

**FOR SALE**

**RARE PIVOTOL CORNER - EAST 20TH AND BURNSIDE - KERNS / BUCKMAN**

PLEASE DO NOT ENGAGE TENANTS WITHOUT PERMISSION



**COMMERCIAL  
BLACK**

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*Maximizing Value with Local Market Knowledge*

# 2001—2019 East Burnside Portland Oregon 97214

Currently Zoning: (CS) Comp Plan Zoning Change: MU2 Building SF: +/- 6,638 Land SF: +/- 9,270 Tax Lots: (2)



# KERNS NEIGHBORHOOD

LOCATED IN THE HEART OF PORTLANDS EASTSIDE. NO MATTER WHAT YOUR PLAN MIGHT BE. MAKE IT A STATEMENT AT 20TH & EAST BURNSIDE.





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Main page  
Contents  
Featured content  
Current events  
Random article  
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Interaction  
Help  
About Wikipedia  
Community portal  
Recent changes  
Contact page

Tools  
What links here  
Related changes  
Upload file  
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Permanent link  
Page information  
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## Kerns, Portland, Oregon

From Wikipedia, the free encyclopedia

Coordinates: 45°31′35″N 122°38′38″W﻿ / ﻿45.52639°N 122.64389°W﻿ / 45.52639; -122.64389

**Kerns** is a neighborhood in the inner Northeast and Southeast sections of **Portland, Oregon**. It borders the **Lloyd District** and **Sullivan's Gulch** on the north, **Laurelhurst** on the east, **Buckman** and **Sunnyside** on the south, and (across the **Willamette River**) **Old Town Chinatown** on the west.



Fire Alarm Telegraph building in the Kerns neighborhood of Portland

Parks in Kerns include Everett Community Garden (1988), Buckman Field (1920), and **Oregon Park** (1940). 28th Avenue's popular restaurant scene brings a great deal of business into the neighborhood. *Tabla*, *Pambiche Cocina* and *Reposteria Cubana*, and *Navarre* are three notable restaurants of many which operate on this street. *Screen Door*, a restaurant which has been featured on the Food Channel and consistently has long waits for a table, is located on East Burnside and 23rd in the Kerns neighborhood. *Sunshine Dairy*, founded by Greek restaurateur John Karamanos in the mid-1930s, is located in the Kerns neighborhood on NE 21st Avenue and Oregon Streets.<sup>[2]</sup> *Sunshine Dairy* also runs its sales and marketing out of the Fire Alarm Dispatch (FAD) building, which, in 1928 was constructed solely for use as a communications headquarters at NE 21st and Pacific Avenue.<sup>[3]</sup>

Portland Public Schools include Benson Polytechnic High School and da Vinci Arts Middle School. Pacific Crest Community School also resides within the neighborhood.

### References

- ↑ Demographics (2000)
- ↑ Paraskevas, Cornelia. "Greek Community in Oregon". *The Oregon Encyclopedia*. Retrieved 29 October 2015.
- ↑ "Firefighting in Portland Through the Years "Cool Equipment for Hot Emergencies". *City of Portland website*. Retrieved 13 November 2015.

### External links

- Guide to Kerns Neighborhood  (PortlandNeighborhood.com)

Kerns	
Neighborhood	
<div><div><div><div><span></span><div><div><span><span></span></span></div></div></div><div><div>Map of Kerns</div></div></div></div></div>	
Coordinates: <span><span><span><span><span>45°31′35″N</span> <span>122°38′38″W</span></span></span><span><span>﻿</span> / <span>﻿</span></span><span><span>PDF map<span></span></span></span></span></span>	
Country	United States
State	Oregon
City	Portland
Government	
<span> </span> • <span> </span> Association	Kerns Neighborhood Association <span></span>
<span> </span> • <span> </span> Coalition	Southeast Uplift Neighborhood Program <span></span>
Area	
<span> </span> • <span> </span> Total	0.83 <span> </span> sq <span> </span> mi (2.14 <span> </span> km <sup>2</sup> )
Population <span>(2000)</span> <sup>[1]</sup>	
<span> </span> • <span> </span> Total	5,095
<span> </span> • <span> </span> Density	6,200/sq <span> </span> mi (2,400/km <sup>2</sup> )
Housing <sup>[1]</sup>	
<span> </span> • <span> </span> No. of households	2915
<span> </span> • <span> </span> Occupancy rate	94% occupied
<span> </span> • <span> </span> Owner-occupied	557 households (19%)
<span> </span> • <span> </span> Renting	2358 households (81%)
<span> </span> • <span> </span> Avg. household size	1.75 persons

<span><span></span></span> <span>V</span> · <span>T</span> · <span>E</span>	<b>Kerns, Portland, Oregon</b> <span><span><span></span></span></span> <span>[show]</span>
<span><span></span></span> <span>V</span> · <span>T</span> · <span>E</span>	<b>Neighborhoods of Portland, Oregon</b> <span><span><span></span></span></span> <span>[show]</span>

HYPERLINKED

# GUIDANCE WITH NO ASKING PRICE

- Looking for a buyer with unique qualifications:
- Seller is willing to provide enough time in order for buyer to be satisfied with its due diligence.
- Seller is disclosing that this site has been and is currently being used as a dry cleaners.
- Seller will provide qualified buyers with all data that seller has in its control, pertaining to the condition of the property.
- A capstone type of development is likely the highest and best use.



**WALK SCORE 99**

Walker's Paradise

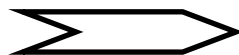
*EAST*



**TRANSIT SCORE 99**

Rider's Paradise

*BURNSIDE*



**BIKE SCORE 97**

Biker's Paradise

