



FOR SALE OR LEASE



N MISSISSIPPI MIXED-USE OPPORTUNITY

Rare Corner Lot With Renovated Live / Work Building

± 2,727 SF | Sale Price: \$895,000 (\$328/SF)

4076 N Mississippi Ave, Portland, OR 97227

- 5,000 SF corner lot on N Mississippi and N Mason
- Classic bungalow converted to creative office
- 2 above grade floors with large windows for natural light
- Daylight basement apartment with dedicated entrance
- Garage and fenced yard with patio
- Ideal location for retail or medical office

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PROPERTY SUMMARY



PROPERTY DETAILS

Address	4076 N Mississippi Ave, Portland, OR 97227
Available Space	2,727 SF <ul style="list-style-type: none"> • 1,131 SF on Main Floor • 616 SF on Upper Level • 980 SF on Lower Level
Interior Details	<ul style="list-style-type: none"> • 3 private offices • 16 built in desk spaces • 2 conference rooms, can expand to 1 large room • 2 restrooms - one with a large shower • All 3 floors are network wired for 16 desk spaces to central telco closet • 3 storage closets
Security	Security doors and interior motion sensors, also pre-wired for front and back cameras
HVAC	Two new 90+ efficient furnaces w/ A/C
Lease Rate	Call for rates

Location Features

- Bustling N. Mississippi Ave Retail/Shopping Neighborhood in NE Portland with Excellent Tenant Mix
- Great Transit Access (8 Blocks to MAX Yellow Line)
- Minutes to Downtown Portland and Close to I-5 and I-405

Nearby Highlights

- 1905 Pizza
- Animal Traffic
- Blue Star
- Bridgetown Beerhouse
- Crow Bar
- Gravy
- Half Pint
- Laughing Planet
- Little Big Burger
- Lovely's Fifty Fifty
- Mississippi Delta
- Nalu Kava
- Nectar
- Paxton Gate
- Pistils Nursery
- Por Que No?
- Prost!
- Sidecar 11
- Stash Tea
- The Uncanny
- UCHU Sushi
- Victoria Bar



INTERIOR PHOTOS





LOCATION AERIAL



Historic Mississippi Avenue Business District

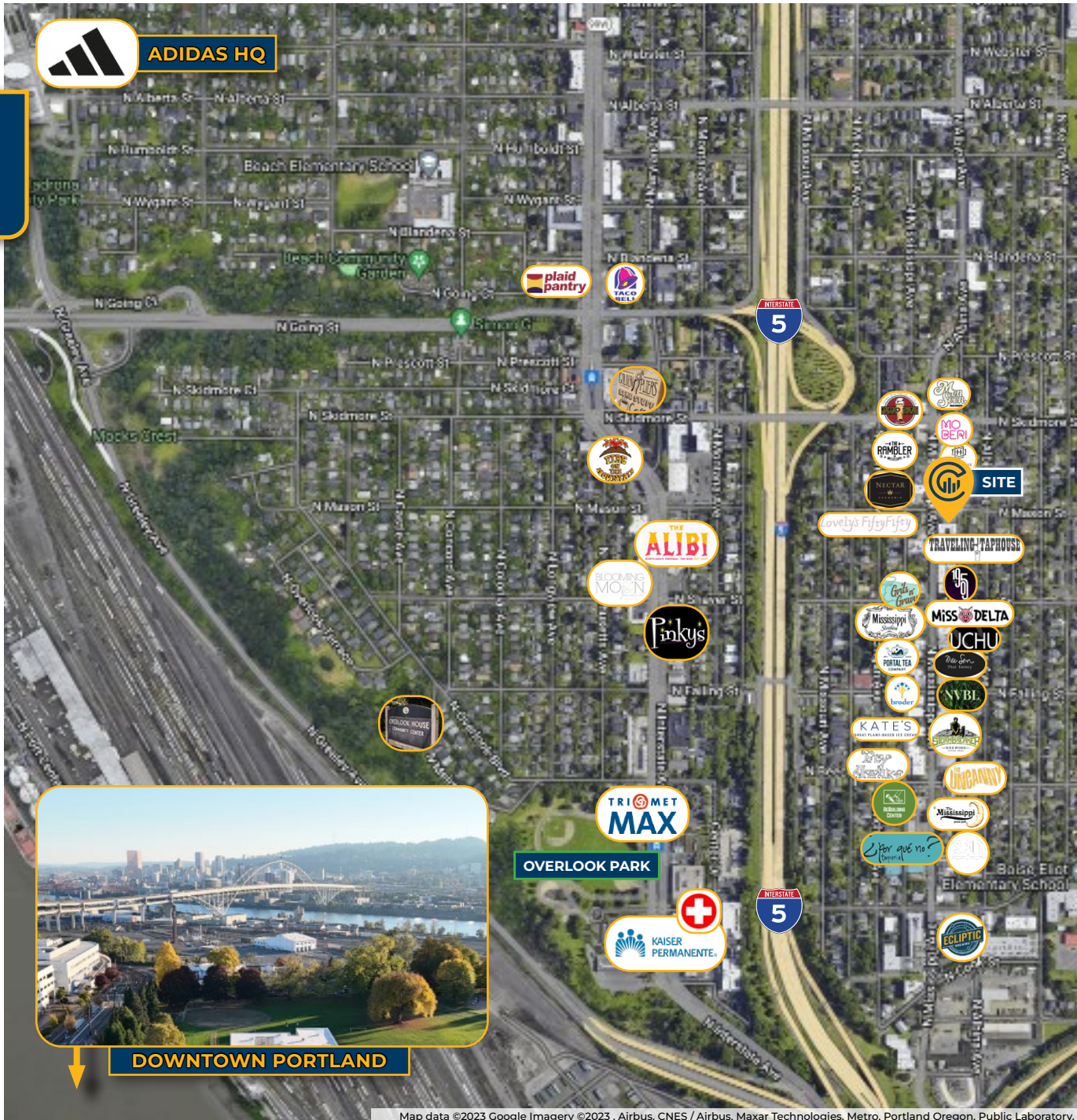
Mississippi Avenue features an eclectic mix of locally owned retail stores, clothing boutiques, restaurants, bars, cafes, and music venues unique to Portland. Locals and out of towners in search of quirky gifts flock to the easily accessible avenue in search of living art from Pistils Nursery, locally designed children's toys from Black Wagon, artisanal salts, artisan-made chocolates, vermouths, and cocktail bitters from The Meadow, and light bulbs of all colors, shapes and sizes at Sunlan Lighting.



