

# FOR LEASE

305 NW 21<sup>ST</sup> AVENUE • PORTLAND, OR



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**RESTAURANT | OFFICE**

## LEASE OFFERING

### 1 RESTAURANT 2 OFFICE SUITES AVAILABLE

#### RESTAURANT:

Suite 101: 3,327 SF

#### OFFICE:

Suite 200: 1,264 SF

Suite 201: 3,716 SF

# 21<sup>ST</sup> @ EVERETT

305 NW 21<sup>ST</sup> AVENUE • PORTLAND, OR 97209

Available . . . 3,327 SF, 3,716 SF, 1,264 SF

Zoning . . . CM2

Rate . . . Call for Details

Built . . . 1928

# of Units . . . 3

Average HH Income (1-Miles) . . . \$100,448

Uses . . . Restaurant/Office

Walk Score . . . 98 (Biker's Paradise)

Delivery . . . Immediate

Bike Score . . . 95 (Biker's Paradise)



## LEASE OFFERING

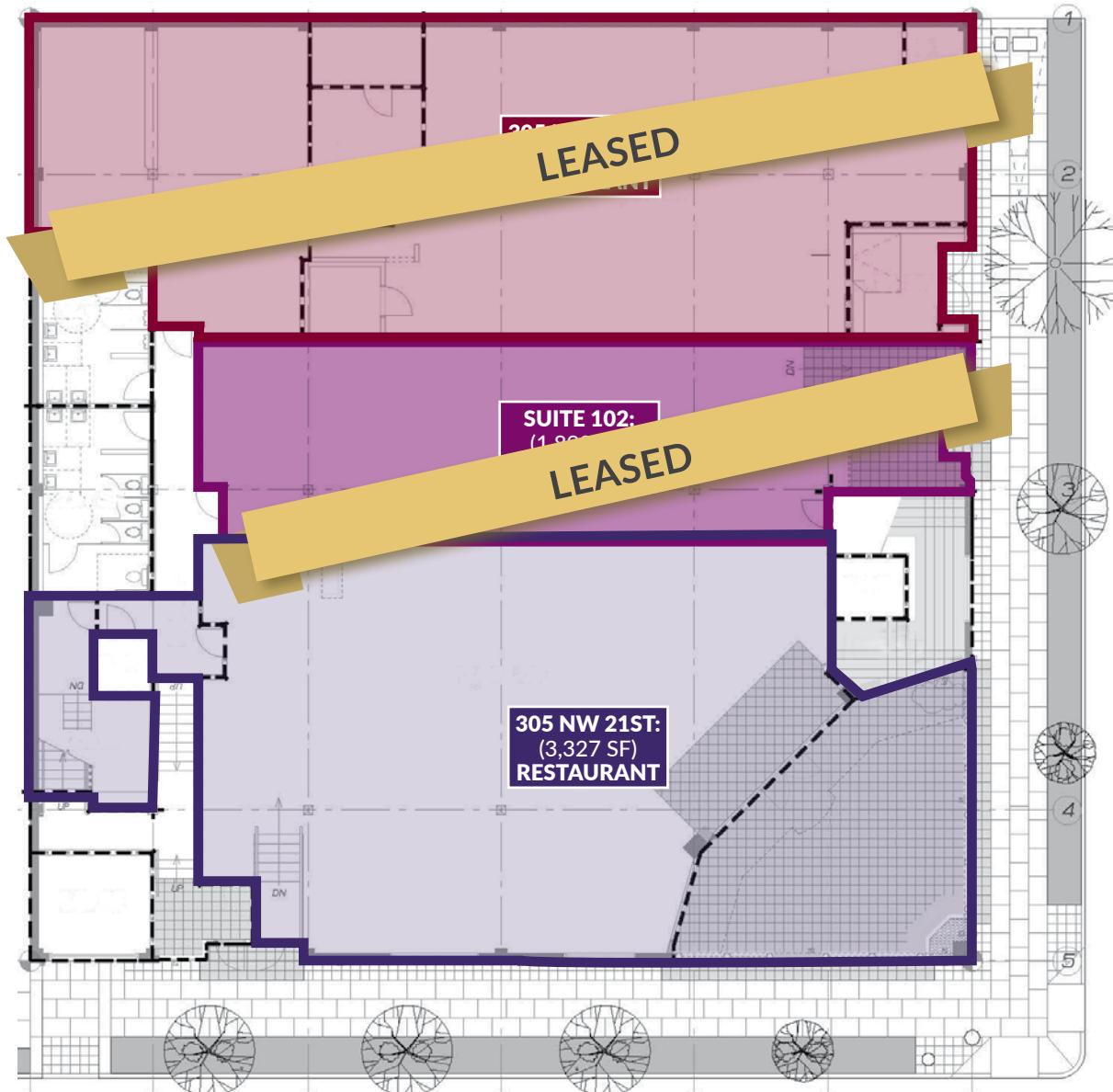
**21<sup>ST</sup> @ EVERETT** is a beautifully-maintained mixed-use building at the iconic corner of 21<sup>st</sup> Avenue and Everett Street in Northwest Portland. The lease opportunity is part of Portland's Northwest/Nob Hill/Alphabet District neighborhood, an area of Downtown Portland encompassing the area between West Burnside Street to NW Thurman Street along NW 23<sup>rd</sup> Avenue and NW 21<sup>st</sup> Avenue. This area is a densely-populated neighborhood known for its dining, boutique-style shopping, people-watching and Victorian-style homes. The building has a new roof, has been seismically upgraded and offers a variety of spaces for lease.

