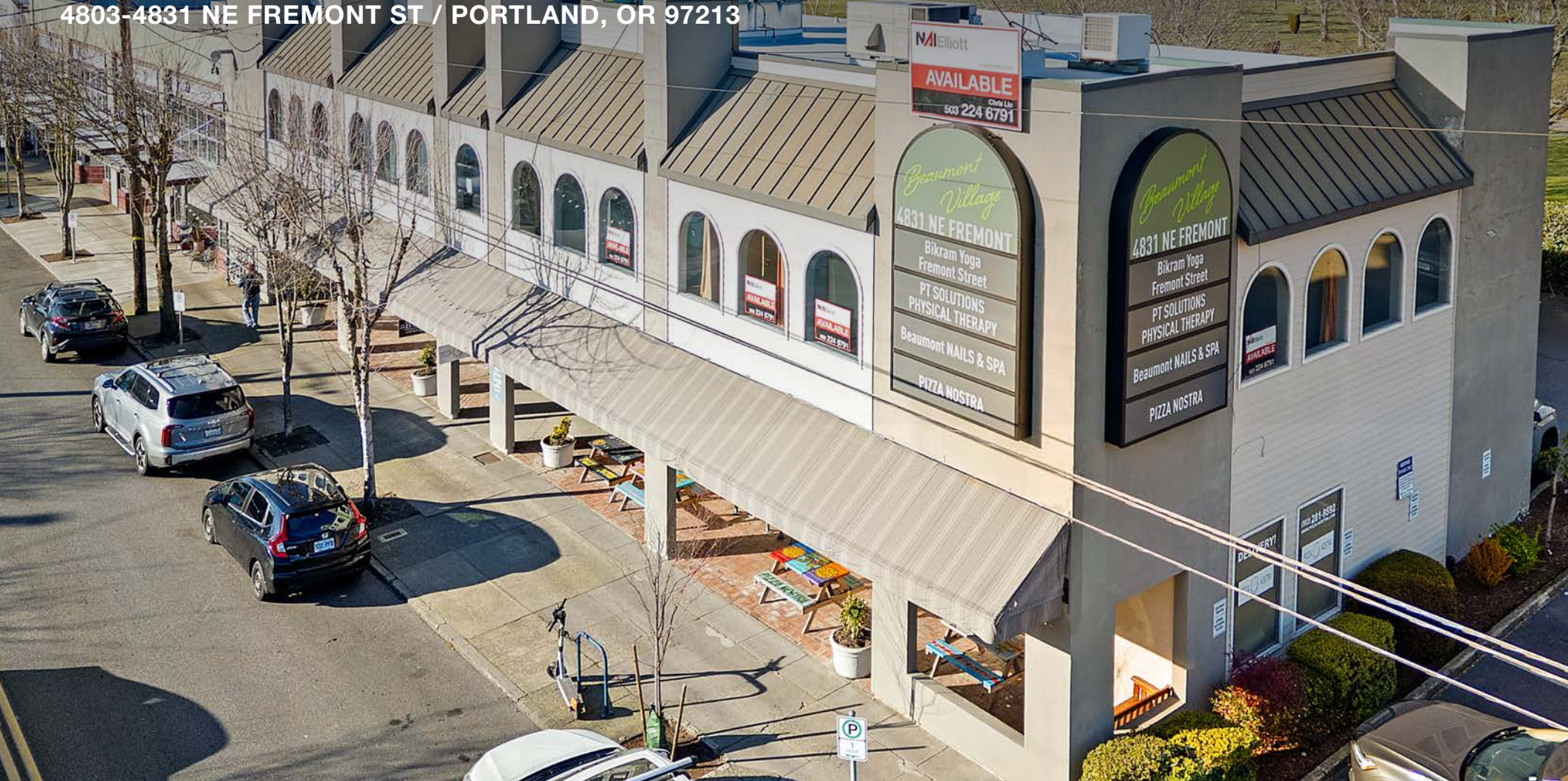


# Beaumont Village

4803-4831 NE FREMONT ST / PORTLAND, OR 97213



**RETAIL / OFFICE SPACE FOR LEASE**

**CONTACT**

Chris Lio

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**NAI Elliott**

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.naielliott.com/agencydisclosures](http://www.naielliott.com/agencydisclosures)



