



# FOR LEASE

## NW 17TH + NW GLISAN

GROUND FLOOR RETAIL

**BRAD MACOMBER**  
Senior Advisor  
503.218.4380  
[brad.macomber@cinw.com](mailto:brad.macomber@cinw.com)  
OR 200908061 | WA 95748



COMMERCIAL  
INTEGRITY *nw*

*a real estate investment advisory company*

## LEGAL DISCLAIMER

The information contained in this marketing brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Integrity, NW and should not be made available to any other persons or entities without written consent of Commercial Integrity, NW. The information contained herein has been prepared to provide summary, unverified financial and physical information to prospective purchasers to establish a preliminary level of interest in the Subject Property.

### **THE INFORMATION CONTAINED HEREIN SHALL NOT BE A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION.**

Commercial Integrity, NW has not made any investigation, and makes no warranty or representation with respect to the income or expense for the Subject Property, the future projected financial performance of the Subject Property, the size or square footage and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plan or intentions to continue to occupy the Subject Property. The information contained herein has been obtained from sources we believe to be reliable; however, Commercial Integrity, NW has not verified and will not verify, any of the information contained herein, nor has Commercial Integrity, NW conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. **All potential purchasers must take appropriate measures to verify all of the information set forth herein.**



**COMMERCIAL  
INTEGRITY *NW***

*a real estate investment advisory company*

**5**

6  
7  
9

## THE SYNOPSIS

ASSET SYNOPSIS  
INVESTMENT HIGHLIGHTS  
PROPERTY PHOTOS

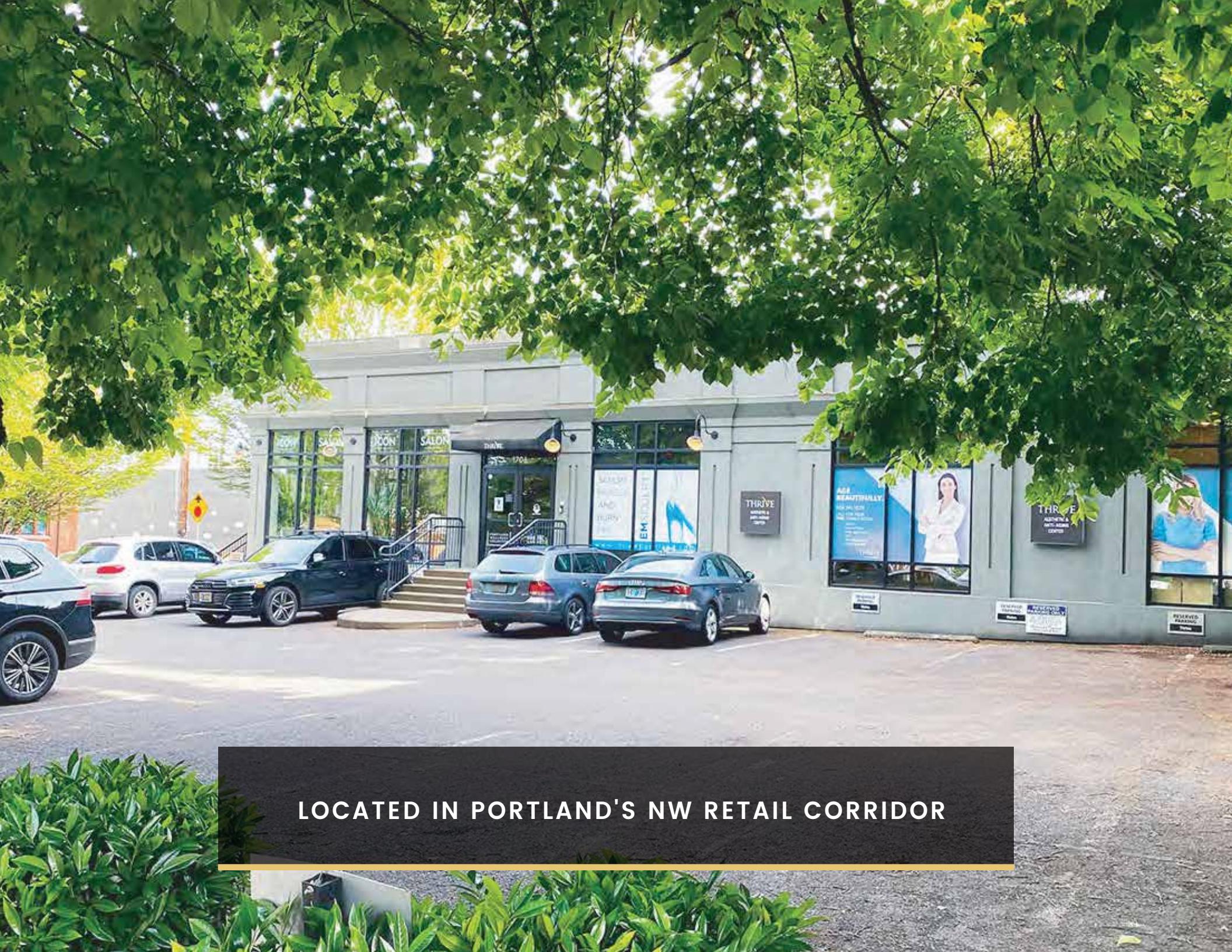
**11**

12  
13  
14  
15  
16  
17  
18  
19

## THE DETAILS

1ST FLOOR PLAN  
2ND FLOOR PLAN  
