



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

**NICHOLAS G. DIAMOND**

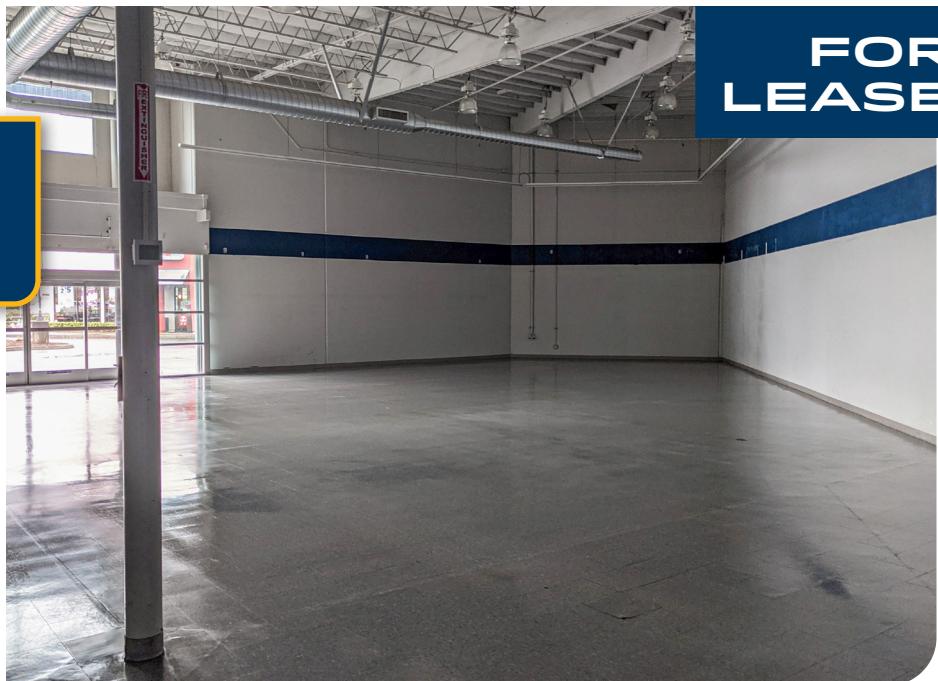
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## PROPERTY SUMMARY



**FOR  
LEASE**

### PROPERTY DETAILS

<b>Address</b>	12518 NE Airport Way, Portland OR 97230	
<b>Available Space</b>	5,021 SF	
<b>Nº of Suites Available</b>	1 Suite	
<b>Lease Rate</b>	Please Call for Lease Rate	
<b>Use Type</b>	Retail Showroom, Service	
<b>Availability</b>	Now	
<b>Space Condition</b>	Vanilla Shell	

SPACE	SIZE	USE TYPE	RATE	CONDITION	AVAILABLE
<b>Suite 140</b>	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



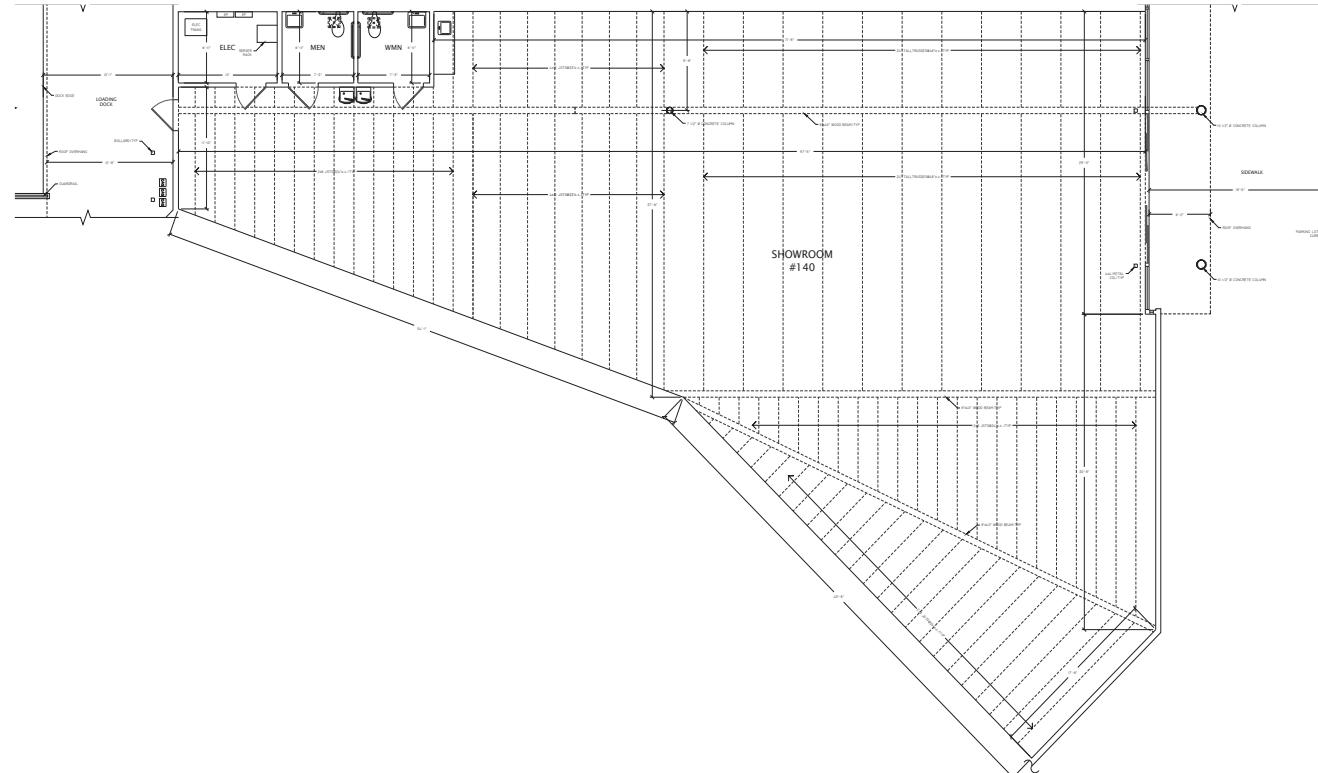
### Nearby Highlights

- 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



Capacity Commercial Group | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | capacitycommercial.com

