

FOR SALE

317 NE Sacramento St, Portland, OR 97212



NE PORTLAND OWNER-USER BOUTIQUE OFFICE

Cameron Schwab | Commercial Broker & Advisor

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Each Office Is Independently Owned and Operated.



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Keller Williams Realty
Portland Premiere

7504 SW Bridgeport Rd.,
Portland OR 97224

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Executive Summary

317 NE Sacramento St, Portland, OR 97212



Property Summary

317 NE Sacramento St is a well-located office asset positioned within Portland's highly sought-after NE Close-In submarket, just off NE Martin Luther King Jr. Blvd. The property consists of approximately 2,190–2,256 square feet across a functional multi-level layout, situated on a compact 0.08-acre urban lot.

Originally constructed in 1904 and recently renovated in 2023 for office use, the building blends historic architectural character with modern usability. Currently configured as a boutique office converted from residential use, the asset offers immediate functionality for an owner-user or investor seeking a centrally located, move-in-ready opportunity.

The surrounding area is defined by dense residential population, active commercial corridors, and strong transit accessibility, supporting continued demand from office, creative, and service-oriented users. The CM3 zoning designation further enhances flexibility, allowing a wide range of commercial and mixed-use applications aligned with Portland's urban infill development trends.

Property Details

Property Address	317 NE Sacramento St, Portland, OR 97212	Renovation	2023
Price	\$395,000	Stories	2 + Basement
Price / SF	\$175	Layout	Basement (673 SF) / Main (712 SF) / Upper (805 SF)
Price / Land SF	\$113	Zoning	CM3 (Commercial Mixed-Use 3)
Building Size	±2,190–2,256 SF	Occupancy	Business Group B
Lot Size	0.08 Acres (±3,500 SF)	Occupancy Load	±20 Persons
Year Built	1904	Parcel ID (APN)	R102227



SUBJECT PROPERTY

Investment Highlights



Prime Urban Submarket

Prime NE Close-In Portland submarket with strong urban demand



High-Traffic Corridor Access

Immediate proximity to NE MLK Blvd with $\pm 26,670$ VPD



Dense Population Base

Dense population base of $\pm 26,780$ residents within 1 mile



Affluent Demographics

Average household income exceeding \$115,000 within 1 mile



Transit-Oriented Location

Transit-oriented location with multiple stops within walking distance ($\pm 8-13$ minutes)



Proximity to Downtown

4-minute drive to Downtown Portland



Airport Accessibility

21-minute drive to Portland International Airport



Supply-Constrained Infill Location

Infill location with limited supply supporting long-term value retention



Location Highlights



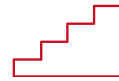
Move-In Ready Boutique Asset

Move-in ready boutique office
(converted residential asset)



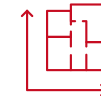
Recently Renovated Improvements

Renovated in 2023 for office use



Flexible Multi-Level Layout

Multi-level layout with
basement bonus space
(±673 SF)



