

Build-to-suit or redevelopment Lease Opportunity

9120 SE Powell Boulevard | Portland, OR 97266



OFFERING SUMMARY

Commercial building area: 12,420 SF

Total gross land area: 47,480 SF (1.09 AC)

Zoning: CE ([commercial employment](#))

Uses: Retail, Office & Healthcare

For Office & Healthcare inquiries, contact:

John C. Lee
Managing Director, Office and Healthcare
Licensed in OR & WA
+1 503 972 8608
john.c.lee@am.jll.com
Jones Lang LaSalle Brokerage, Inc.

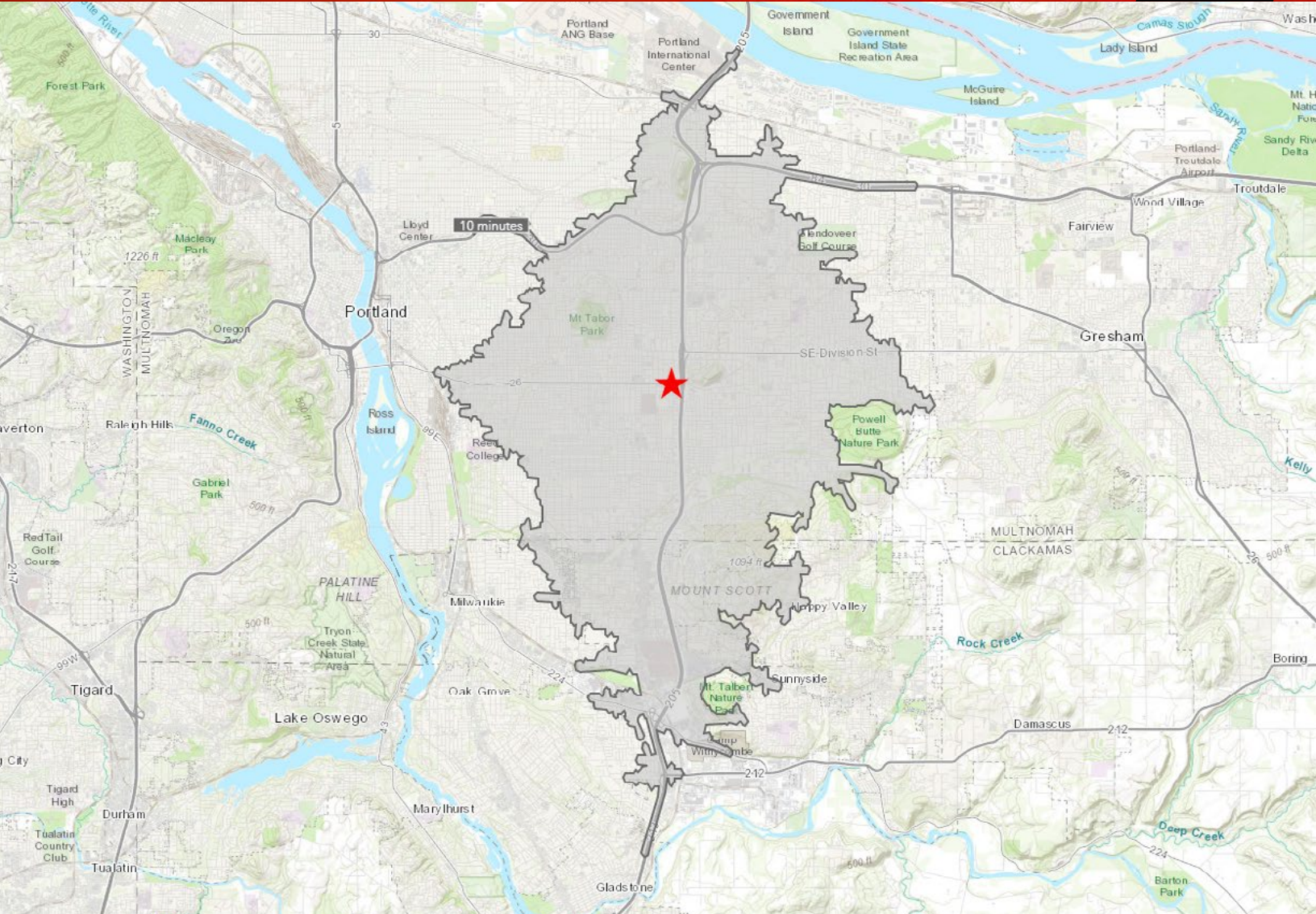
Carter Beyl
Senior Vice President, Office
Licensed in OR
+1 503 937 2105
carter.beyl@am.jll.com

