

A PLACE TO BE



MADRONA PARK

3325 N Mississippi Ave, Portland, OR 97227

Site SQFT: 6,000 sqft
 Owner: Madrona Park, LLC
 Zone: Central Employment, EX
 Property Tax Total: \$300

Maximum FAR: 3 to 1
 Maximum Building Height: 65 ft
 Min Req. Green Space: none
 Building Coverage: 100%

Maximum Building Setbacks: 0 ft
 Minimum Building Setbacks: 0 ft

MISSISSIPPI DISTRICT

- Eclipse Brewery
- Village Child Care
- Food Carts
- Grand Central Bakery
- Hot Yoga for Life
- Spin Laundry Lounge
- Altura Furniture
- Por Que No
- Spicy Spoon
- Mississippi Pizza
- Atlantis Lounge
- Oregon Deli Company
- Reading Frenzy
- Blackbook Guitars
- ReBuilding Center

- Boise Elementary School
- Falcon Village
- Our United Village
- Albina Youth Opportunity
- Q Center
- Order of Eastern Star
- Trailhead Credit Union

Opportunities

- Entry to a growing area
- Easily accessible site
- Under-utilized site
- Commercial Presence in Residential neighborhood

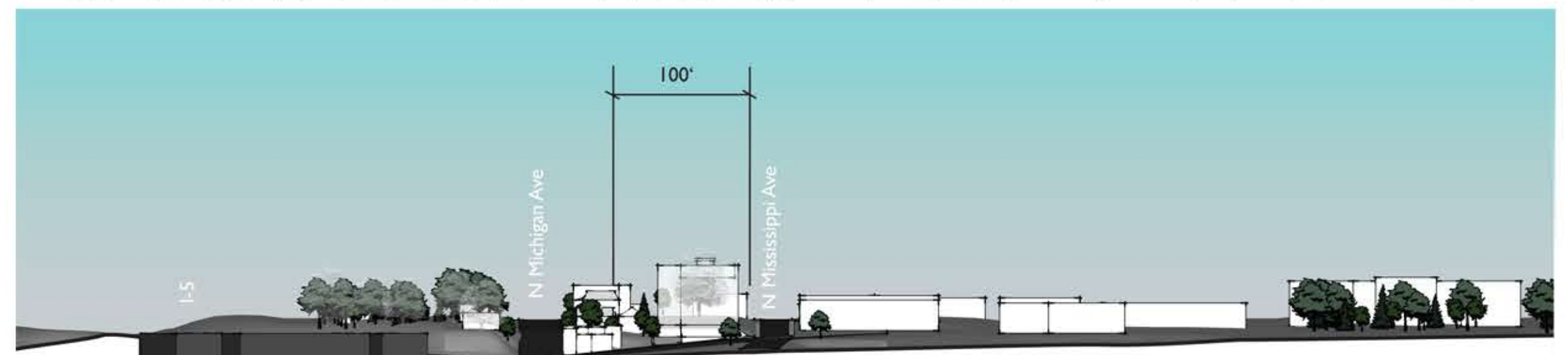
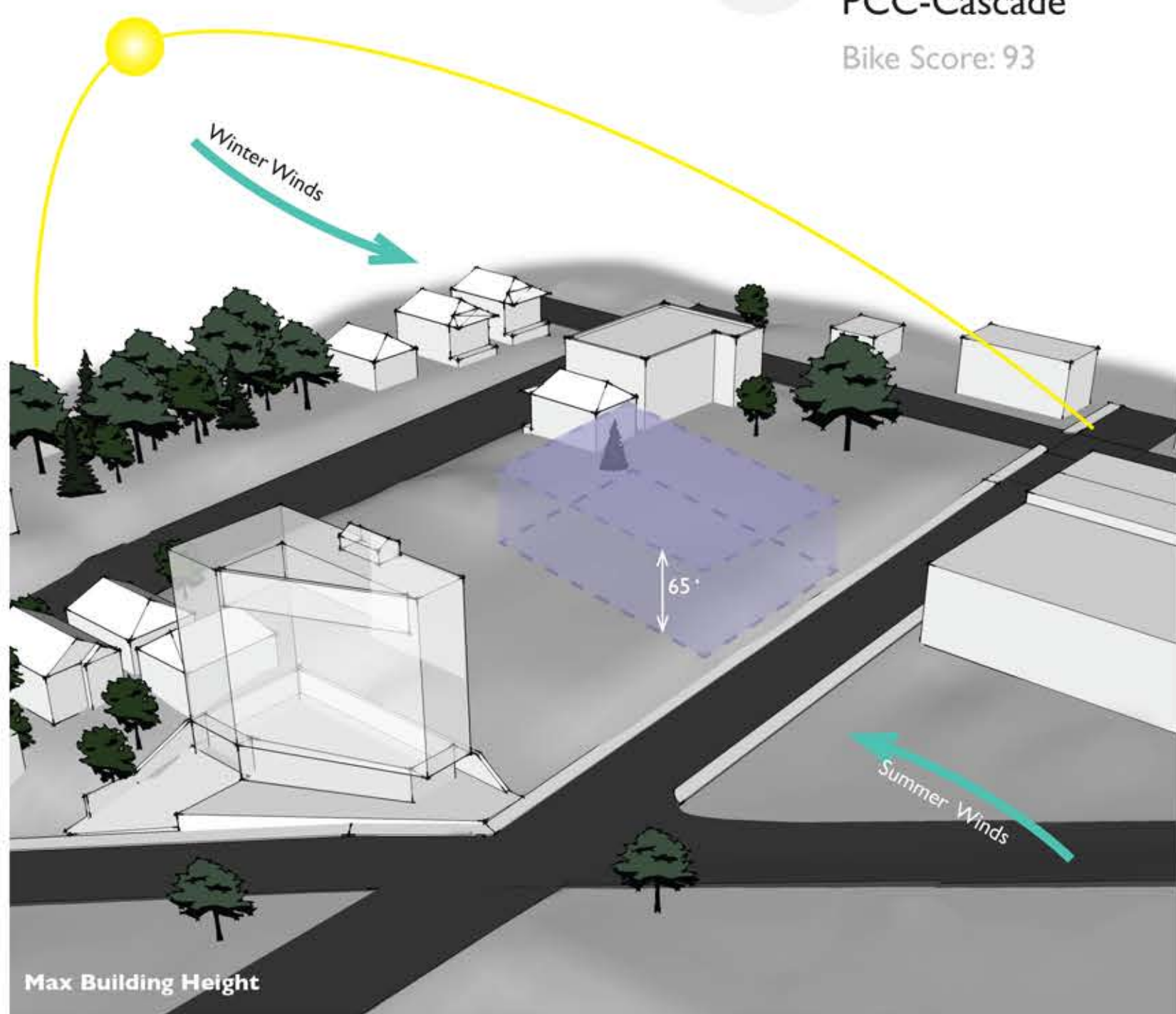
Limitations