Efficient Building Size

Total building size:
±2,190–2,256 SF



Compact Urban Lot

Located on ±0.08-acre
(±3,500 SF) lot



Flexible CM3 Zoning

Zoned CM3 allowing flexible
commercial and mixed-use uses



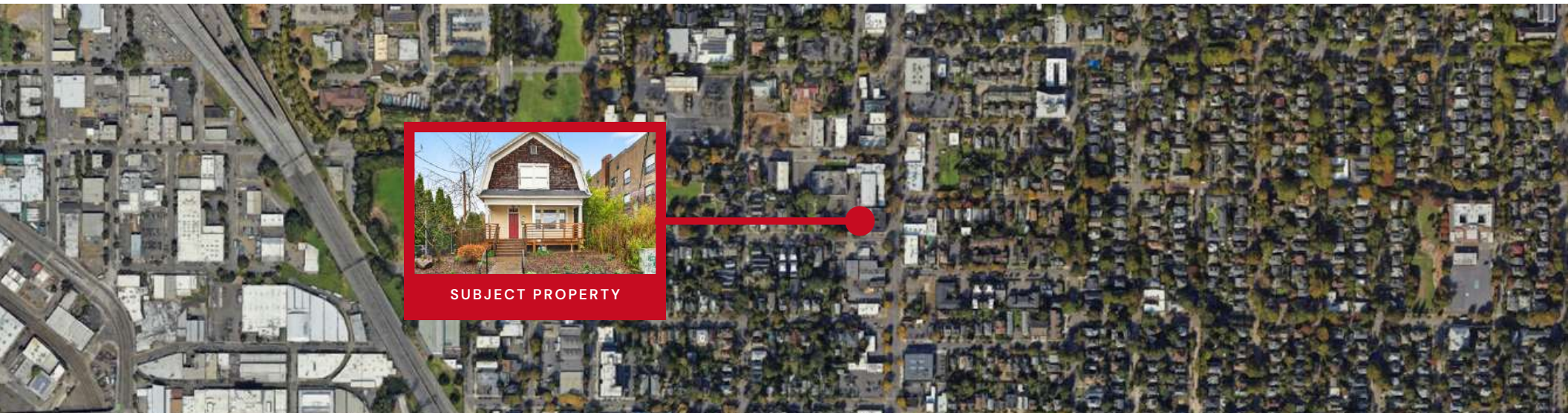
Business Group B Occupancy

Business Group B occupancy
(±20 person load)



Highly Walkable & Bike-Friendly

Strong walkability (90) and
bikeability (99)



SUBJECT PROPERTY

Property Gallery

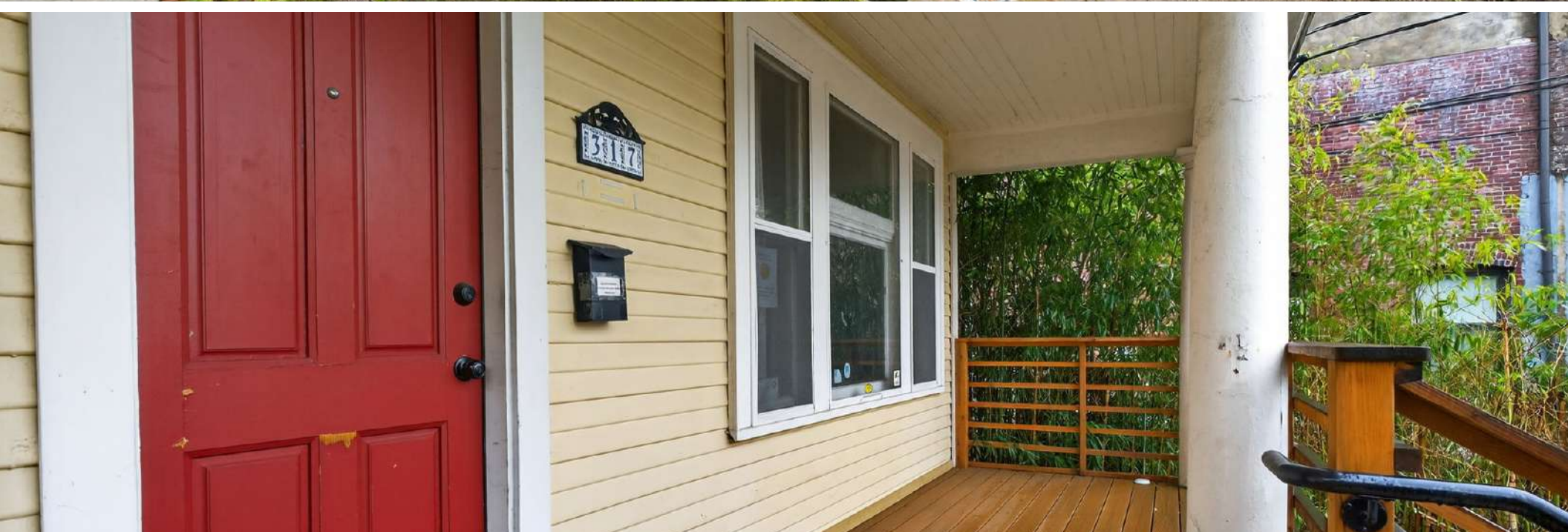
317 NE Sacramento St, Portland, OR 97212



