



FOR SALE

NOB HILL- Retail / Office

2113-2115 NW Northrup St, Portland, OR 97210

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14050 SW Pacific Highway, Suite 212-A, Tigard, OR 97224

PROPERTY DETAILS

2113–2115 NW Northrup Street

BUILDING

±2,134 SF

SITE

±3,920 SF

ZONING

CM2

PARKING

Off-street, 4 vehicles

LAYOUT

Demising wall removable

COURTYARD

Currently landscaped, could become additional parking

CM2 ZONING ALLOWS

Retail · Professional Office · Personal Services · Medical / Wellness · Restaurant / Food Service · Residential · Mixed-Use

PROPERTY OVERVIEW

Located in one of Northwest Portland's most desirable and established commercial neighborhoods, 2113–2115 NW Northrup Street offers a unique opportunity for an owner-user or investor seeking a highly visible, transit-oriented location.

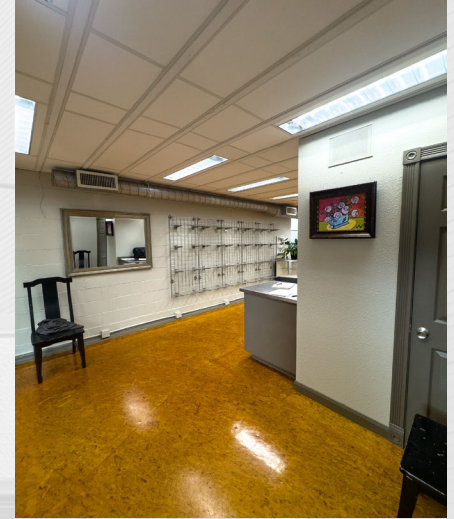
The property is intended to be delivered vacant, providing a buyer with the ability to immediately occupy or reposition it without the constraints of existing long-term leases.

Its relatively small building footprint combined with valuable CM2 land creates an opportunity that should appeal both to users looking for their own Northwest Portland location and buyers focused on longer-term redevelopment potential.



PROPERTY PHOTOS

2113 NW Northrup Street



PROPERTY PHOTOS

2114 NW Northrup Street



AREA DEMOGRAPHICS

Nob Hill / NW Portland

11,324

POPULATION

\$93,621

MEDIAN HH INCOME

38.4

MEDIAN AGE

77.3%

BACHELOR'S +

67.9%

RENTER-OCCUPIED

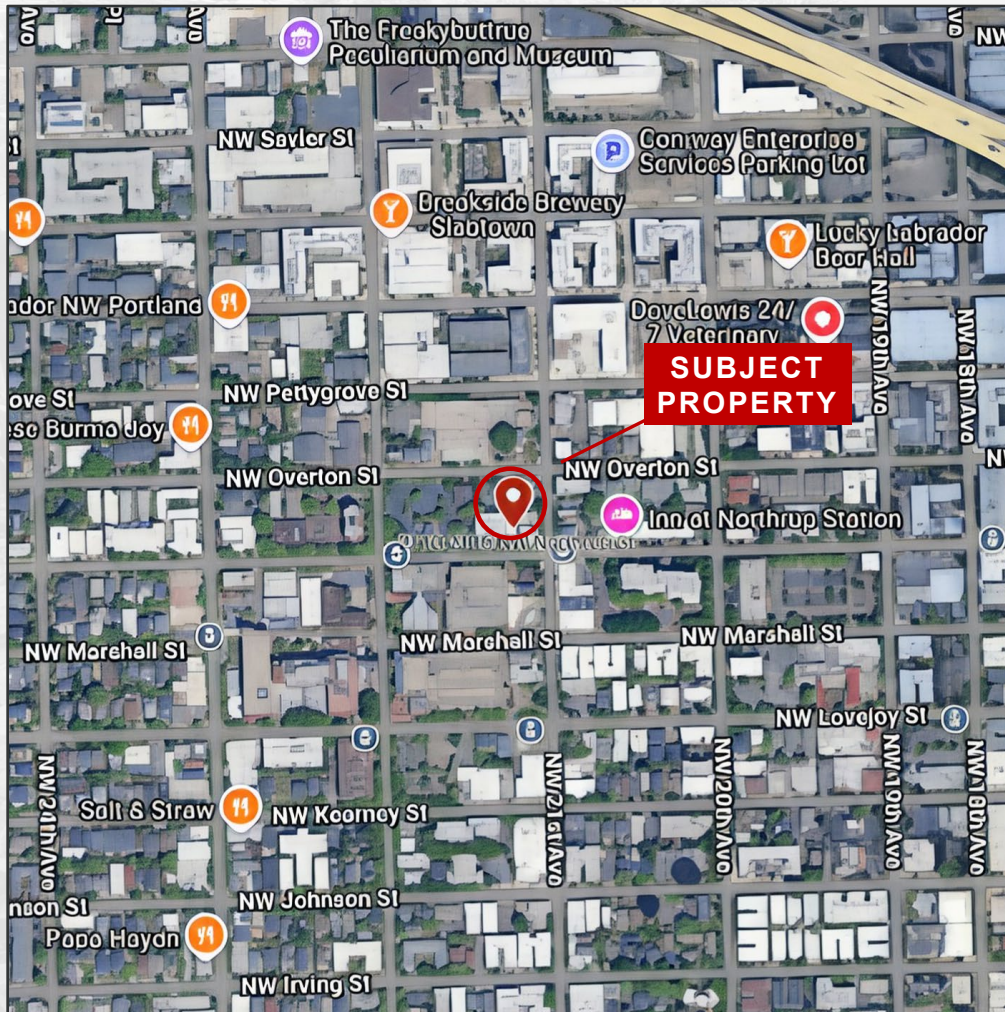
WHAT IT MEANS FOR AN OWNER-USER

Nob Hill is one of Portland's densest and most walkable commercial districts: a well-educated, largely renter-occupied population with above-market household incomes and a median home value near \$991,500 within a few blocks of the property. That mix supports street-level retail, professional service and medical/wellness users, and keeps daytime foot traffic on NW 21st and NW 23rd Avenue steady through the week.



LOCATION & NEARBY AMENITIES

2113–2115 NW Northrup Street



WITHIN WALKING DISTANCE

Portland Streetcar — NS Line

NW 21st & Northrup · 1 block

NW 21st Avenue dining row

1 block east

NW 23rd Avenue retail district

2 blocks west

Legacy Good Samaritan Hospital

NW 22nd & Marshall · 3 blocks

New Seasons Market

4 blocks north

Trader Joe's

NW Glisan · 5 blocks south

Wallace Park

4 blocks northwest

Providence Park / MAX

~1 mile southeast

Distances are approximate and measured from the subject property; confirm before distribution.

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.