SITE MAP  
AERIAL MAP  
TRADE AREA  
PORTLAND MARKET  
DEMOGRAPHICS  
AREA OVERVIEW





LOCATED IN PORTLAND'S NW RETAIL CORRIDOR

# THE SYNOPSIS

407 NW 17TH AVE | PORTLAND, OR

\$23 PSF + NNN | OFFICE

\$29 PSF + NNN | RETAIL

**2,275 SF**

\$29 PSF + NNN

# **NW 17TH + NW GLISAN**

407 NW 17<sup>TH</sup> AVENUE • PORTLAND, OR 97209

<b>Retail SF</b>	<b>2,275 SF</b>	<b>Co-Tenants</b>	<b>FishSauce</b>
<b>Retail Rate</b>	<b>\$29 PSF NNN</b>	<b>WalkScore</b>	<b>97 (walker's paradise)</b>
<b>Office SF</b>	<b>220-440 SF</b>	<b>Parking</b>	<b>24 Surface Stalls</b>
<b>Office Rate</b>	<b>\$23 PSF NNN</b>	<b>Delivery</b>	<b>Immediately</b>



## Ease Of Access

Just 1 block to **Hwy 405** and it's 125,000+ daily commuters. And 5 blocks from the **Fremont Bridge** giving easy access to both **Hwy 405** and **Hwy 30**.

## Tenants In Place

Co-Tenants include FishSauce.

## NW Neighborhood

The Northwest District is a diverse, vibrant neighborhood in central Portland, Oregon. It has a varied and intricate history that has evolved along with the City as a whole, made up of a rich texture of diverse citizens. The vitality of this volunteer organization depends on the engagement of you and our neighbors

## Higher Education

The 2022 Enrollment rate for **University of Portland** was 3,731. The establishment is just 1.4 miles from the subject property and is rated the **#1 Private University** in Oregon for Value, according to Kiplinger's Personal Finance, **#1 Regional Universities West** and listed on the '**Best Colleges**' U.S. News & World Report for 2022-2023.

## Ample Parking In Retail Corridor

Two-Tenant Retail Building with 24+ surface spaces in dedicated lot. Ample Parking in NW retail district is a luxury few businesses enjoy in this dense community area.

## Highly Visible Signage

Great visibility and signage at the intersection of NW 17th + NW Glisan with direct exposure to combined 15,275+ VPD.