NE MARTIN LUTHER KING JR BLVD



NORTHEAST SACRAMENTO STREET

















SACRAMENTO ST. OFFICE



CONSULTANTS:

ARCHITECTURAL DESIGNER
POWERHOUSE DESIGN
1125 NW MYSTER PARK TERR # 202
PORTLAND, OREGON 97229
(503) 751-5292
JULIAN@POWERHOUSEDESIGN.NET



VICINITY MAP
NTS



EGRESS
NTS

DRAWING INDEX -

- ARCHITECTURAL
- 1 SITE PLAN
- 2 COVER SHEET
- 3 EXTERIOR ELEVATIONS
- 4 FLOOR PLANS

PROJECT SUMMARY:

2022 D.S.S.C.
PROPERTY ADDRESS: 317 NE SACRAMENTO ST. PORTLAND, OREGON
PROPERTY SIZE: 1.8 ACRES
ZONING: CHS
OCCUPANCY TYPE: BUSINESS GROUP B
CONSTRUCTION TYPE: M-B (TABLE 601)
FIRE SEPARATION: 2 HOUR WALL BETWEEN UNITS (SECTION 420)
FIRE SEPARATION: 1 HOUR FLOOR/CEILING BETWEEN UNITS (SECTION 710)
FIRE PROTECTION: SPRINKLER SYSTEM VIA (SECTION 430 D.S.S.C.)
ALLOWABLE AREA: 100% OF SITE AREA (TABLE 30-2)
MAXIMUM F.A.R.: 2.5 TO 1 (TABLE 30-2)
ALLOWABLE HEIGHT: UP TO 4 STORES (TABLE 30-2)
SOUND TRANSMISSION: STC OF 50 AT SEPARATION WALLS
and 15 OF 50 AT FLOOR/CEILING (SECTION 1201)
OCCUPANCY LOAD: (2000 + 10) 19 (10 OCCUPANTS)
L3 LANDSCAPING: TITLE 33.39.249 LANDSCAPING + SCREENING (SECTION 6
SUB 2) 8' HIGH EVERGREEN AND LARGE, MEDIUM OR SMALL TREE REQUIRED
UNIMPAVED
CURRENT PROJECT: 27% TOTAL LOT COVERAGE

BUILDING ENVELOPE REQUIREMENTS:

- ROOFS (SEE ZONING ORDINANCE) R-30
- WALLS ABOVE GRADE (SEE ZONING ORDINANCE) R-30
- FLOORS (SEE ZONING ORDINANCE) R-30
- FLOORS (SEE ZONING ORDINANCE) R-30
- DOORS (SEE ZONING ORDINANCE) U-30

ENERGY CODE COMPLIANCE:
ASHRAE 90.1-2007 AND 90.1-2010

POWERHOUSE
DESIGN

DATE: 01/11/2023
PROJECT: 317 NE SACRAMENTO ST.
SACRAMENTO ST.
412 GROUP LLC.

317 NE SACRAMENTO ST.
PORTLAND, OREGON

DATE:
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412 GROUP LLC.



(E) FRONT ELEVATION (UNIMPAVED)
SCALE: 1/4" = 1'-0"

RIGHT-SIDE ELEVATION (EAST) (UNIMPAVED)
SCALE: 1/4" = 1'-0"



LEFT-SIDE ELEVATION (WEST) (UNIMPAVED)
SCALE: 1/4" = 1'-0"

