

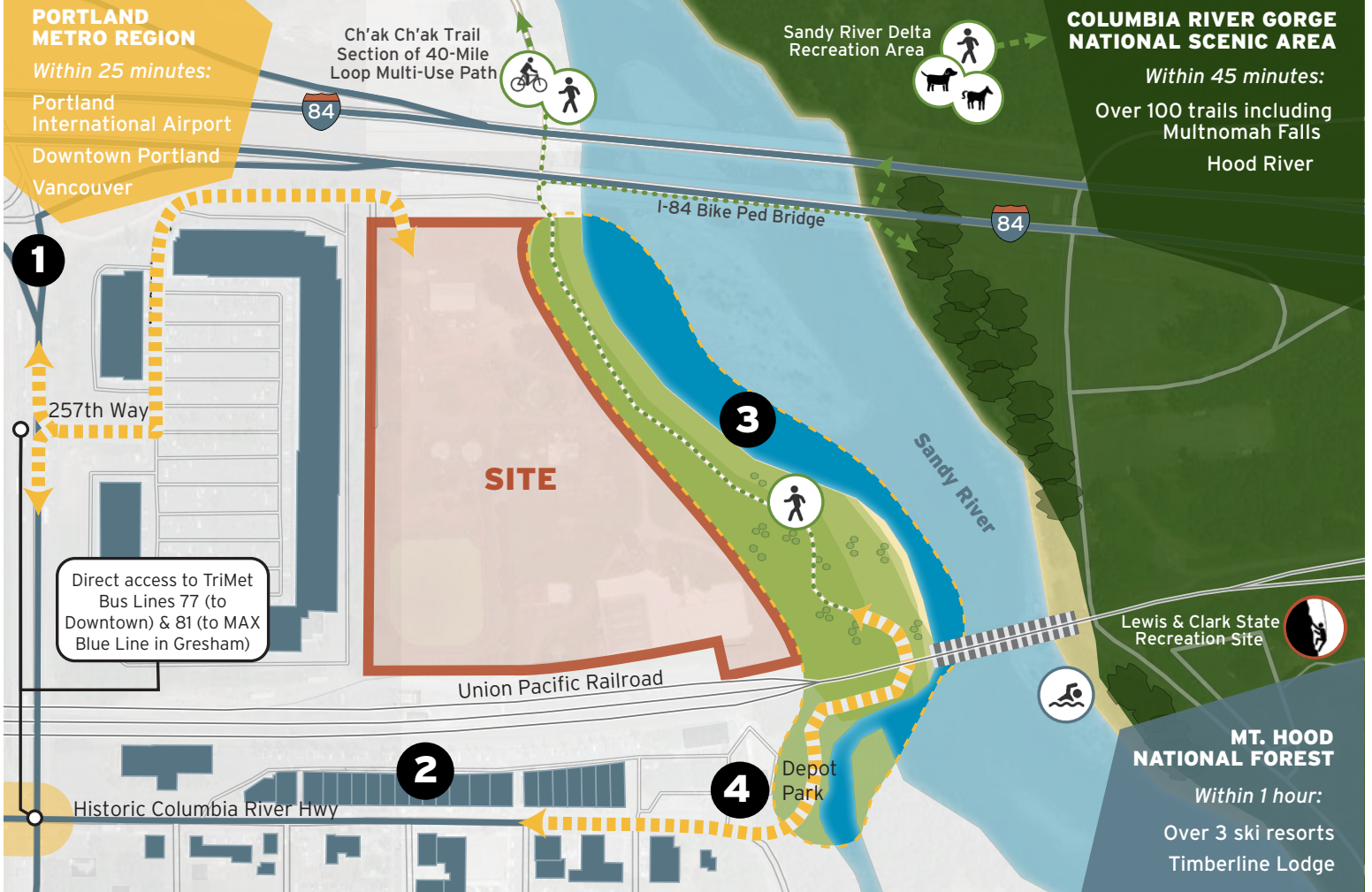


# THE CONFLUENCE AT TROUTDALE

The Confluence at Troutdale provides your chance to transform a *shovel-ready riverfront site* at the doorstep of the *Columbia River Gorge* into a *premier mixed-use destination* that seamlessly blends *urban amenities, small town charm, and natural beauty*.

- 1 Easy Highway Access**  
The site is located off I-84 exit 17, with Portland Metro to the West and the Columbia River Gorge to the East.
- 2 Downtown Troutdale**  
Downtown Troutdale, well known for its charming small town aesthetic, shops, and restaurants is a short walk away.

- 3 Sandy Riverfront Trail & Park**  
A 4-acre riverfront park with multi-use trail connects the site to Downtown and endless recreation opportunities.
- 4 Gateway to the Gorge Visitor Center & Bike Hub**  
The Visitor Center, located in the renovated historic rail depot, is the future home of our Historic Columbia River Hwy State Trail Bike Hub.



## Site Information

State Certified Shovel-Ready Mixed-Use Land | Total Land Area: 15.89 Acres | Ownership: City of Troutdale | Zoning: Urban Mixed-Use (MU-3)

**Boundaries** North: Interstate 84  
South: Union Pacific Railroad  
East: Sandy River  
West: Columbia Gorge Outlets

**Utilities** Water & Sewer: City of Troutdale  
Electricity: Portland General Electric  
Natural Gas: Northwest Natural  
Telecom/Broadband: Xfinity, Ziplly Fiber,  
T-Mobile Home Internet

## Submarket Overview

Troutdale is a town of 16,000 residents, with over 75,000 people within a 10 minute drive, on the eastern edge of the Portland Metro and western edge of the Columbia River Gorge. In 2023, Troutdale attracted 11.7 million visits from 1.7 million non-residents, generating \$85 million in visitor spending. It is known for being the start of the Historic Columbia River Highway and nearest town to Multnomah Falls from Portland. It has five lodging facilities, including McMenamins Edgfield, a historic 74-acre resort estate with a summer concert series that features nationally renowned artists. The top employment industries in the city are logistics and transportation, manufacturing and industrial services, retail and consumer services, and hospitality and entertainment.

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Visit the RFQ website: [www.theconfluence.info](http://www.theconfluence.info)