



FOR LEASE



AIRPORT COMMERCE CENTER

2nd-Generation Retail Showroom Space

Suite 140: 5,021 SF (1 Suite) Please Call for Lease Rate

12518 NE Airport Way, Portland, OR 97230

- Retail Showroom Space for Lease at Airport Commerce Center
- Previous use as Plumbing Showroom
- Includes High Ceilings and Sliding Door Double Entry
- Zoning: IG2 (General Industrial 2)
- Airport Commerce Center Co-Tenants Include Starbucks, Jack In The Box, Jimmy John's, Affordable Granite, Let's Remodel, De Whitt, NW Fitness Solutions

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PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS

Address	12518 NE Airport Way, Portland OR 97230
Available Space	5,021 SF
N° of Suites Available	1 Suite
Lease Rate	Please Call for Lease Rate
Use Type	Retail Showroom, Service
Availability	Now
Space Condition	Vanilla Shell

SPACE	SIZE	USE TYPE	RATE	CONDITION	AVAILABLE
Suite 140	5,021 SF	Retail / Service	Call for Lease Rates	Vanilla Shell	Now

Location Features

- Signalized Intersection at NE 122nd Ave & Airport Way
- 1 Mile From Cascade Station Shopping
- Location Close to I-205 River Crossing Draws Portland & Vancouver Customers

Tenants Include



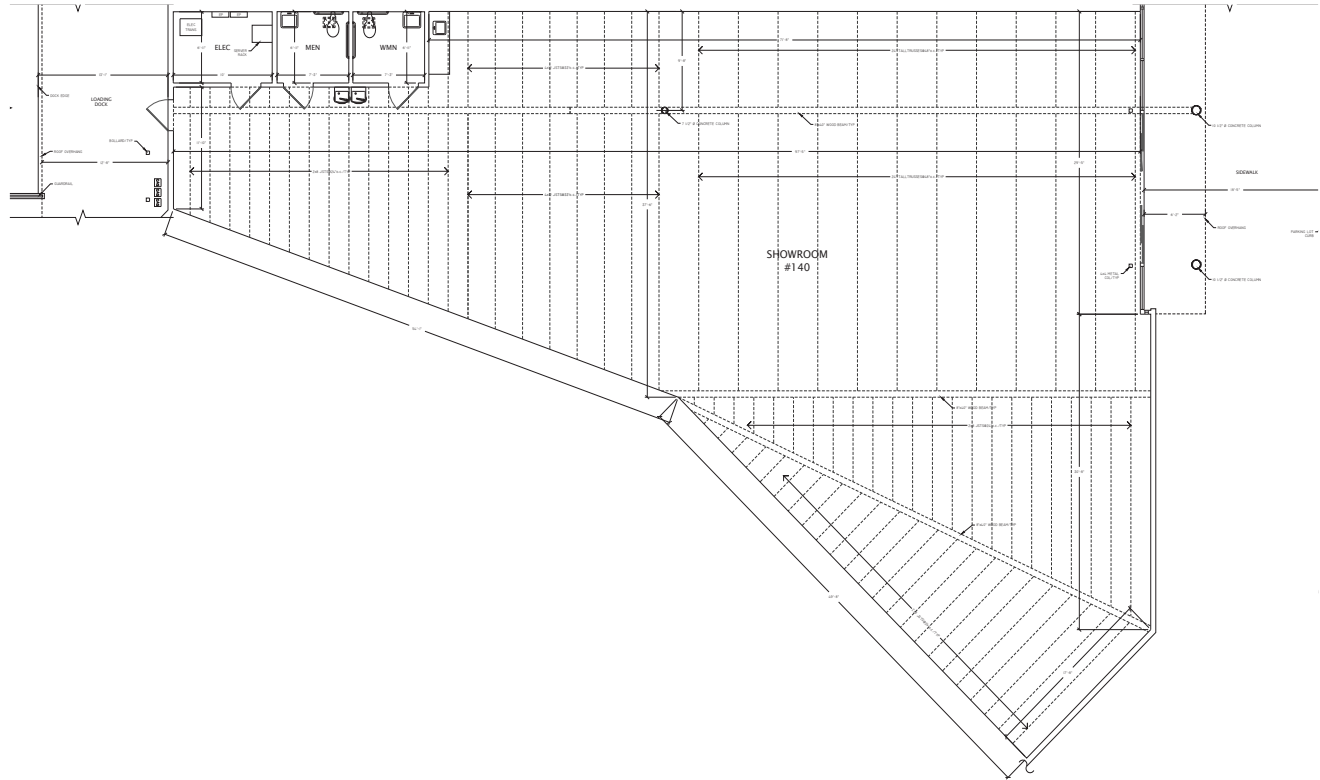
Nearby Highlights

- Wells Fargo
- Bistro 23
- Cascade Home Decor
- Homewood Suites
- Goodwill
- McDonald's
- Hilton Garden Inn
- Northwest Fitness Solutions
- Panera Bread
- Dutch Bros Coffee
- Shari's Cafe & Pies
- Michaels
- The Home Depot
- Crary Shoes
- Costco
- Danner Boots Factory Store