- Sloped site
- New Development on south side of site
- Under-developed/maintained site
- Ok public transit

Very Walkable
 Transit Score: 91

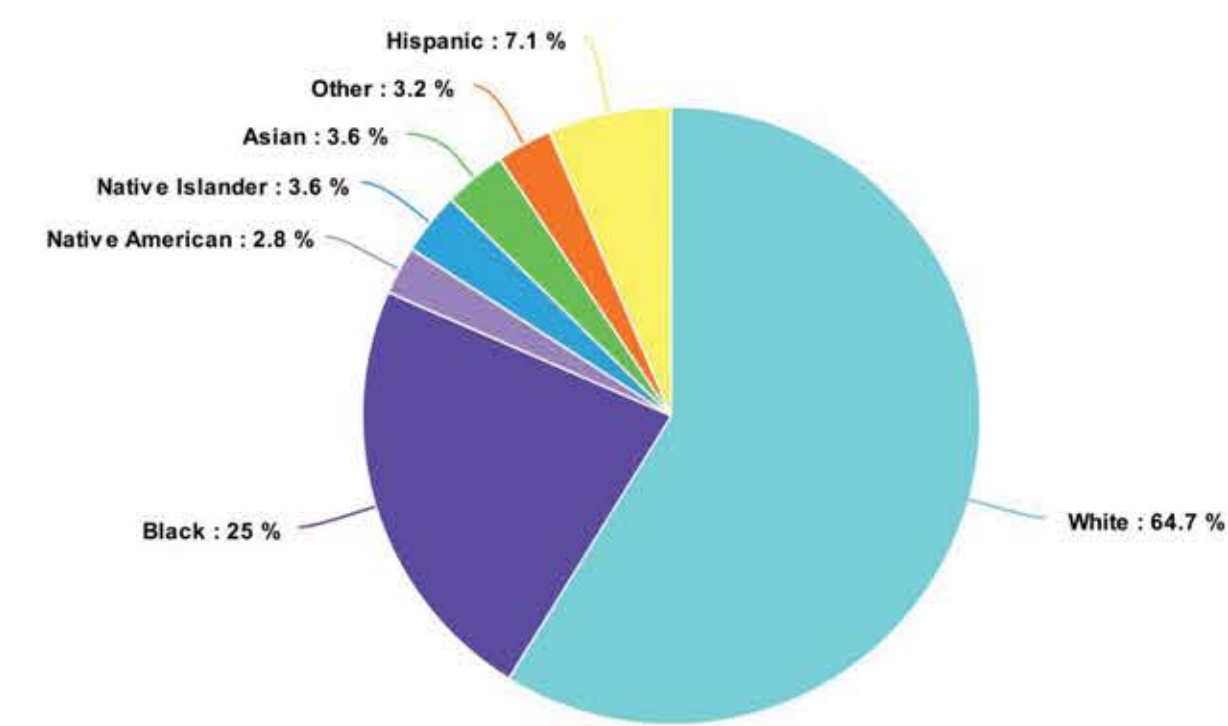
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 Transit Score: 55