The multi-tenant, two-story building benefits from its position at the signalized intersection of 21<sup>st</sup> Avenue & Everett Street, two major thoroughfares through the Northwest/Nob Hill/Alphabet District. Everett Street is a one-way street traveling East and includes a recently-added bike lane. Everett Street connects NW 23<sup>rd</sup> Avenue to Portland's Pearl District. 21<sup>st</sup> Avenue is home to an assortment of bars and restaurants as well as vintage apartment complexes and new mixed-use developments. Nearby retailers include Kell's Brewery, Ken's Artisan Bakery, Bishops, McMenamins Blue Moon Tavern & Grill, Trader Joe's and Bartini.



- OFFICE SPACE AVAILABLE AT THE HIGHLY-COVETED CORNER OF NW 21<sup>ST</sup> & EVERETT ST
- NW 21<sup>ST</sup> AVENUE IS THE PROVEN RETAIL CORRIDOR WITH SUB 3.00% VACANCY RATE
- MAJOR NW PORTLAND SIGNALIZED INTERSECTION WITH 13,156+ VEHICLES PER DAY
- BUILDING HAS BEEN SEISMICALLY UPGRADED WITH A NEW ROOF
- HEAVY FOOT TRAFFIC ALONG NW 21<sup>ST</sup> AVENUE, WALK SCORE: 98 (WALKER'S PARADISE)
- CLOSE PROXIMITY TO PROVIDENCE PARK AND THE PEARL DISTRICT

