

FOR LEASE

305 NW 21ST 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

21ST @ EVERETT

305 NW 21ST AVENUE • PORTLAND, OR 97209

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

Rate . . . Call for Details

of Units . . . 3

Uses . . . Restaurant/Office

Delivery . . . Immediate

Zoning . . . CM2

Built . . . 1928

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

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

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



LEASE OFFERING

21ST @ EVERETT is a beautifully-maintained mixed-use building at the iconic corner of 21st 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 23rd Avenue and NW 21st 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 21st 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 23rd Avenue to Portland's Pearl District. 21st 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 21ST & EVERETT ST

- NW 21ST AVENUE IS **THE** PROVEN RETAIL CORRIDOR WITH SUB 3.00% VACANCY RATE

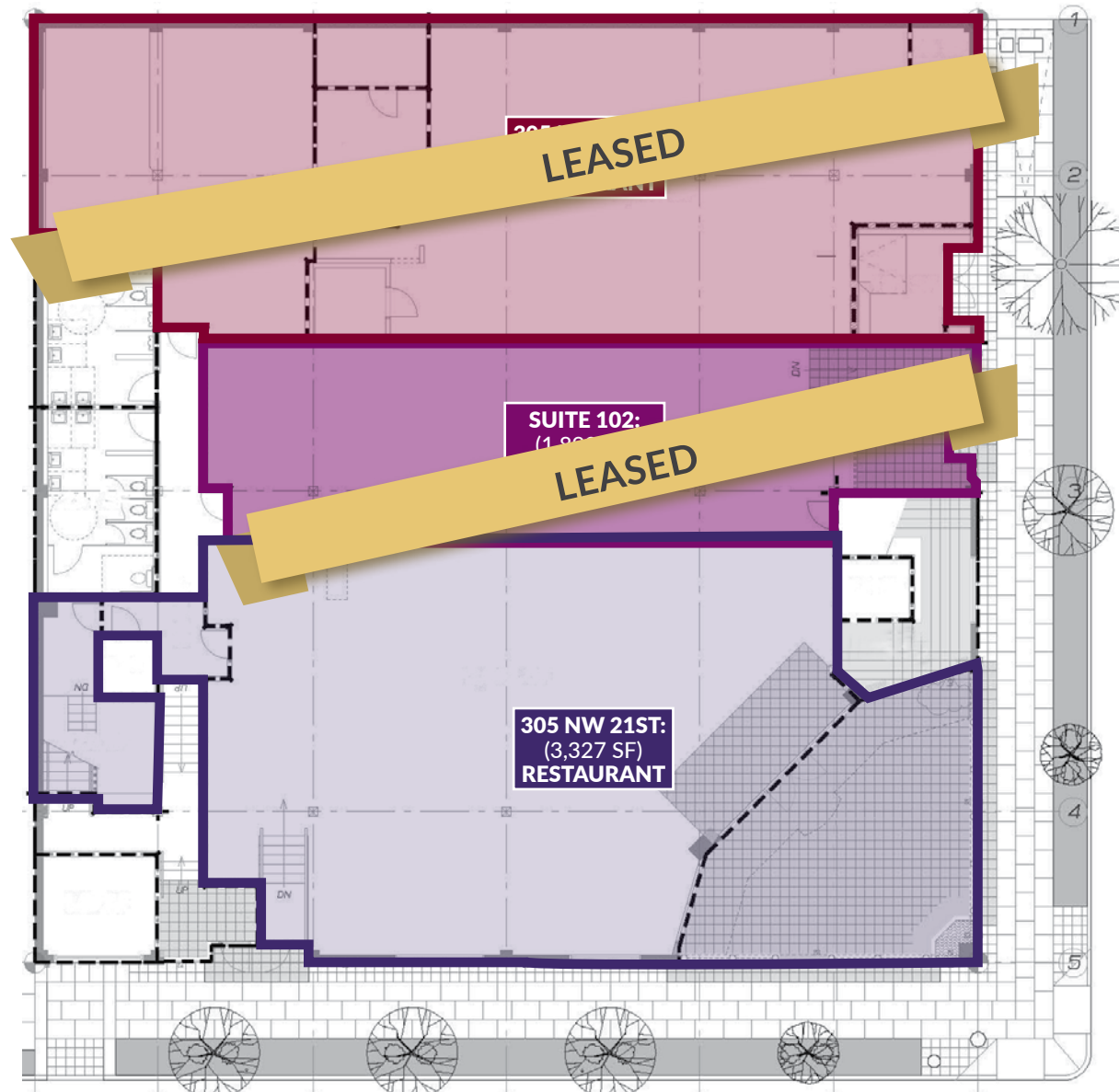
- MAJOR NW PORTLAND SIGNALIZED INTERSECTION WITH 13,156+ VEHICLES PER DAY

- BUILDING HAS BEEN SEISMICALLY UPGRADED WITH A NEW ROOF

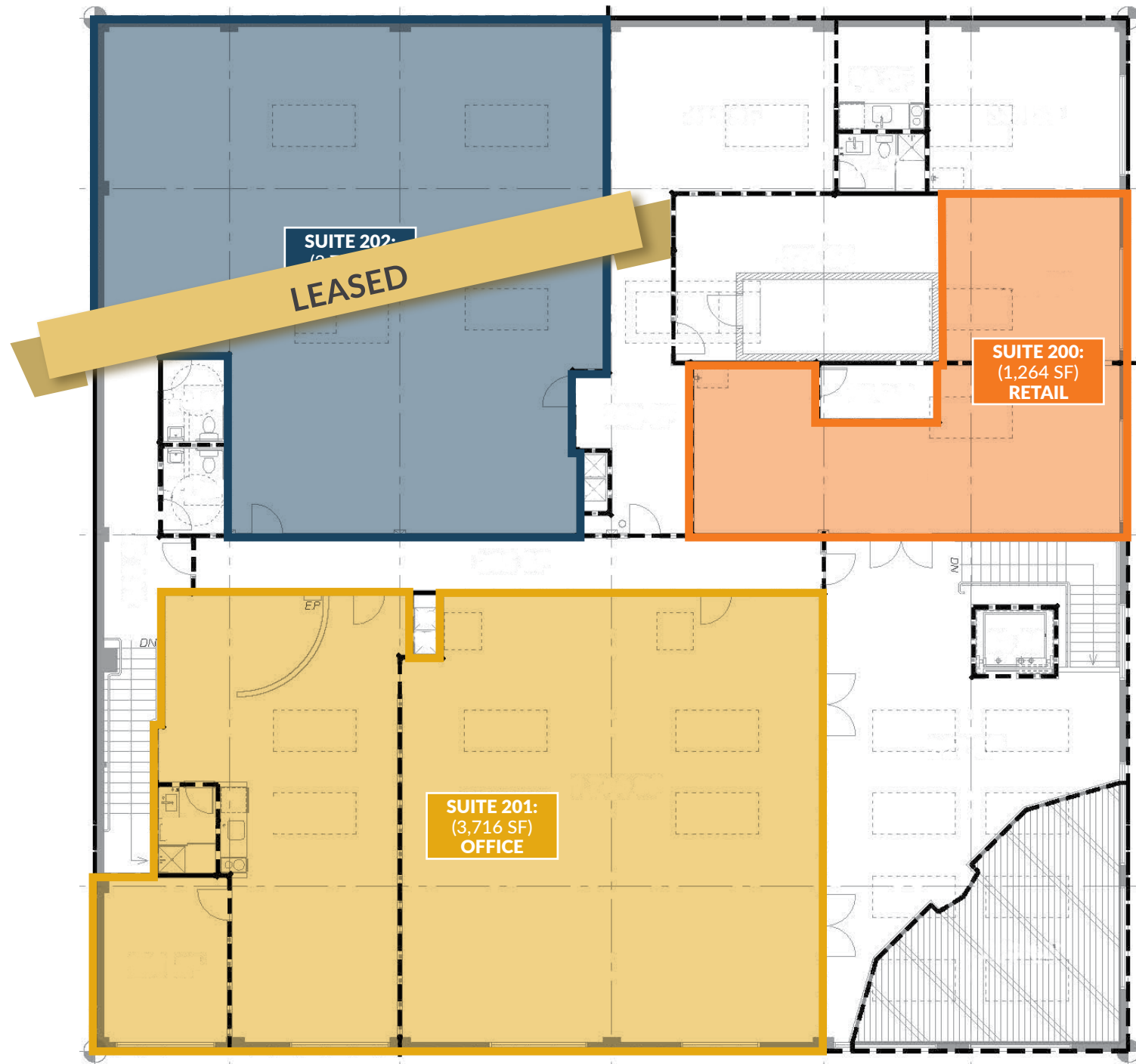
- HEAVY FOOT TRAFFIC ALONG NW 21ST AVENUE, WALK SCORE: 98 (WALKER'S PARADISE)