Mississippi Dist
 Failing St. Br.
 PCC-Cascade
 Bike Score: 93



3,311 Total Population
 Boise Neighborhood, 2010 Census

Population Age Distribution

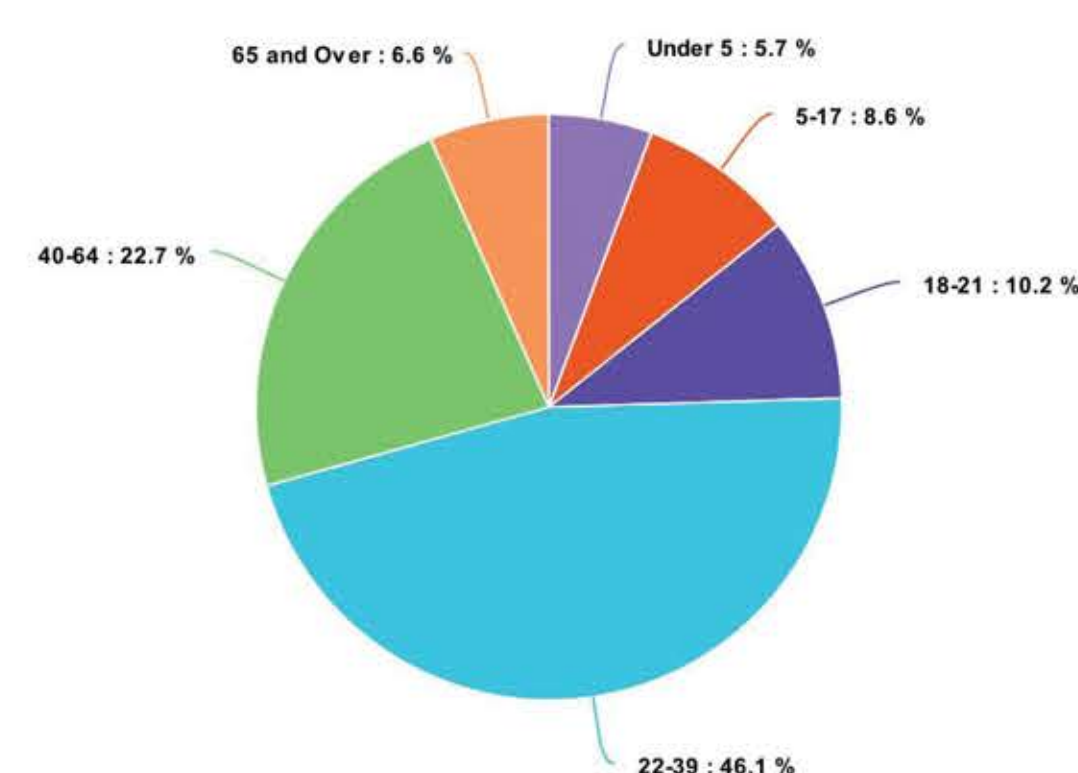


38%
 Homeowners

54%
 Renters

Households are 93% Occupied

Population Age Distribution



Families with Children 17.7%
 Families without Children 40.5%
 Average Household 2.15
 Population Density: 12 persons per acre

Male Population 1,616 (49%)
 Female Population 1,695 (51%)