CONSUMER SPENDING  
1 MILE RADIUS \$1.8B

CONSUMER SPENDING  
3 MILE RADIUS \$6.7B

CONSUMER SPENDING  
5 MILE RADIUS \$16B



CONSUMER FOOT TRAFFIC  
3 MONTHS 71,391

CONSUMER FOOT TRAFFIC  
6 MONTHS 138,982

CONSUMER FOOT TRAFFIC  
12 MONTHS 285,994



PROPERTY PHOTOS





**EXCELLENT FREEWAY ACCESS**  
ADJACENT TO ON + OFF RAMPS FOR I-405 + SR-30

## THE DETAILS

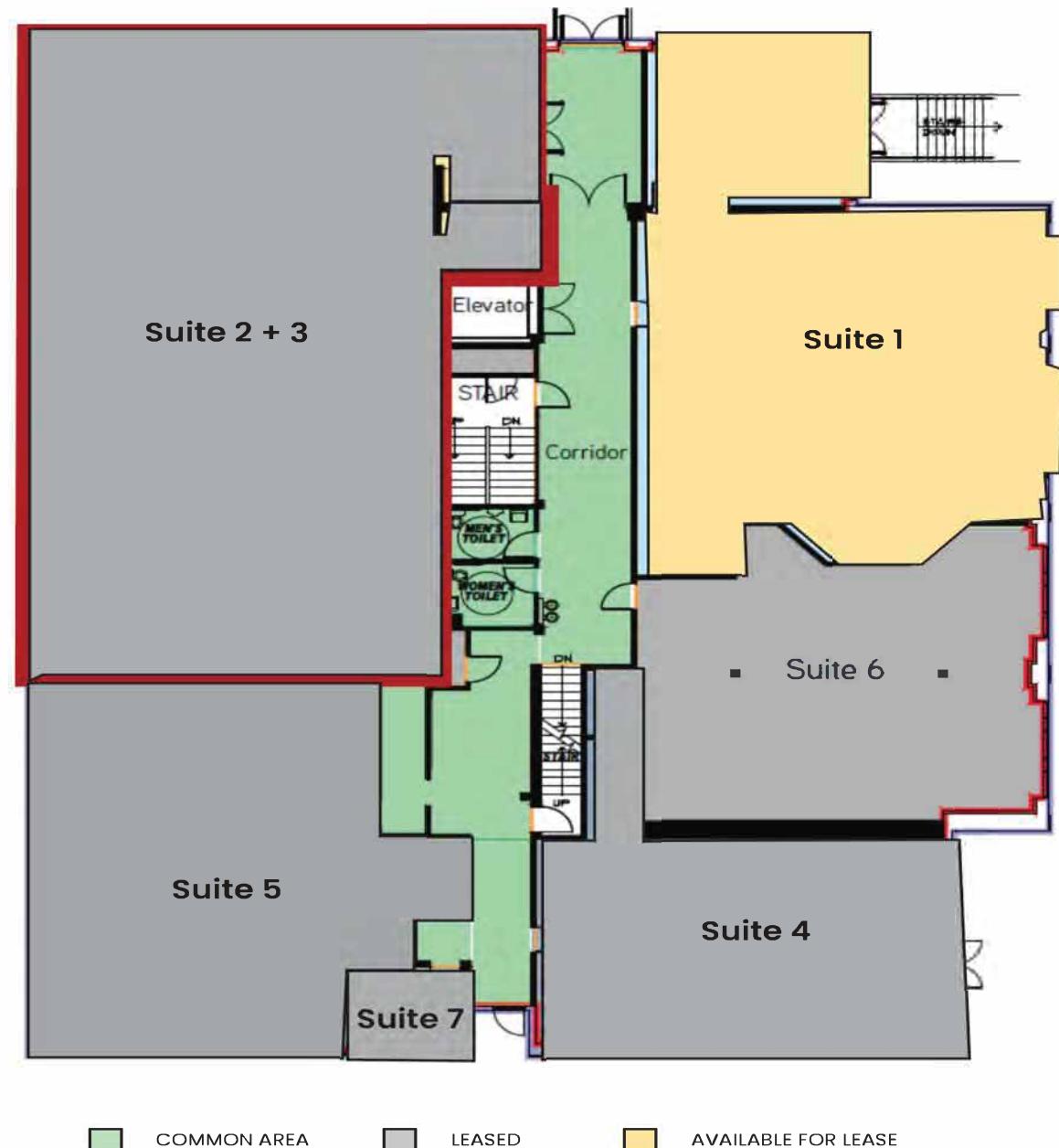