## FLOOR PLAN - FIRST FLOOR



## FLOOR PLAN - SECOND FLOOR



## EXTERIOR PHOTOS



## FLOOR PLAN - SECOND FLOOR

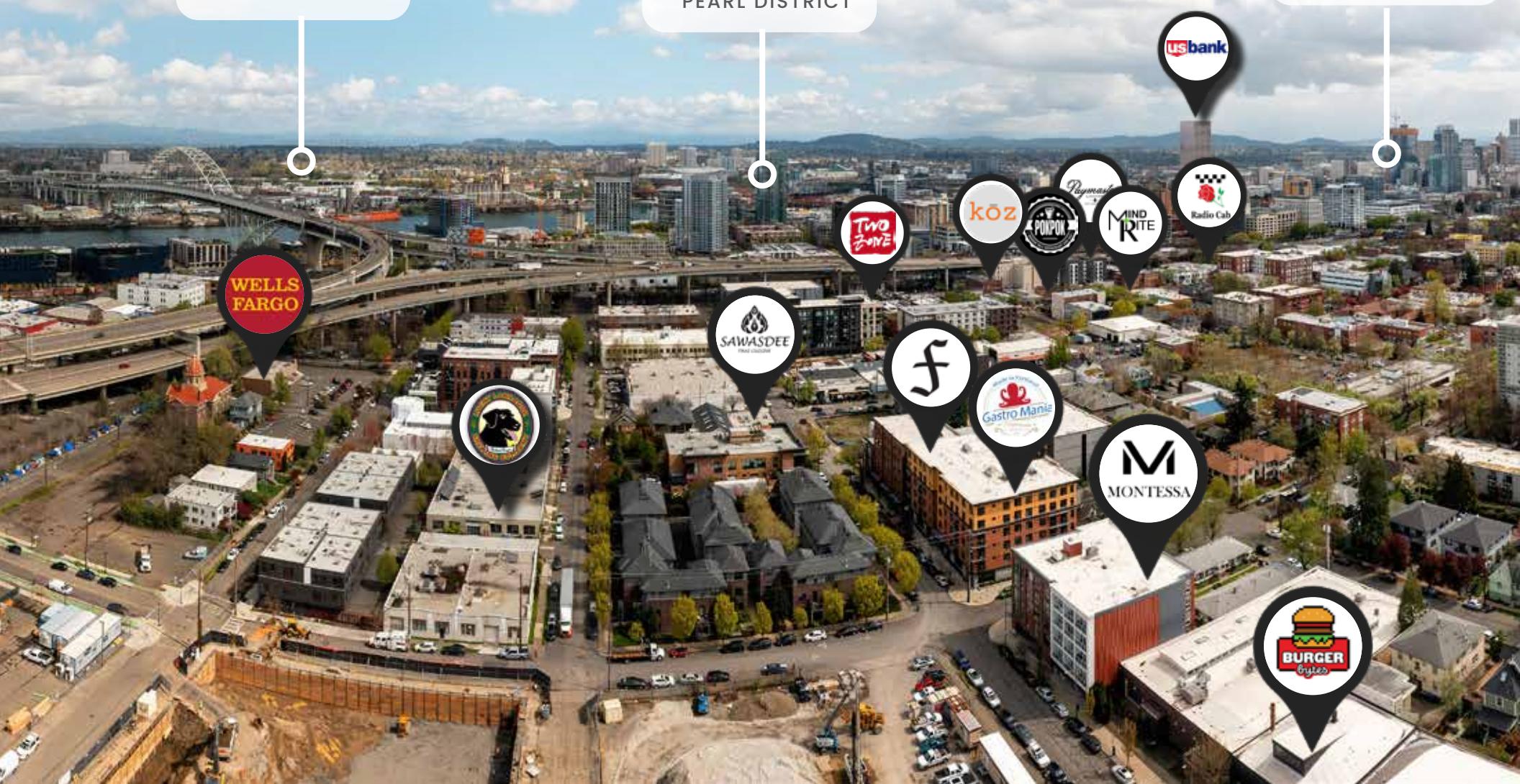


## AERIAL MAP

SOUTHEAST

PEARL DISTRICT

OLD TOWN



AERIAL MAP

SOUTHWEST HILLS

FOREST PARK

YOUR  
LOGO  
HERE

NELL



SERRATO



Astro

BARWEST  
SEEDS & WINGS



SALT & STRAW



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## ABOUT PORTLAND, OR

Portland, Oregon is the second largest city in the Pacific Northwest, just three hours south of Leader Seattle, Washington. With projections for population and wage growth being 1.23% and 4.68% respectively, the City of Roses ranked number 17 on Forbes' list of America's Fastest-Growing Cities in 2018. The Portland Metro now represents more than one-half of Oregon's population. Steady booming growth in recent years has allowed for the significant uptick of construction, both commercial and residential, within the Multnomah County. Tucked between two trendy Northwest Portland neighborhoods (the Pearl and Nob Hill), Slabtown is a unique mix of residential and industrial buildings. The trendy area, which boasts walkable streets, plentiful shopping, coffee, restaurants and art galleries, is within walking distance of many other local hot spots. From here, you can easily access downtown, the Pearl District, Nob Hill and Forest Park (Portland's 5,200-acre urban forest, just minutes from the central city, stretches seven miles in length and contains more than 80 miles of trails in Northwest Portland). But feel free to stay put — everything you need can be found in this lively, friendly neighborhood.