POWERHOUSE
DESIGN

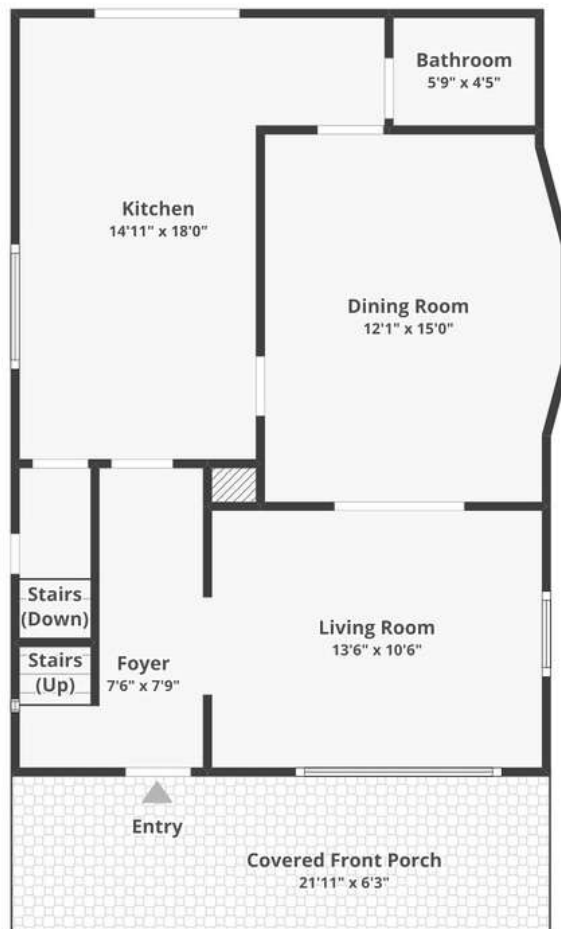
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317 NE SACRAMENTO ST.
PORTLAND, OREGON

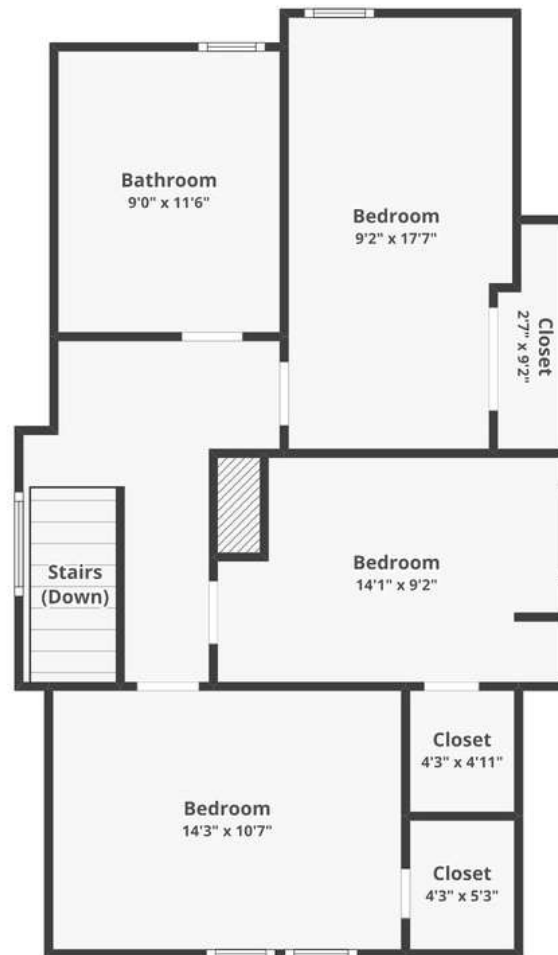
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NE SACRAMENTO ST.