# Property snapshot

Beaumont Village is a walkable, mixed-use property in Portland's Fremont neighborhood offering both retail and office space. Located along NE Fremont Street, the property benefits from strong neighborhood traffic, surrounding shops and restaurants, and a built-in customer base. Retail spaces suit boutique and service users seeking visibility, while office spaces offer a professional setting within a vibrant community-oriented corridor.



## CURRENT AVAILABILITY

- **Suite 1B- 999 RSF**  
Storefront pizza shop w/vent hood  
Rate: \$34.00/PSF, NNN
- **Suite 2B- 1,468 SF**  
Upstairs office w/reception, 5 privates and a restroom  
\$27.00 SF/YR, GROSS
- **4815 NE Fremont - 1,356 SF**  
Bright storefront fitness/retail space with excellent street visibility, abundant natural light, and monument signage  
\$24.00 PSF, NNN

## HIGHLIGHTS

- One of the East side's most desirable neighborhoods
- One off-street employee parking spot
- Excellent pedestrian and auto traffic
- Strong demographics
- Local neighborhood service tenant mix

# Floor plan - Suite 1B

## SUITE

Suite 1B

## TENANT

Available

## SIZE

999 RSF

## LEASE TYPE

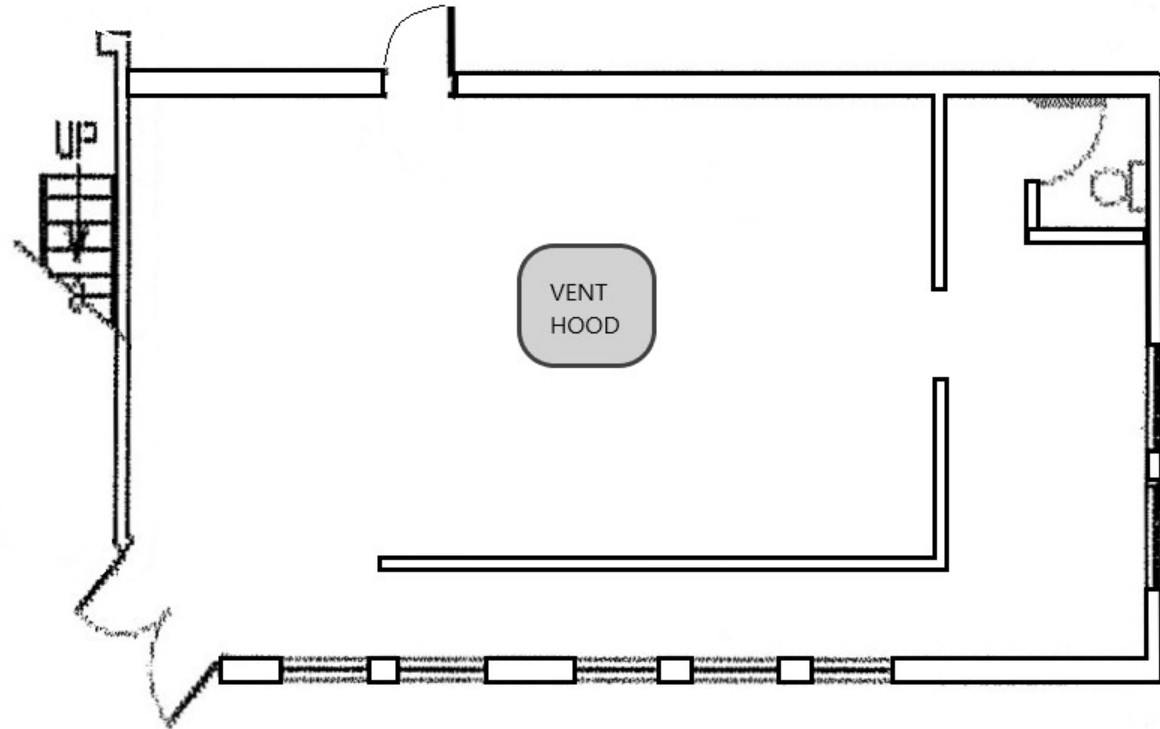
NNN

## LEASE RATE

\$34.00 PSF

## DESCRIPTION

Storefront pizza shop  
w/vent hood and great  
visibility