407 NW 17TH AVE | PORTLAND, OR

EXECUTIVE OFFICE | \$23 PSF + NNN

RETAIL SUITE | \$29 PSF + NNN

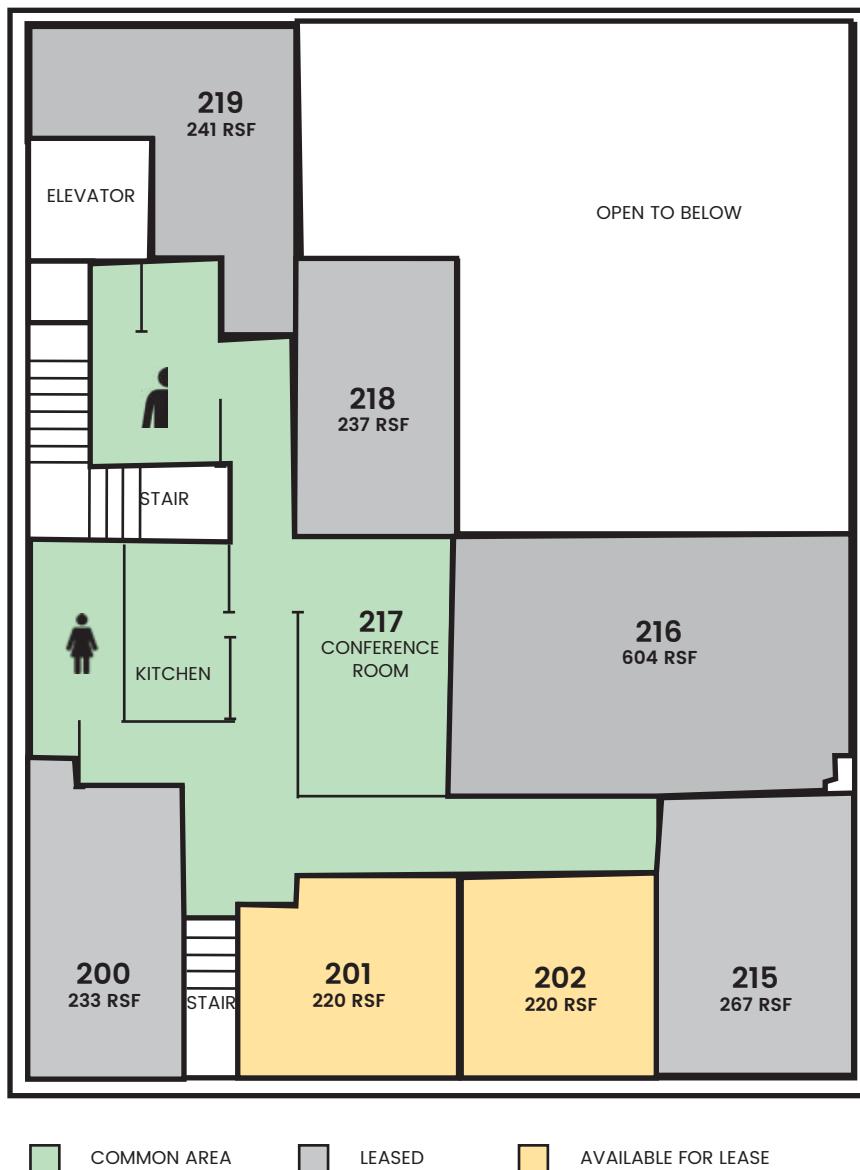
# HIGHLIGHTS

## 1ST FLOOR PLAN



# HIGHLIGHTS

2ND FLOOR PLAN

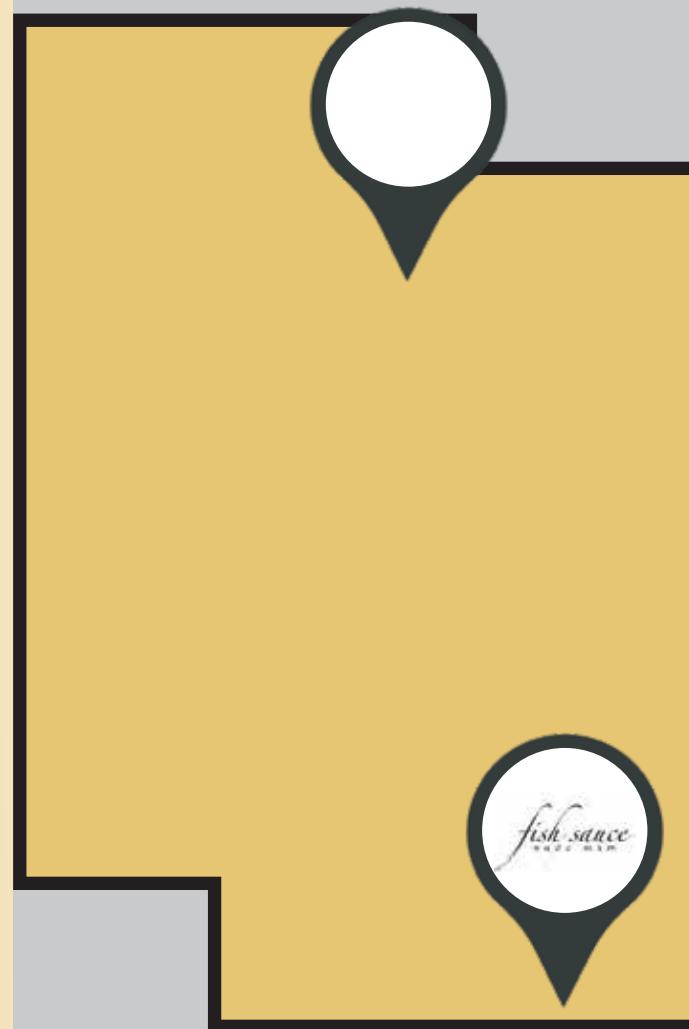


# HIGHLIGHTS

SITE MAP

**4,288+ VPD NW Glisan**

100" road frontage along NW Glisan

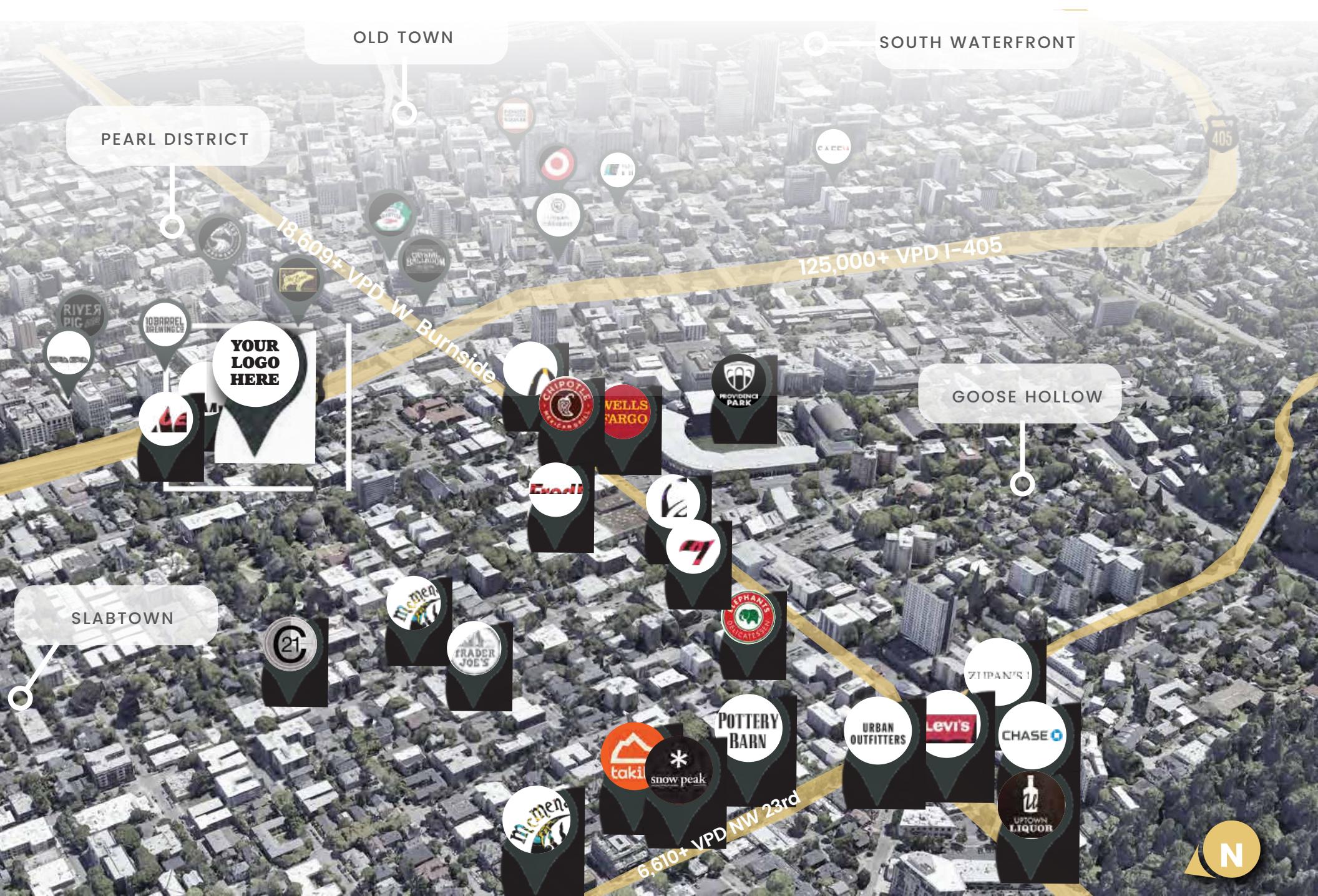