FLOOR 1



FLOOR 2



BASEMENT

317 NE Sacramento St, Portland, OR 97212

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

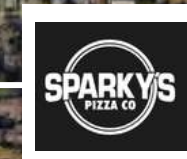
Key Businesses & Retailers

317 NE Sacramento St, Portland, OR 97212





TWENTYSIX CAFE



Demographics & Traffic

317 NE Sacramento St, Portland, OR 97212



Demographic and Traffic Count Report

Category	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	26,780		224,284		398,141	
2024 Estimate	26,780		224,284		398,141	
2020 Census	26,405		222,405		401,991	
Growth 2024–2029	1.42%		0.84%		–0.96%	
Growth 2020–2024	1.42%		0.84%		–0.96%	
2024 Population by Hispanic Origin	2,588		21,224		40,832	
2024 Population	26,780		224,284		398,141	
White	18,522	(69.16%)	163,189	(72.76%)	285,990	(71.83%)
Black	2,826	(10.55%)	13,845	(6.17%)	22,238	(5.59%)
Am. Indian & Alaskan	146	(0.55%)	1,186	(0.53%)	2,308	(0.58%)
Asian	1,048	(3.91%)	10,978	(4.89%)	22,304	(5.60%)
Hawaiian & Pacific Island	60	(0.22%)	398	(0.18%)	1,008	(0.25%)
Other	4,178	(15.60%)	34,687	(15.47%)	64,293	(16.15%)
U.S. Armed Forces	0		0		20	
Households						
2029 Projection	13,321		112,195		183,922	
2024 Estimate	13,361		112,636		185,433	
2020 Census	13,204		111,778		187,511	
Growth 2024–2029	–0.30%		–0.39%		–0.81%	
Growth 2020–2024	1.19%		0.77%		–1.11%	
Owner Occupied	4,035	(30.20%)	41,857	(37.16%)	82,383	(44.43%)
Renter Occupied	9,326	(69.80%)	70,778	(62.84%)	103,051	(55.57%)
2024 Households by HH Income	13,362		112,635		185,434	
Income: <\$25,000	2,740	(20.51%)	18,562	(16.48%)	27,858	(15.02%)
Income: \$25,000–\$50,000	1,814	(13.58%)	16,867	(14.97%)	26,399	(14.24%)
Income: \$50,000–\$75,000	1,696	(12.69%)	13,637	(12.11%)	23,142	(12.48%)
Income: \$75,000–\$100,000	1,271	(9.51%)	12,281	(10.90%)	21,033	(11.34%)
Income: \$100,000–\$125,000	1,186	(8.88%)	10,344	(9.18%)	18,503	(9.98%)
Income: \$125,000–\$150,000	1,031	(7.72%)	8,407	(7.46%)	14,446	(7.79%)
Income: \$150,000–\$200,000	1,300	(9.73%)	11,724	(10.41%)	19,595	(10.57%)
Income: \$200,000+	2,324	(17.39%)	20,813	(18.48%)	34,458	(18.58%)
2024 Avg Household Income	\$115,344		\$120,825		\$122,976	
2024 Med Household Income	\$83,477		\$89,761		\$93,206	



No	Collection Street	Cross Street	Avg. Daily Traffic	Distance
1	NE M L King Blvd	NE Tillamook St	26,670	0.14
2	NE Rodney Ave	NE Russell St	940–946	0.10
3	NE Sacramento St	NE MLK Blvd	799	0.05
4	Northeast Russell Street	NE 7th Ave	357–358	0.09
5	Northeast Thompson Street	N Williams Ave	196	0.13

Discover Growth & Opportunity

317 NE Sacramento St, Portland, OR 97212



About Portland, Oregon

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Portland, Oregon serves as a leading economic center for the Pacific Northwest, supported by a diverse business base spanning technology, manufacturing, healthcare, logistics, and creative industries. Its strategic location—paired with direct access to the Port of Portland, major interstate corridors, rail systems, and international air transport—creates a strong foundation for commerce and distribution.

The city's educated workforce, anchored by institutions such as Portland State University and the Oregon Health & Science University, attracts companies seeking innovation, research partnerships, and long-term growth potential. Ongoing infrastructure improvements, transit accessibility, and active neighborhood redevelopment efforts further strengthen the region's stability.

With relatively competitive operating costs compared to other West Coast metros, Portland continues to appeal to investors looking for a resilient, well-connected market with strong demand drivers and consistent economic momentum.



Discover Portland's Growth and Opportunity

Economic Expansion

- Central Eastside Industrial District Growth: The Central Eastside has evolved into one of Portland's strongest employment hubs, blending manufacturing, creative offices, tech startups, and distribution facilities. Continued redevelopment and business migration into the district have strengthened local job creation and expanded the city's commercial footprint.
- South Waterfront Redevelopment: Portland's South Waterfront continues to expand with new residential towers, life-science laboratories, OHSU research facilities, and mixed-use development. The area's transformation supports major employment centers and drives sustained local economic activity.

Infrastructure and Transportation

- Regional Transportation Network: Portland benefits from a comprehensive and interconnected transportation system, including I-5, I-84, and Highway 26. These routes support efficient movement of goods and commuters throughout the metro and across the Pacific Northwest, enhancing the region's logistics competitiveness.
- TriMet Transit Enhancements: Investments in Portland's transit system—including MAX Light Rail expansions, improved bus service, and future high-capacity transit corridors—continue to improve mobility and strengthen access between key employment, residential, and commercial districts.