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# Floor plan - Suite 2B

## SUITE

Suite 2B

## TENANT

Available

## SIZE (SF)

1,468 SF

## LEASE TYPE

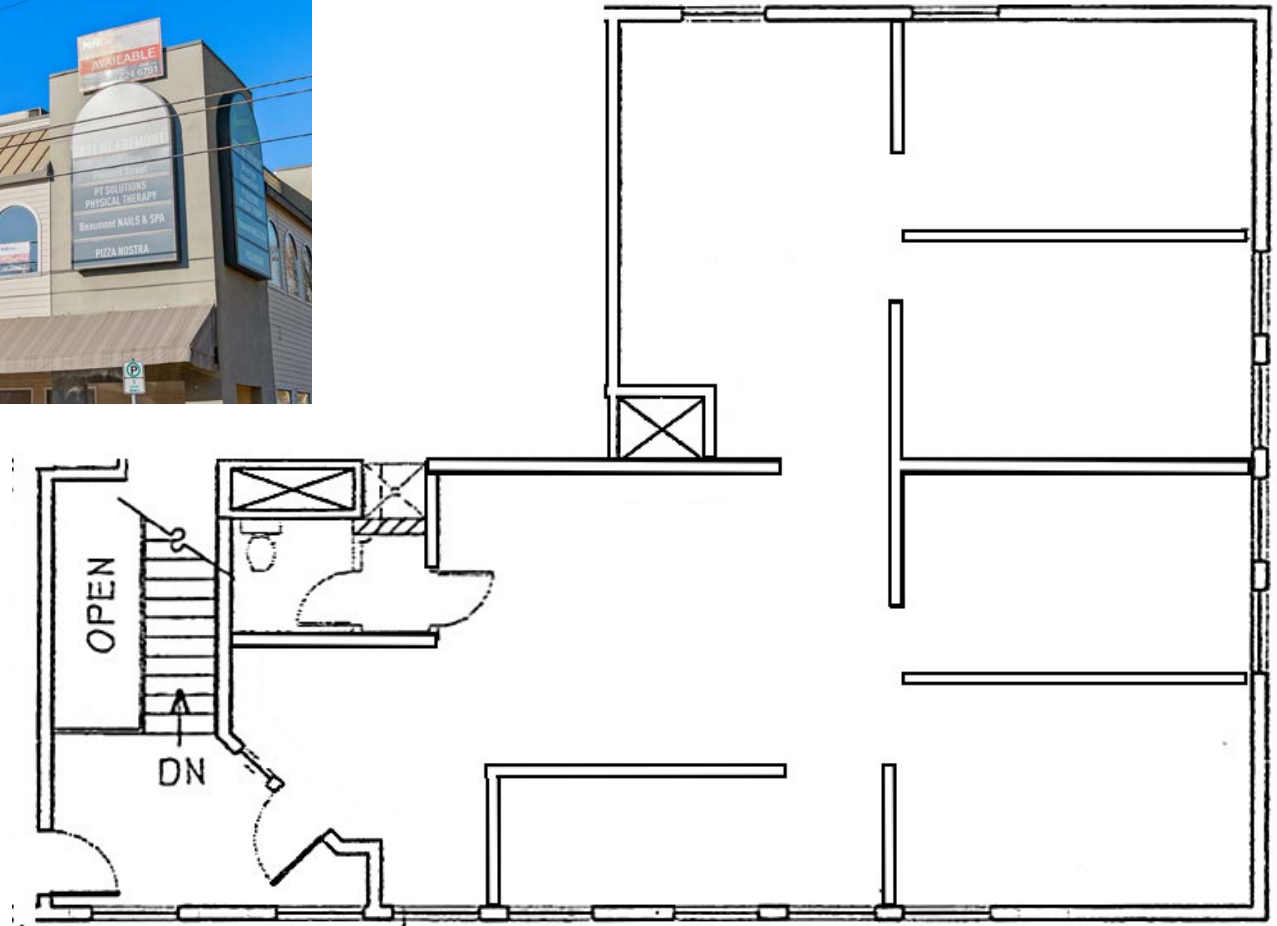
Gross

## LEASE RATE

\$27.00 SF/yr

## DESCRIPTION

Flexible and bright  
upstairs office space



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# Floor plan - 4815 NE Fremont

## ADDRESS

4815 NE Fremont

## SIZE (SF)

1,356 SF

## LEASE TYPE

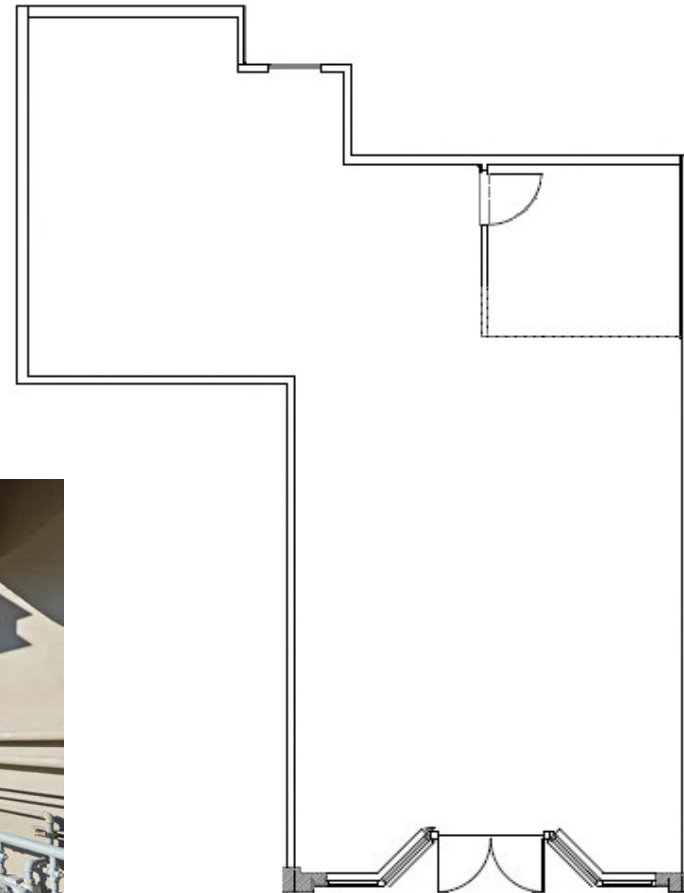
NNN

## LEASE RATE

\$24.00 PSF

## DESCRIPTION

- Storefront fitness or retail space
- Abundant natural light throughout
- Excellent street visibility and exposure
- Monument signage available for added brand presence