For Retail inquiries, contact:

Karen BuSteed
Senior Vice President, Retail
Licensed in OR
+1 503 380 8448
karen.busteed@am.jll.com

Brittany Bersani
Associate, Retail
Licensed in OR & WA
+1 503 937 2105
brittany.bersani@am.jll.com

10 minute drive time map



demographics

1 mile from location



21,507

Total population



19,018

Daytime population



\$67,865

Average HH income



7,825

Total number HH

3 miles from location



207,365

Total population



180,280

Daytime population



\$81,560

Average HH income



80,325

Total number HH

Demographics are from 2020.

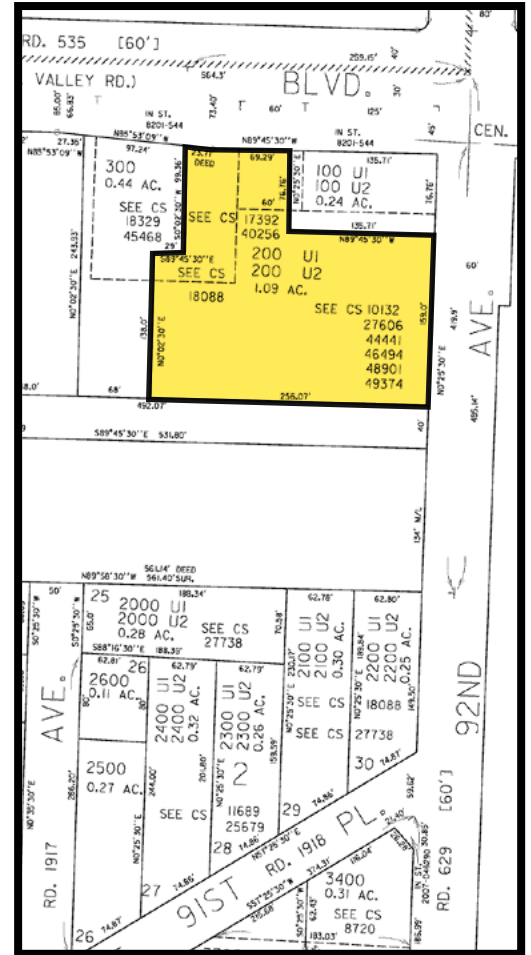
Zoning primary uses

Table 130-1
Commercial/Mixed Use Zone Primary Uses

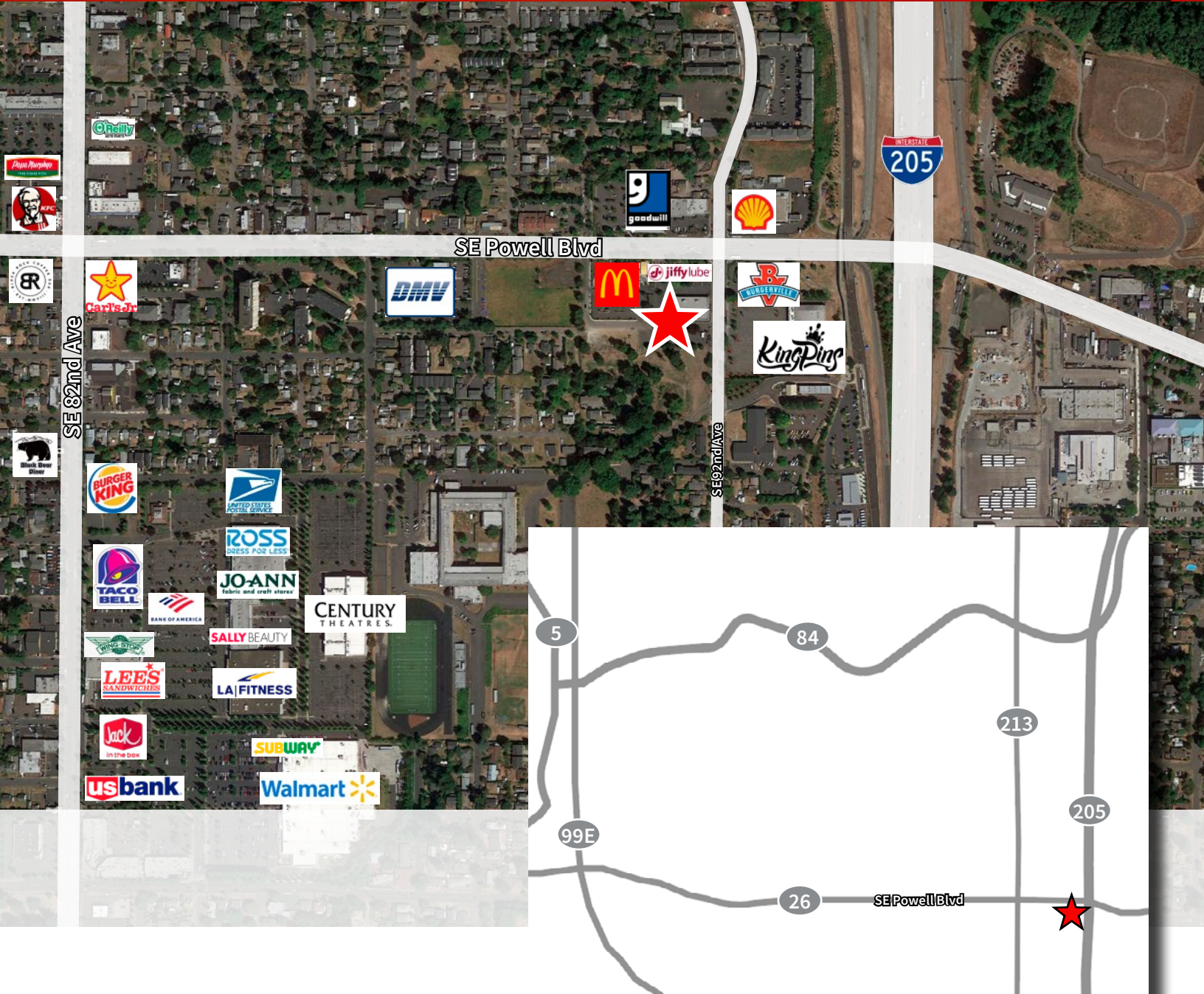
Use Categories	CR	CM1	CM2	CM3	CE	CX
Residential Categories						
Household Living	Y	Y	Y	Y	Y	Y
Group Living	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]
Commercial Categories						
Retail Sales And Service	L [2]	L [2]	Y	Y	Y	Y
Office	L [2]	L [2]	Y	Y	Y	Y
Quick Vehicle Servicing	N	L [2]	L [2]	L [2]	Y	N
Vehicle Repair	N	N	Y	Y	Y	L [5]
Commercial Parking	N	N	L [9]	L [9]	Y	CU [9]
Self-Service Storage	N	N	N	L [4]	L [4]	L [4]
Commercial Outdoor Recreation	N	N	Y	Y	Y	Y
Major Event Entertainment	N	N	CU	CU	CU	Y
Industrial Categories						