LOCAL AERIAL MAP



ADIDAS HQ



DOWNTOWN PORTLAND

Nearby Highlights

- Kaiser Permanente
- Adidas Corporate HQ
- Overlook Park
- Urgent Care
- TriMet MAX Yellow Line Overlook Park Station
- The Alibi Tiki Lounge
- Uchu Sushi
- 1905 Pizza
- Prost!
- The Uncanny
- N Mississippi Ave

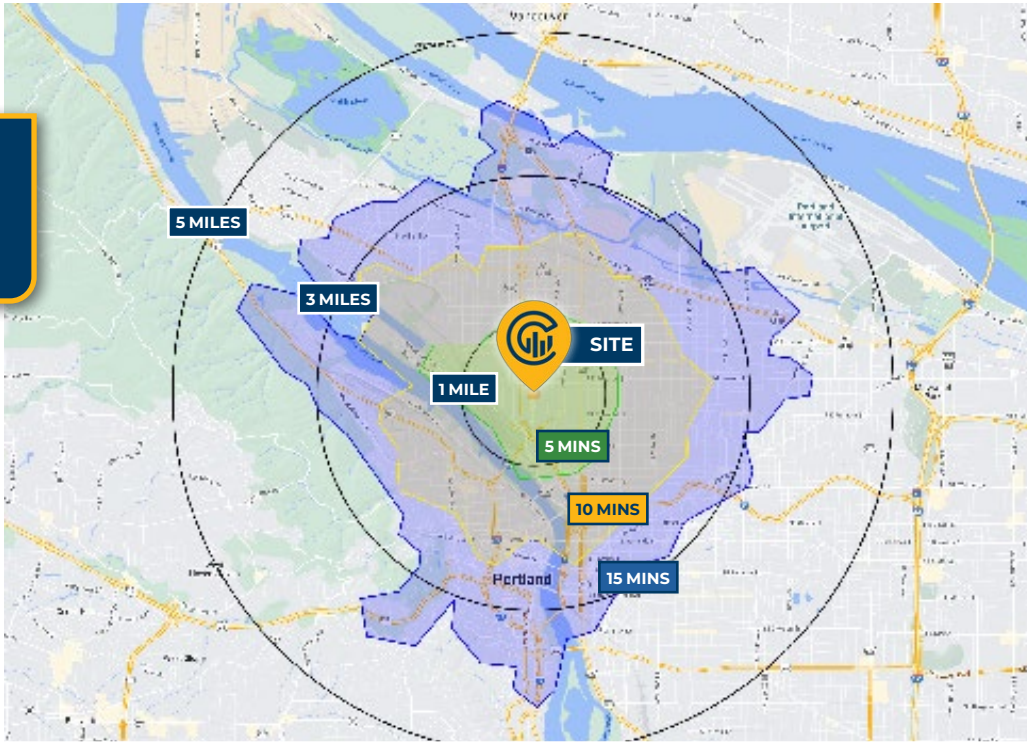
TriMet MAX Yellow Line - Overlook Park Station

- The MAX Yellow Line light rail service connects the Expo Center, N/NE Portland, Portland City Center and Portland State University. Most southbound trains continue through Portland City Center as MAX Orange Line trains to Milwaukie.
- The MAX (Metropolitan Area Express) Light Rail connects Portland City Center with Beaverton, Clackamas, Gresham, Hillsboro, Milwaukie, North/Northeast Portland and Portland International Airport.

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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	26,192	196,851	366,625
2029 Projected Population	26,599	196,243	362,945
2020 Census Population	27,409	187,495	362,327
2010 Census Population	19,746	153,839	311,044
Projected Annual Growth 2024 to 2029	0.3%	-	-0.2%
Historical Annual Growth 2010 to 2024	2.3%	2.0%	1.3%
Households & Income			
2024 Estimated Households	12,352	97,852	177,656
2024 Est. Average HH Income	\$149,953	\$137,225	\$141,392
2024 Est. Median HH Income	\$105,878	\$100,548	\$105,077
2024 Est. Per Capita Income	\$71,010	\$68,645	\$68,862
Businesses			
2024 Est. Total Businesses	1,849	21,358	33,214
2024 Est. Total Employees	16,008	209,860	296,404

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025. Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

Neighborhood Scores



91
Walk Score®
"Walker's Paradise"



53
Transit Score®
"Good Transit"



100
Bike Score®
"Biker's Paradise"

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

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