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**NAI Elliott**

# Area map



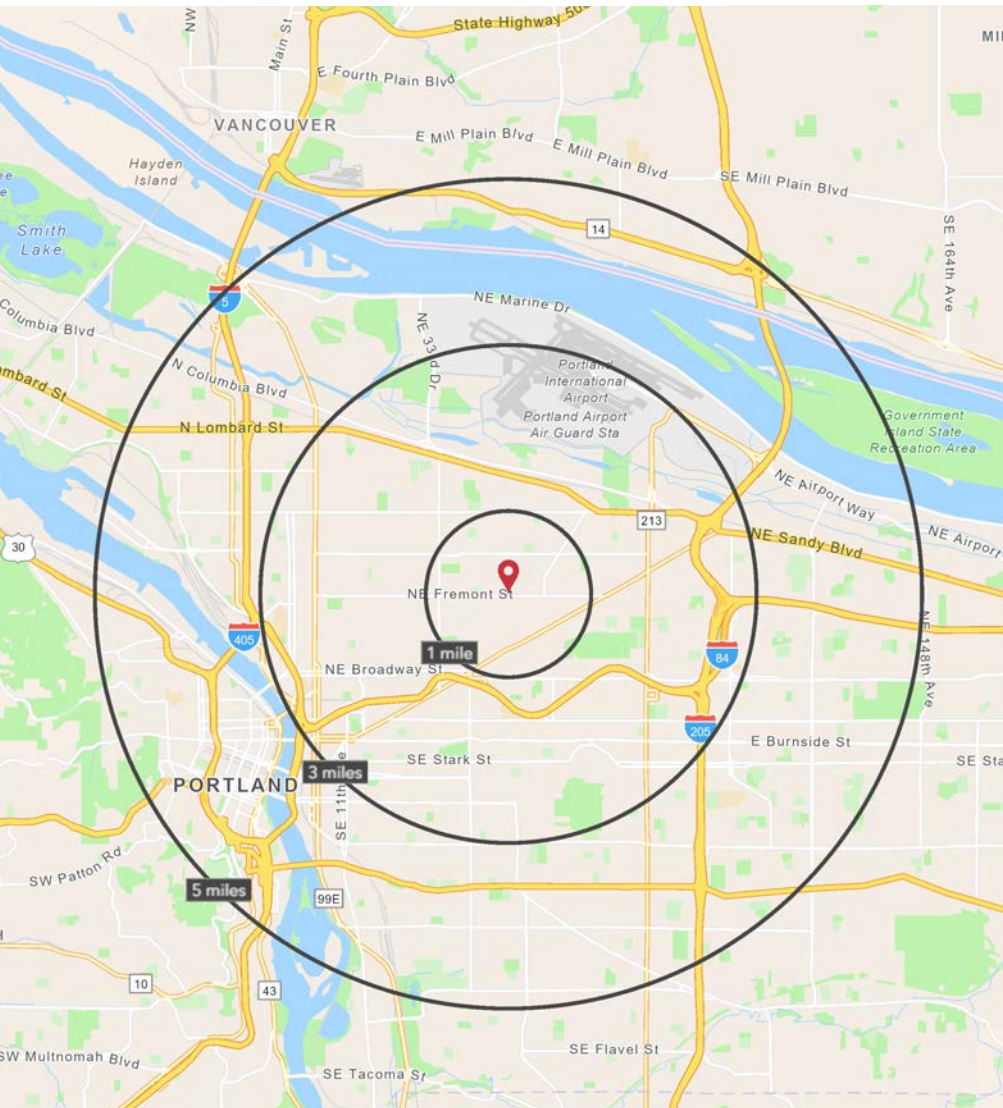
RIGLER  
ELEMENTARY  
SCHOOL

SITE

BEAUMONT  
MIDDLE SCHOOL



# Demographics



	1 MILE	3 MILE	5 MILE
2025 TOTAL POPULATION	24,598	186,864	435,253
2030 TOTAL POPULATION	24,571	189,553	444,975
2025 AVERAGE HOUSEHOLD INCOME	\$169,039	\$137,197	\$129,264
2025 MEDIAN HOME VALUE	\$705,352	\$677,039	\$645,536
2025 TOTAL HOUSEHOLDS	9,966	83,602	199,921
2025 DAYTIME POPULATION WORKERS	9,098	124,549	393,673
2025 SOME COLLEGE OR HIGHER	88%	85%	82%

Source: ©2025 Esri

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