

# A PLACE TO BE



## MISSISSIPPI AVE PARKING LOT

3298 N Mississippi Ave, Portland, OR 97227

Site SQFT: 35,500 sqft  
 Owner: City of Portland  
 Zone: General Industrial, IG1  
 Property Tax Total: not available

Maximum FAR: no limit  
 Maximum Building Height: no limit  
 Min Req. Green Space: none  
 Building Coverage: 100%

Maximum Building Setbacks: none  
 Minimum Building Setbacks: none

### 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

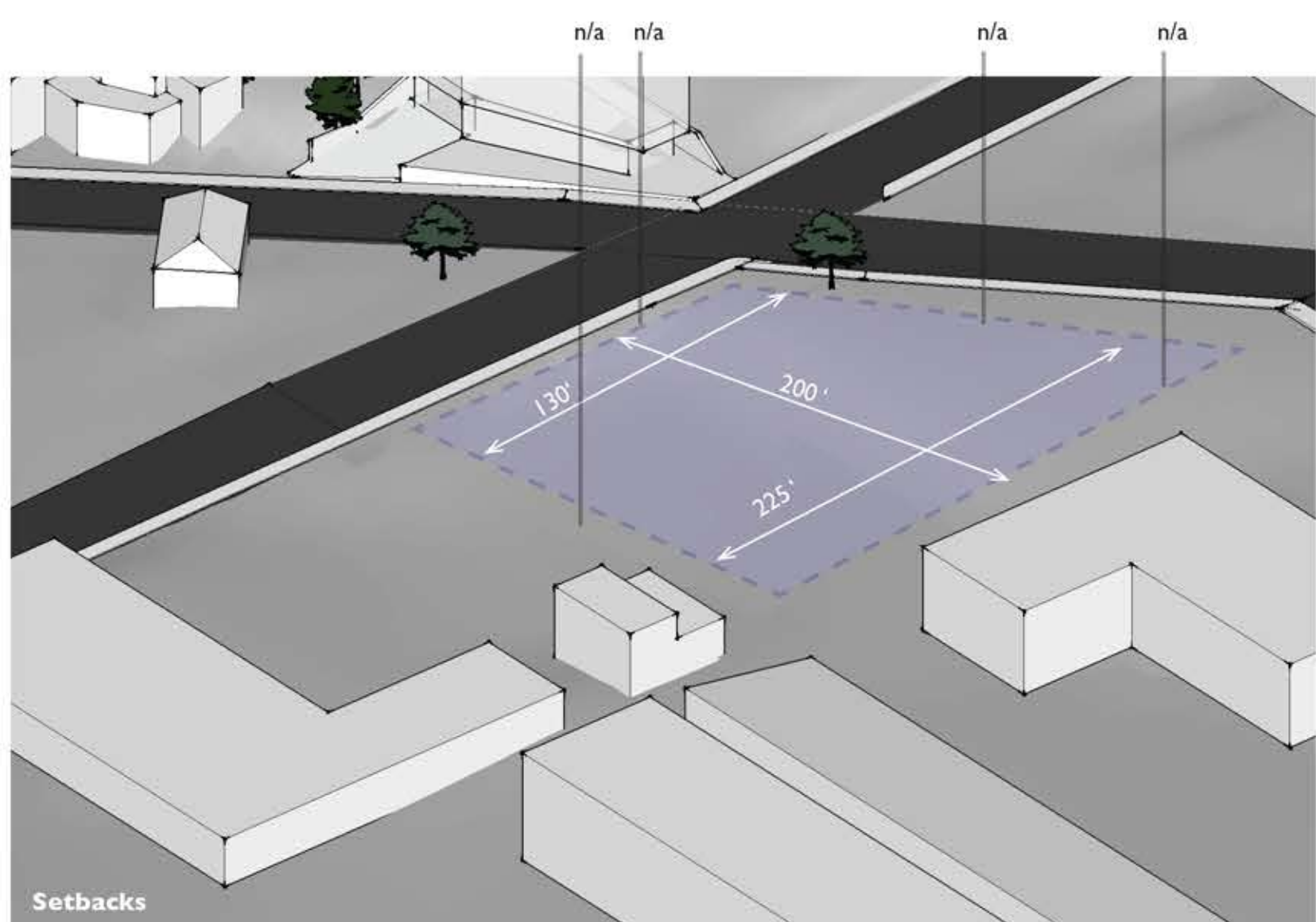
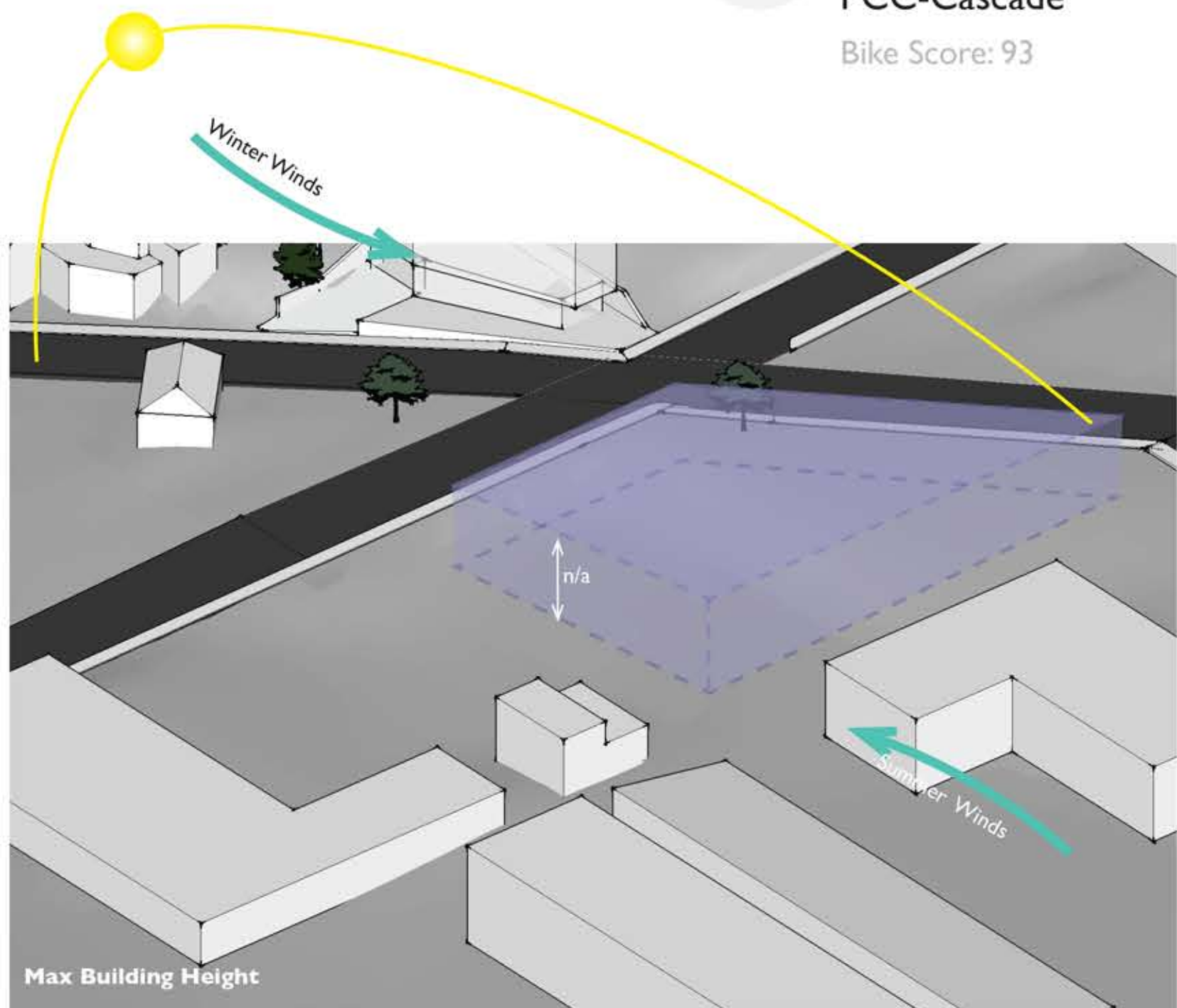
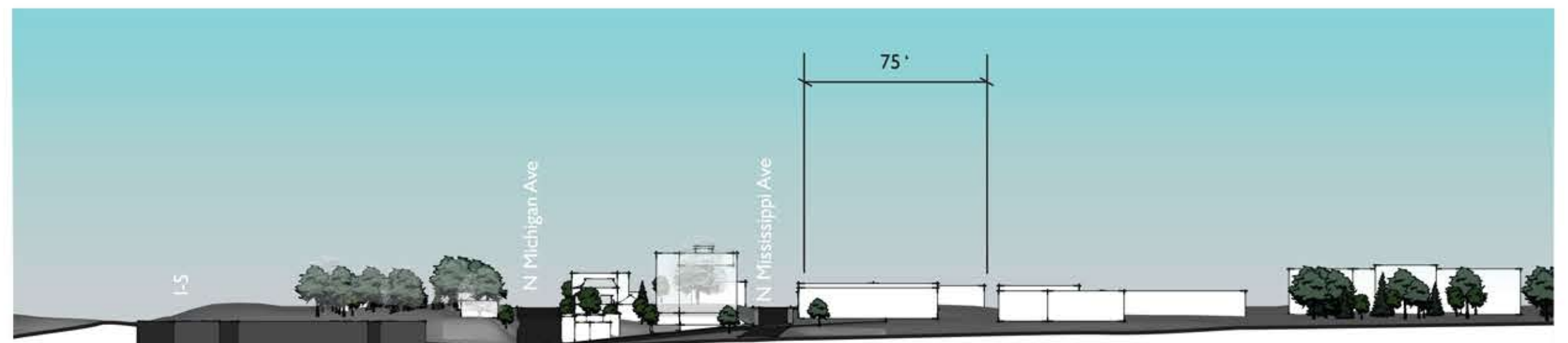
### Limitations