Manufacturing and Production	N	L/CU [3,5]	L/CU [3,5]	L/CU [3,5]	L/CU [3,5]	L/CU [3,5]
Warehouse and Freight Movement	N	N	N	L [3,5]	L [3,5]	N
Wholesale Sales	N	N	L [3,5]	L [3,5]	L [3,5]	L [3,5]
Industrial Service	N	N	CU [3,5]	CU [3,5]	CU [3,5]	CU [3,5]
Bulk Fossil Fuel Terminal	N	N	N	N	N	N
Railroad Yards	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N
Institutional Categories						
Basic Utilities	Y/CU [8]	Y/CU [8]	Y/CU [8]	Y/CU [8]	Y/CU [8]	Y/CU [8]
Community Service	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]
Parks and Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	Y	Y	Y
Colleges	N	Y	Y	Y	Y	Y
Medical Centers	N	Y	Y	Y	Y	Y
Religious Institutions	Y	Y	Y	Y	Y	Y
Daycare	Y	Y	Y	Y	Y	Y
Use Categories						
Other Categories						
Agriculture	L [10]	L [10]	L/CU [11]	L/CU [12]	L/CU [12]	L/CU [11]
Aviation and Surface Passenger Terminals	N	N	N	N	CU	CU
Detention Facilities	N	N	N	CU	CU	CU
Mining	N	N	N	N	N	N
Radio Frequency Transmission Facilities	N	L/CU [7]	L/CU [7]	L/CU [7]	L/CU [7]	L/CU [7]
Rail Lines and Utility Corridors	N	CU	CU	CU	CU	CU

Y = Yes, Allowed
CU = Conditional Use Review Required

L = Allowed, But Special
Limitations
N = No, Prohibited



Nearby amenities



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