**1,073+ VPD NW 17th Ave**

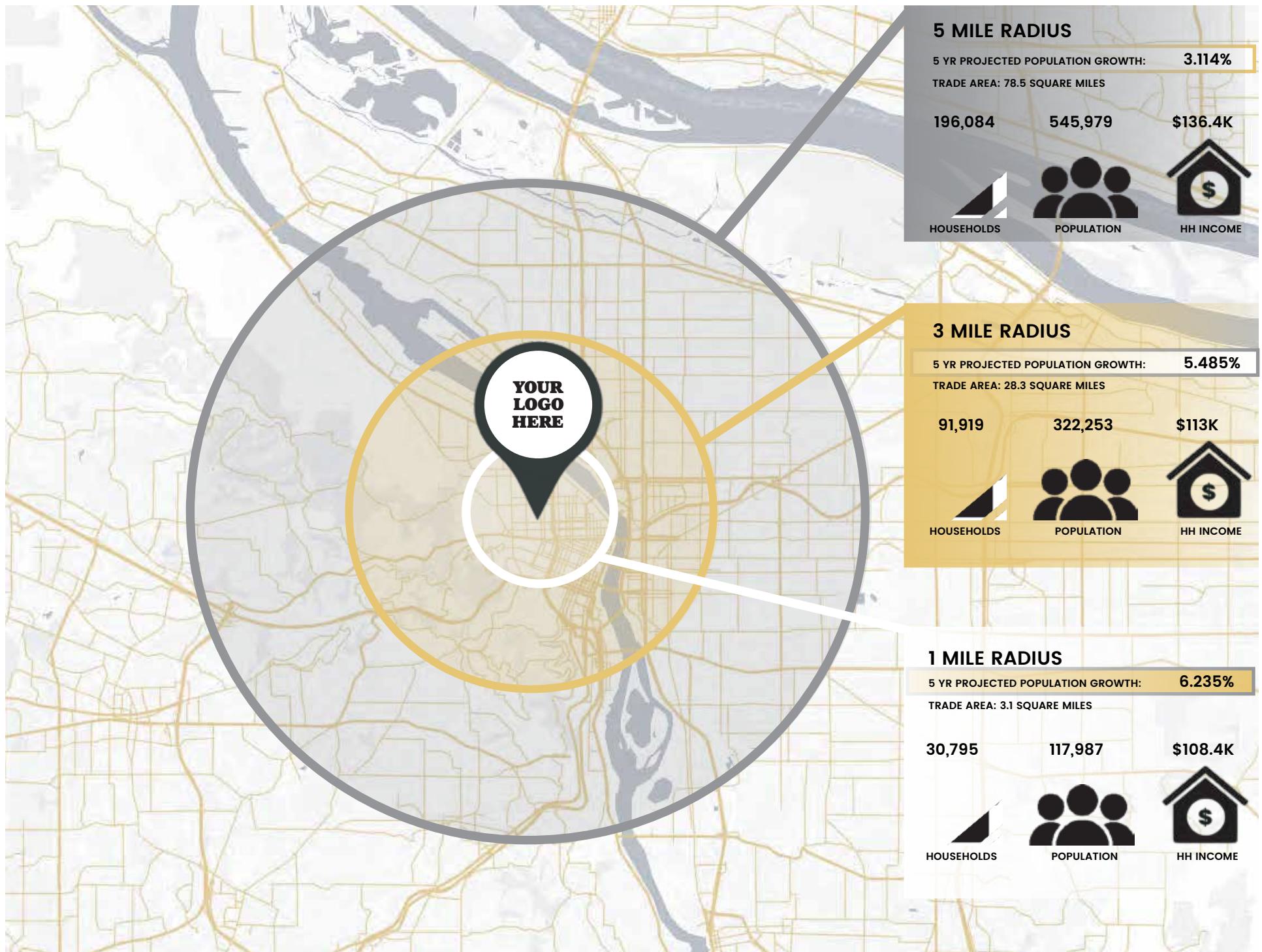
500' road frontage along NW 17th Ave

**4,288+ VPD NW Flanders**

100" road frontage along NW Flanders



TRADE AREA

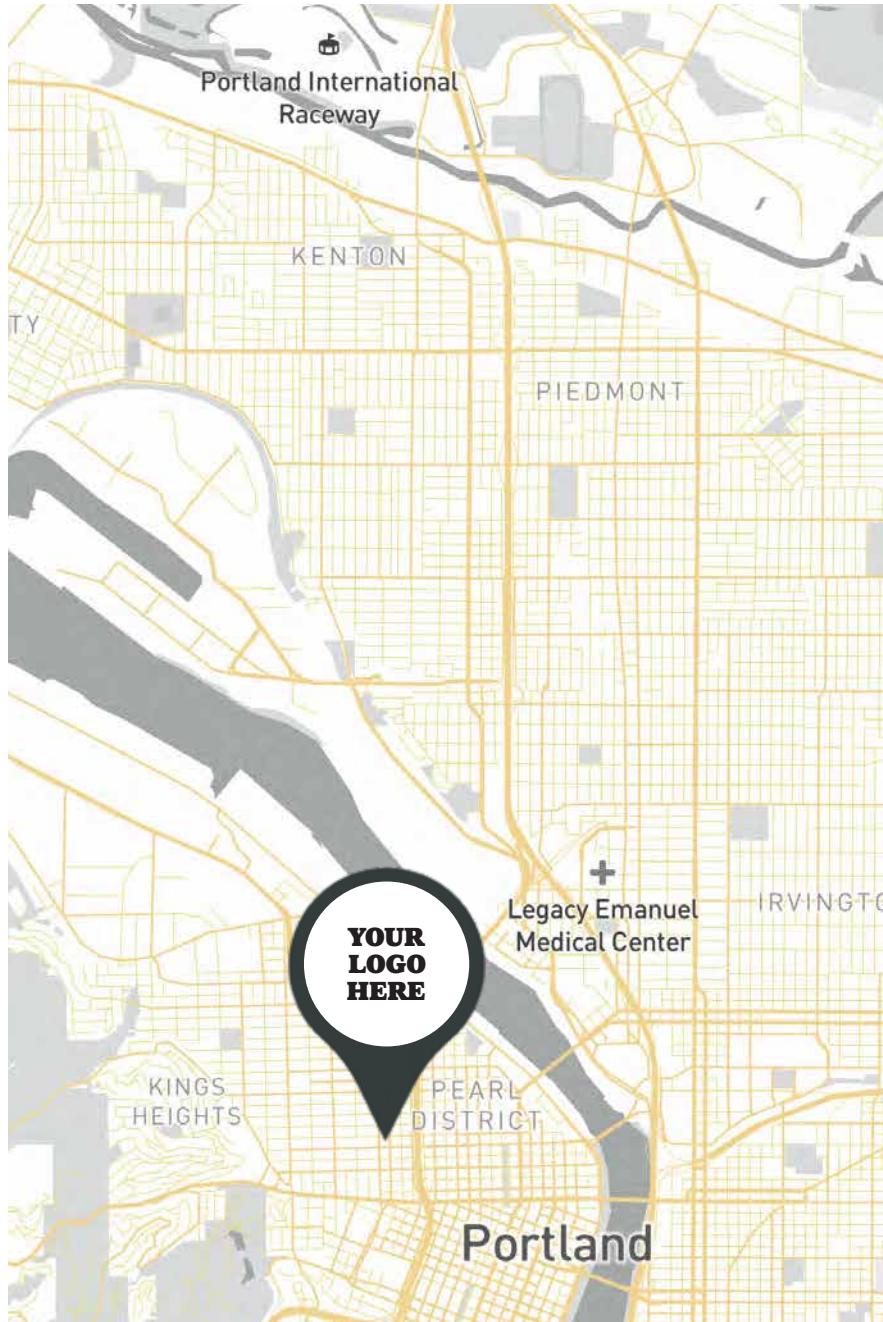


**PORTLAND MARKET EDUCATION**

SCHOOL	STUDENTS	STAFF	YEAR
Portland State University	22,014	1,700	2022
Oregon Health & Science University	3,035	12,600	2022
University Of Portland	3,731	1,000	2022
Lewis + Clark College	3,513	750	2022
University of Western States	1,000	242	2022
Reed College	886	164	2022
Multnomah University	336	100	2022

**PORTLAND MARKET EMPLOYERS**

COMPANY	EMPLOYEES	HQ	CITY
Intel	22,000	NO	HILLSBORO
Providence Health & Services	21,000	YES	PORLAND
Oregon Health & Science University	12,600	YES	PORLAND
Nike	13,964	YES	BEAVERTON
Legacy Health	13,120	YES	PORLAND
Kaiser Permanente	11,163	NO	PORLAND
Fred Meyer Stores	9,525	YES	PORLAND



## TRAFFIC



125,000+ VPD AT I-405 N + S  
11,041+ VPD AT NW 16TH AVE  
4,228+ VPD AT NW GLISAN ST

## TRANSPORTATION



ANNUAL FOOT TRAFFIC: 109,638 SITE VISITS  
HOURLY FOOT TRAFFIC: 1PM PEAK  
DAILY FOOT TRAFFIC: FRIDAY PEAK



WALKSCORE: 97 (WALKER'S PARADISE)  
BIKESCORE: 98 (BIKER'S PARADISE)  
TRANSITSCORE: 77 (EXCELLENT TRANSIT)