St. John's Bridge

Image: en.wikipedia.org



Streetcar in NWPortland

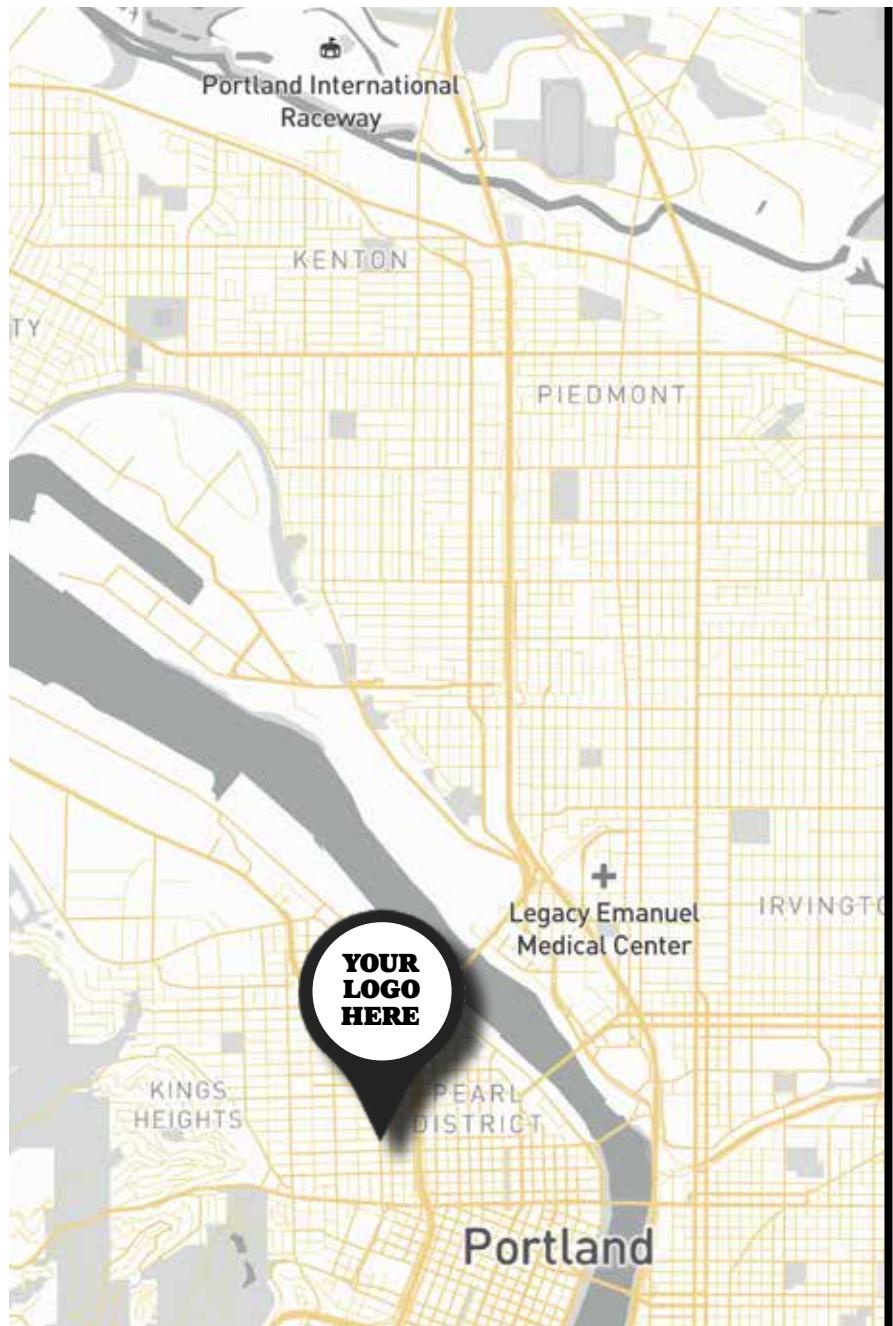
image: agoda.com



White Stag Sign

Image: en.wikipedia.org

## DEMOGRAPHICS



## TRAFFIC



3,607+ VPD AT NW 21ST AVE  
2,528+ VPD AT NW EVERETT ST  
1,748+ VPD AT NW 22ND AVE

## TRANSPORTATION



ANNUAL FOOT TRAFFIC: 212,017 SITE VISITS  
HOURLY FOOT TRAFFIC: 1PM PEAK  
DAILY FOOT TRAFFIC: SATURDAY PEAK



WALKSCORE: 98 (WALKER'S PARADISE)  
BIKESCORE: 95 (BIKER'S PARADISE)  
TRANSITSCORE: 81 (EXCELLENT TRANSIT)



AIRPORT:  
20 MIN DRIVE TO (PDX)  
PORTLAND INTERNATIONAL AIRPORT

## DEMOGRAPHICS

### 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
POPULATION	40,672	151,813	406,679
HOUSEHOLDS	26,124	81,339	191,248
HH INCOME	\$119.2K	\$134K	\$133.4K
CONSUMER SPENDING	\$1.7B	\$6.2B	\$15.9B

## POPULATION



STATE	OREGON	4.22 MILLION
COUNTY	MULTNOMAH COUNTY	812,855
MSA	PORTLAND METRO AREA	2.49 MILLION
CITY	PORTLAND	653,467



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COMMERCIAL  
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a real estate investment advisory company