Urban Revitalization and Development Projects

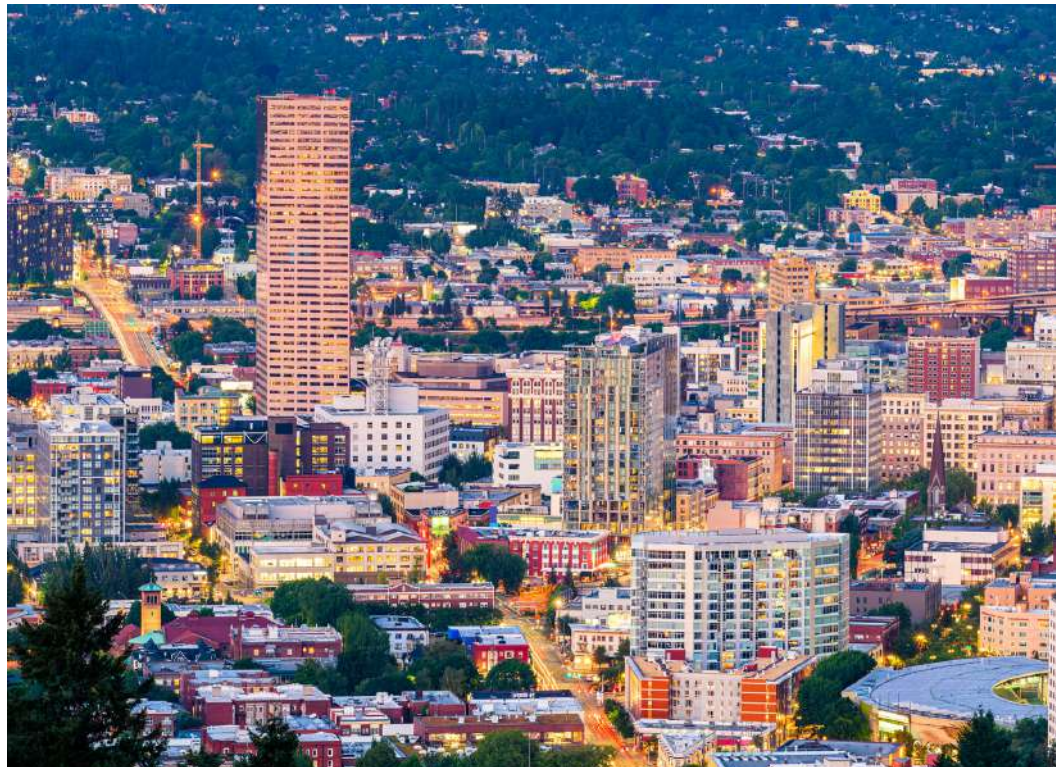
- **OMSI District Master Plan (Future Development):** Located immediately north of this site in the Central Eastside, the City-approved OMSI District Master Plan is a transformative, 24-acre redevelopment effort to create a vibrant, transit-oriented, mixed-use neighborhood. This vision includes up to 1,200 units of new market rate and affordable housing, a new Waterfront Education Park, and millions of square feet of new commercial, cultural, and innovation space. This significant project is designed to be an economic growth driver and enhance the Central Eastside riverfront.
- **Concordia & NE Portland Initiatives:** Northeast Portland neighborhoods are experiencing reinvestment through mixed-use projects, community infrastructure improvements, and infill residential development. These initiatives aim to support local businesses, enhance streetscapes, and increase housing options to meet evolving community needs.



<https://oms.edu/future-oms-district/>

Population Growth and Community Development

- **Metro Population Growth:** The Portland metropolitan area has experienced steady population increases driven by strong job markets, lifestyle appeal, and inbound migration from other West Coast cities. This trend reinforces consistent demand for housing, commercial services, and employment centers throughout the region.
- **Housing and Affordability Efforts:** Portland continues to introduce new residential communities, mixed-income housing, and redevelopment projects aimed at supporting population growth. These efforts ensure diverse living options for families, young professionals, and workers across the metro.





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