- Under-developed/maintained site
- Ok public transit

**Very Walkable**  
 Transit Score: 91

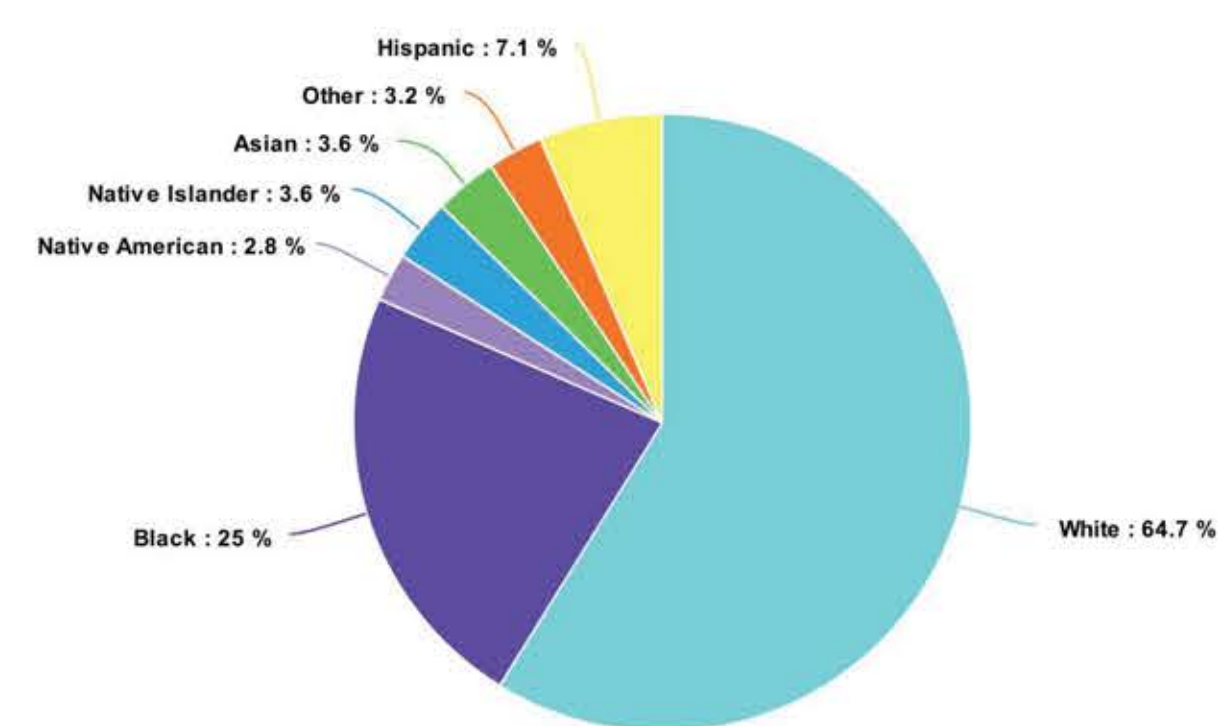
**4**  
 Transit Score: 55

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

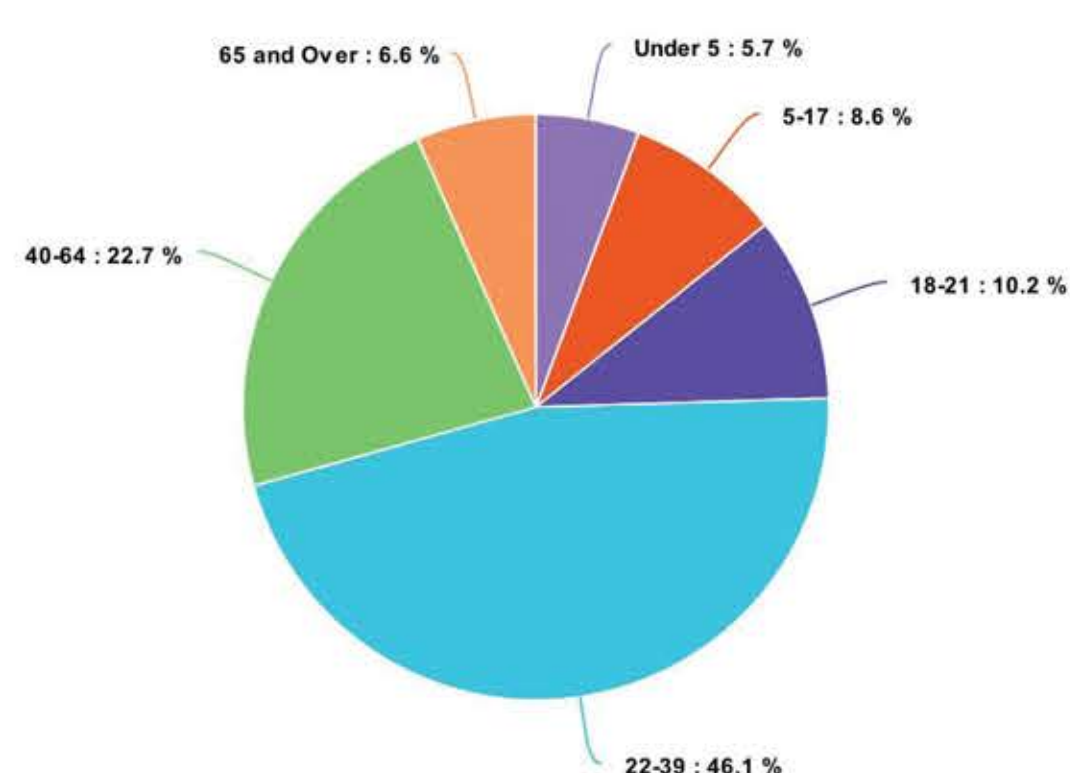


3,311 Total Population  
 Boise Neighborhood, 2010 Census

### Population Age Distribution



### Population Age Distribution



**38%**  
 Homeowners

**54%**  
 Renters

Households are 93% Occupied

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%)