSURE REDEVELOPMENT ASSEMBLAGE
FOR SALE

PROPERTY DETAILS

333 SE 122nd Ave:	• $\pm 2,365$ SF commercial building • $\pm 14,500$ SF lot
Lot #1:	333 SE 122nd Ave • $\pm 4,500$ SF of land
Lot #2:	12120 SE Pine St • ± 690 SF single-family home on $\pm 5,000$ SF lot
Lot #3:	12110 SE Pine St • $\pm 5,000$ SF of land
Total land:	$\pm 29,900$ SF
Sales price:	\$1,595,000
Zoning:	CM2 - Mixed Use Commercial (Buyer to verify uses and density)

DEMOGRAPHICS

	1 MILE	3 MILES
Population:	22,520	176,346
Households:	8,826	68,044
Median Age:	37.8	38.0
Median Household Income:	\$69,166	\$74,527
Daytime Employees:	9,576	54,506

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SE OAK ST

SE PINE ST

SE 122ND AVE

Bldg Size: $\pm$ 2,365 SF
Lot Size: $\pm$ 4,500 SF

LOT #3
 $\pm$ 5,000 SF

LOT #2
 $\pm$ 5,900 SF

LOT #1
 $\pm$ 4,500 SF





HIGH-EXPOSURE REDEVELOPMENT ASSEMBLAGE
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LOCATION OVERVIEW

**SUBJECT
LAND**

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