The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

## FLOOR PLAN

12518 NE Airport Way, Portland, OR 3



## LOCAL AERIAL MAP

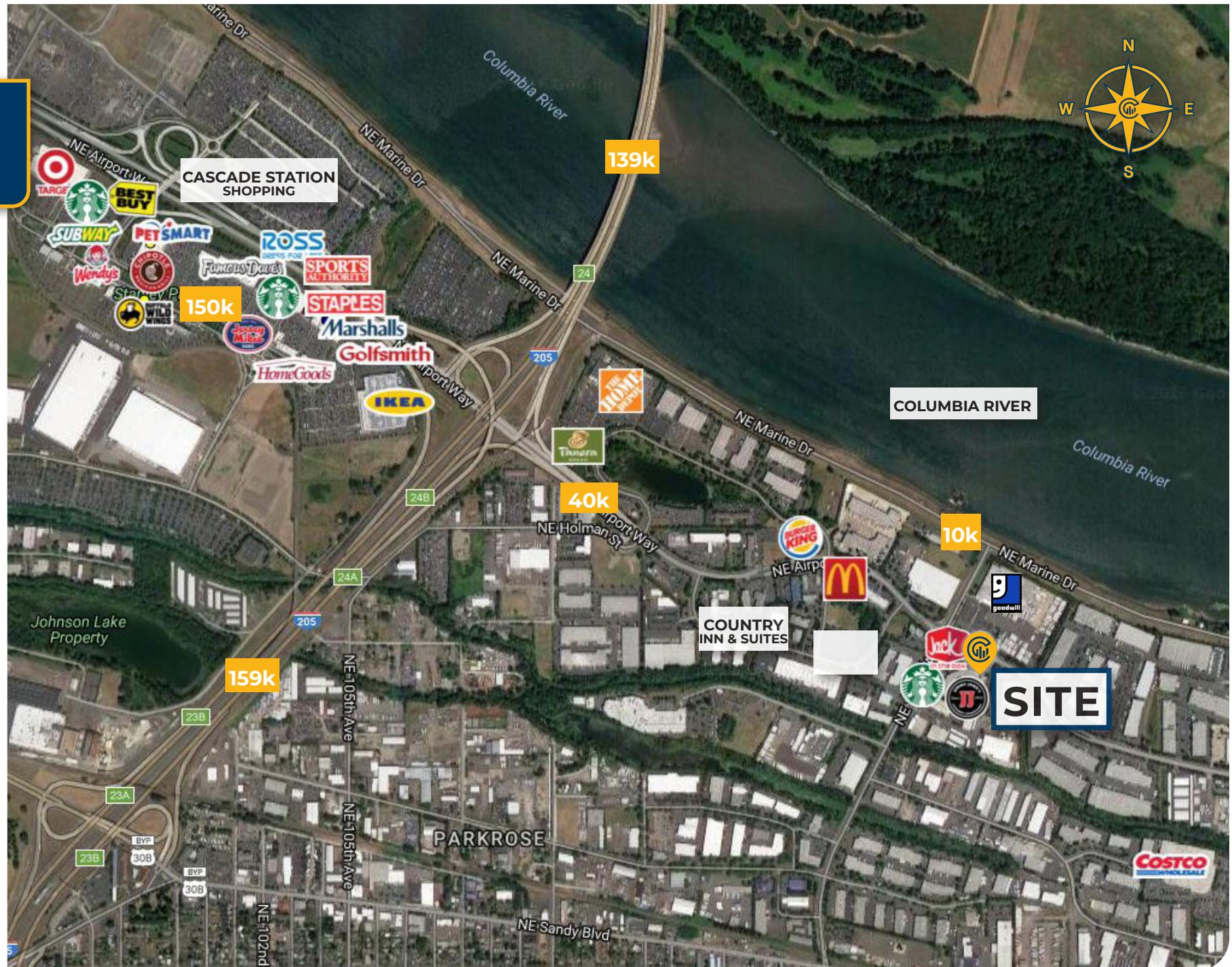




Table 140-1 Employment and Industrial Zone Primary Uses						
Use Categories	EG1	EG2	EX	IG1	IG2	IH
<b>Residential Categories</b>						
Household Living	N	N	Y	CU [1]	CU [1]	CU [1]
Group Living	N	N	L/CU [2]	N	N	N
<b>Commercial Categories</b>						
Retail Sales And Service	L/CU [3]	L/CU [3]	Y	L/CU [4]	L/CU [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]					
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
<b>Industrial Categories</b>						
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]
<b>Institutional Categories</b>						
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]
<b>Other Categories</b>						
Agriculture	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]					
Rail Lines And Utility Corridors	Y	Y	Y	Y	Y	Y

Y = Yes, Allowed

L = Allowed, But Special Limitations

CU = Conditional Use Review Required

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%
<b>Households &amp; Income</b>			
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
<b>Businesses</b>			
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](https://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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