FLOOR PLAN

SUITE 140





LOCAL AERIAL MAP





ZONING & DEMOGRAPHICS

Table 140-1
Employment and Industrial Zone Primary Uses GENERAL INDUSTRIAL 2

Use Categories	EG1	EG2	EX	IG1	IG2	IH
Residential Categories						
Household Living	N	N	Y	CU [1]	CU [1]	CU [1]
Group Living	N	N	L/CU [2]	N	N	N
Commercial Categories						
Retail Sales And Service	L/CU [3]	L/CU [3]	Y	L/CU [4]	L/CU [5]	L/CU [6]
Office	Y	Y	Y	L/CU [4]	L/CU [5]	L/CU [6]
Quick Vehicle Servicing	Y	Y	N	Y	Y	Y
Vehicle Repair	Y	Y	Y	Y	Y	Y
Commercial Parking	CU [15]	CU [15]	CU [15]	CU [15]	CU [15]	CU [15]
Self-Service Storage	Y	Y	L [7]	Y	Y	Y
Commercial Outdoor Recreation	Y	Y	Y	CU	CU	CU
Major Event Entertainment	CU	CU	CU	CU	CU	CU
Industrial Categories						
Manufacturing And Production	Y	Y	Y	Y	Y	Y
Warehouse And Freight Movement	Y	Y	Y	Y	Y	Y
Wholesale Sales	Y	Y	Y	Y	Y	Y
Industrial Service	Y	Y	Y	Y	Y	Y
Bulk Fossil Fuel Terminal	L [17]	L [17]	N	L [17]	L [17]	L [17]
Railroad Yards	N	N	N	Y	Y	Y
Waste-Related	N	N	N	L/CU [8]	L/CU [8]	L/CU [8]
Institutional Categories						
Basic Utilities	Y/CU [12]	Y/CU [12]	Y/CU [12]	Y/CU [13]	Y/CU [13]	Y/CU [13]
Community Service	L/CU [9]	L/CU [9]	L/CU [10]	L/CU [11]	L/CU [11]	L/CU [11]
Parks And Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	N	N	N
Colleges	Y	Y	Y	N	N	N
Medical Centers	Y	Y	Y	N	N	N
Religious Institutions	Y	Y	Y	N	N	N
Daycare	Y	Y	Y	L/CU [11]	L/CU [11]	L/CU [11]
Other Categories						
Agriculture	L [16]	L [16]	L [16]	L [16]	L [16]	L [16]
Aviation And Surface Passenger Terminals	CU	CU	CU	CU	CU	CU
Detention Facilities	CU	CU	CU	CU	CU	CU
Mining	N	N	N	CU	CU	CU
Radio Frequency Transmission Facilities	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]
Rail Lines And Utility Corridors	Y	Y	Y	Y	Y	Y

Y = Yes, Allowed

CU = Conditional Use Review Required

L = Allowed, But Special Limitations

N = No, Prohibited

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	4,255	70,392	314,466
2028 Projected Population	3,824	66,620	302,668
2020 Census Population	4,435	72,251	318,843
2010 Census Population	4,450	69,699	295,160
Projected Annual Growth 2023 to 2028	-2.0%	-1.1%	-0.8%
Historical Annual Growth 2010 to 2023	----	0.4%	0.8%
Households & Income			
2023 Estimated Households	1,452	28,072	122,817
2023 Est. Average HH Income	\$82,344	\$116,761	\$118,730
2023 Est. Median HH Income	\$62,620	\$88,374	\$88,623
2023 Est. Per Capita Income	\$30,811	\$47,075	\$46,664
Businesses			
2023 Est. Total Businesses	857	4,301	15,590
2023 Est. Total Employees	10,895	43,383	137,323

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

Neighborhood Scores



45

Walk Score®
"Car-Dependent"



64

Bike Score®
"Bikeable"



37

Transit Score®
"Some Transit"

Ratings provided by <https://www.walkscore.com>

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