- 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

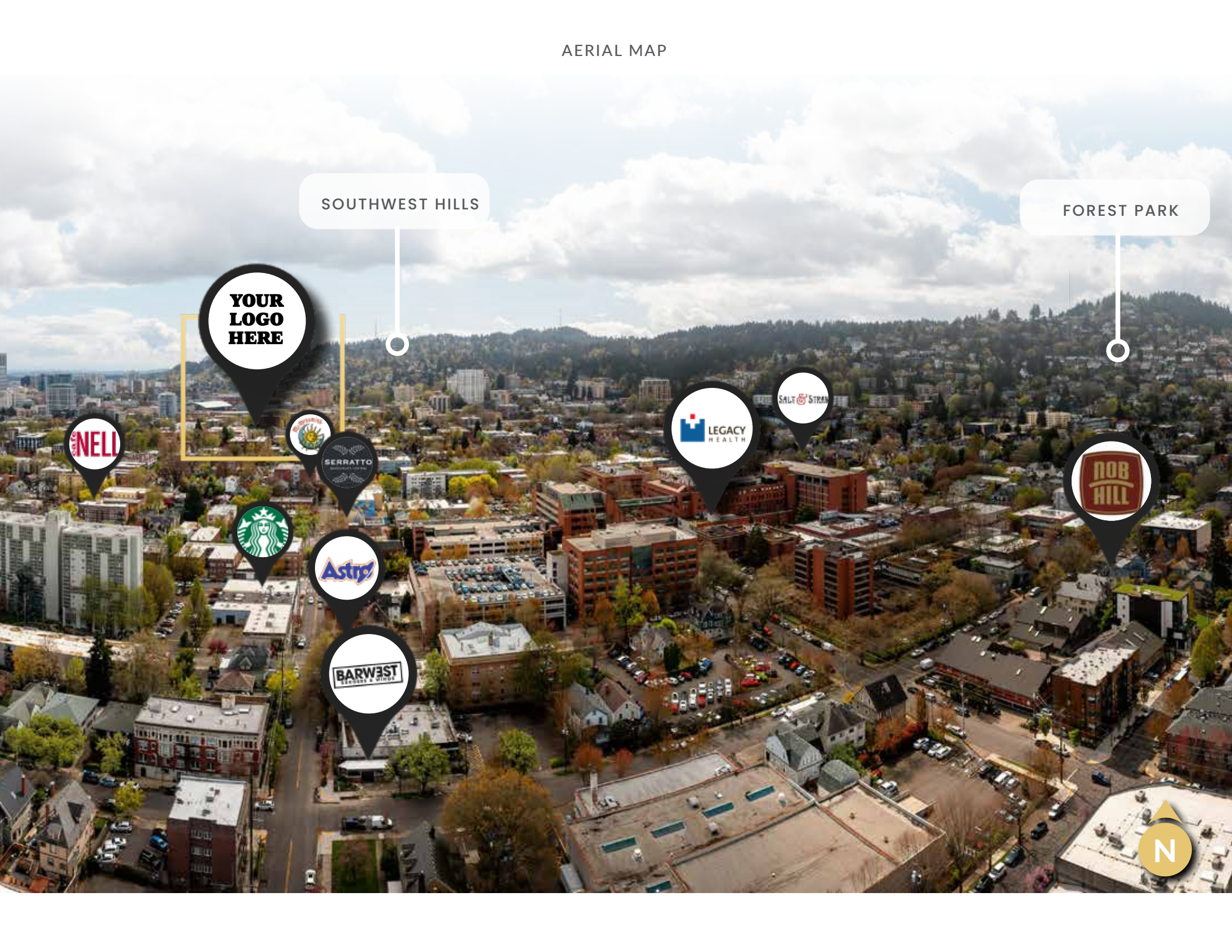
PEARL DISTRICT

OLD TOWN

WELLS
FARGO



AERIAL MAP



SOUTHWEST HILLS

FOREST PARK

**YOUR
LOGO
HERE**

NEEL

SEATTLE
SOUNDERS
FC

SERRATTO

Starbucks

Astoria

BARWEST
BANK & TRUST

LEGACY
HEALTH

SALT & STRAIN

NOB
HILL

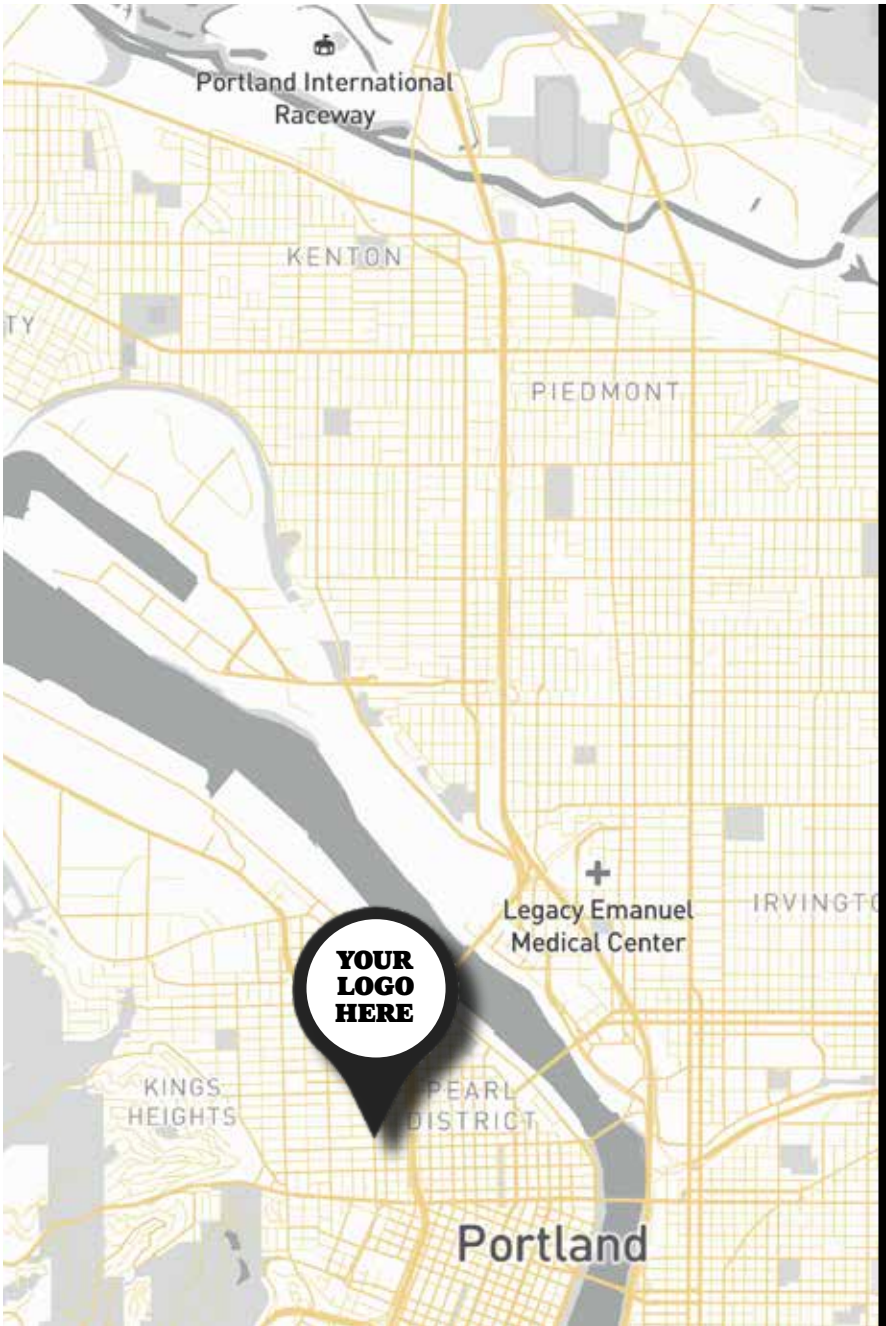
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ABOUT PORTLAND, OR

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.



DEMOGRAPHICS



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

TRAFFIC



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

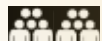


WALKSCORE: 98 (WALKER'S PARADISE)
BIKESCORE: 95 (BIKER'S PARADISE)
TRANSITSORE: 81 (EXCELLENT TRANSIT)



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

TRANSPORTATION



POPULATION

	1 MILE	3 MILES	5 MILES
POPULATION	40,672	151,813	406,679



HOUSEHOLDS

HOUSEHOLDS	26,124	81,339	191,248
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HH INCOME

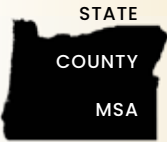
HH INCOME	\$119.2K	\$134K	\$133.4K
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CONSUMER
SPENDING

CONSUMER SPENDING	\$1.7B	\$6.2B	\$15.9B
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DEMOGRAPHICS



STATE

COUNTY

MSA

CITY

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

POPULATION



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**COMMERCIAL
INTEGRITY *nw***

a real estate investment advisory company