AIRPORT:  
21 MIN DRIVE TO (PDX)  
PORTLAND INTERNATIONAL AIRPORT

## DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	117,987	322,253	545,979



HOUSEHOLDS	30,795	91,919	196,084
------------	--------	--------	---------

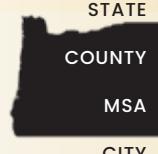


HH INCOME	\$109.8K	\$131K	\$136K
-----------	----------	--------	--------



CONSUMER SPENDING	\$1.8B	\$6.7B	\$16B
-------------------	--------	--------	-------

## POPULATION

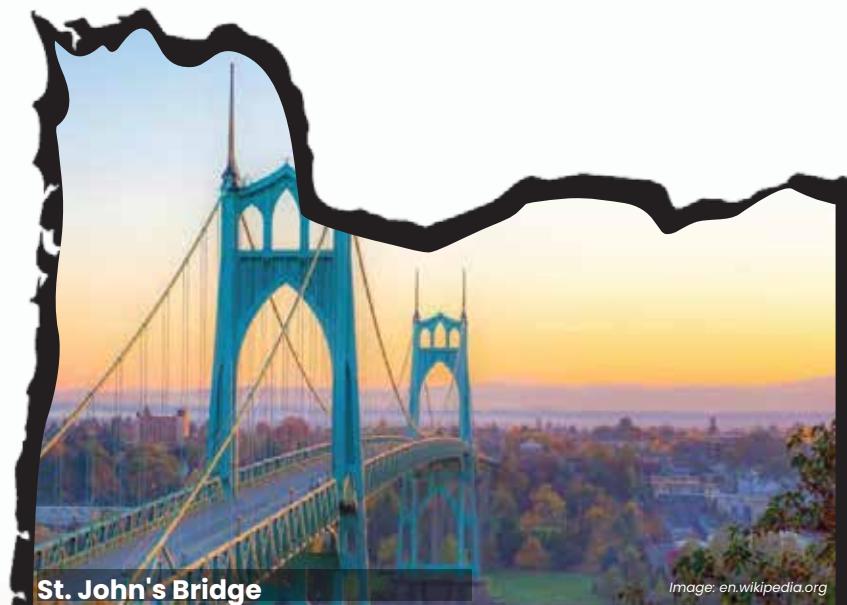
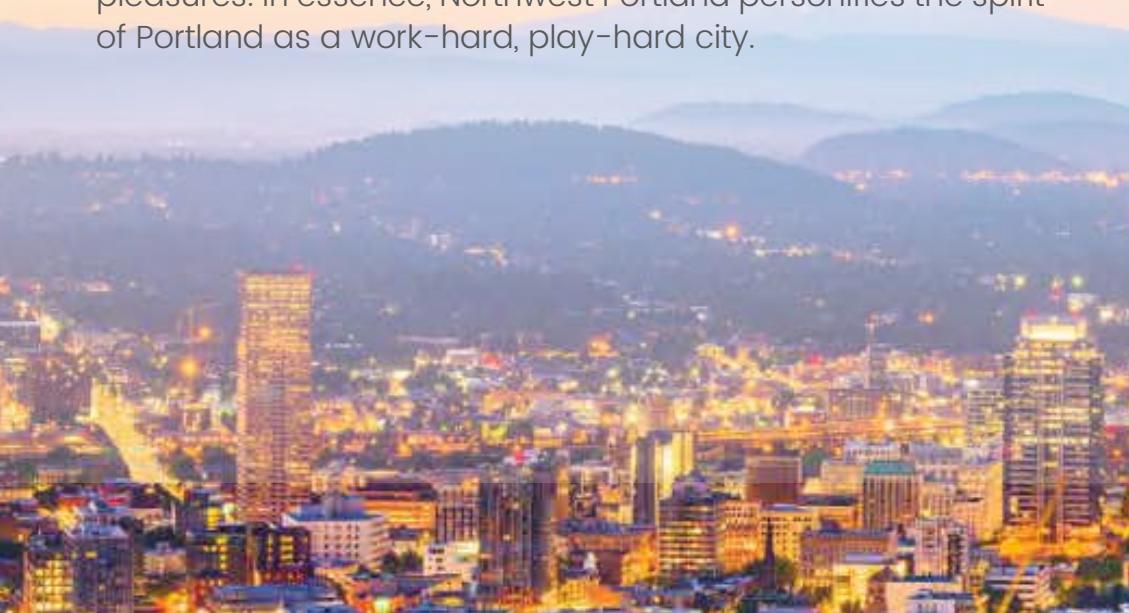


STATE	OREGON	4.22 MILLION
COUNTY	MULTNOMAH COUNTY	812,855
MSA	PORLTAND METRO AREA	2.49 MILLION
CITY	PORTLAND	653,467

## ABOUT PORTLAND, OR

As Oregon's largest city and the Pacific Northwest's second-largest, Portland boasts a picturesque location along the Columbia and Willamette rivers, with majestic Mount Hood as its backdrop. The city excels in various industries such as athletics, technology, manufacturing, and green services. Portland offers excellent transportation options like the renowned PDX airport, light rail, and eco-friendly alternatives. With a thriving economy and a young, educated workforce, this city offers an abundance of green spaces, microbreweries, coffeehouses, cultural amenities, and growth opportunities. In 2018, Forbes ranked Portland 17th in America's Fastest-Growing Cities, further highlighting its significance in Oregon.

Northwest Portland beautifully melds modernity with history in its diverse residential and commercial properties. Home to approximately 20,000 residents, this vibrant district offers fabulous bars, restaurants, and shops. Each neighborhood showcases the city's commitment to work/life balance—perfect for those seeking both career success and recreational pleasures. In essence, Northwest Portland personifies the spirit of Portland as a work-hard, play-hard city.





**BRAD MACOMBER**  
Senior Advisor  
503.218.4380  
[brad.macomber@cinw.com](mailto:brad.macomber@cinw.com)  
OR 200908061 | WA 95748



# COMMERCIAL INTEGRITY *now*

*a real estate investment advisory company*

**JUSTIN POOR**  
Principal Advisor  
503.218.4380  
[justin.poor@cinw.com](mailto:justin.poor@cinw.com)  
OR 200705229 | WA 109251