

# FOR LEASE

## NW 17TH + NW GLISAN

GROUND FLOOR RETAIL



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**COMMERCIAL  
INTEGRITY *nw***

*a real estate investment advisory company*



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## THE SYNOPSIS

ASSET SYNOPSIS

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## THE DETAILS

1ST FLOOR PLAN

2ND FLOOR PLAN

SITE MAP

AERIAL MAP

TRADE AREA

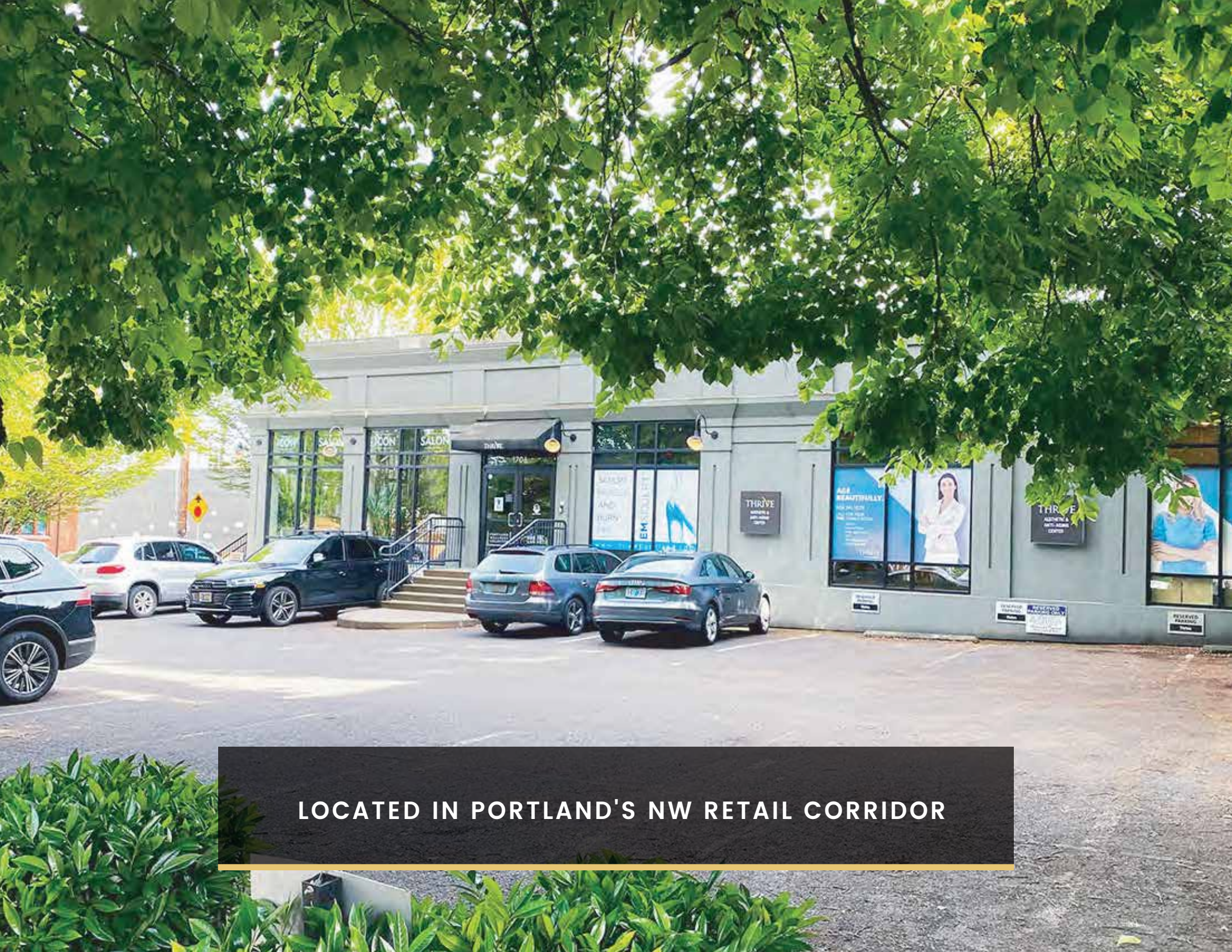
PORTLAND MARKET

DEMOGRAPHICS

AREA OVERVIEW







LOCATED IN PORTLAND'S NW RETAIL CORRIDOR



# THE SYNOPSIS

407 NW 17TH AVE | PORTLAND, OR

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\$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



**HIGHER THAN AVERAGE HOUSEHOLD INCOME**  
**\$136.4K IN 5 MILE RADIUS**





PROPERTY PHOTOS





An aerial photograph of a city at sunset. A multi-lane freeway runs vertically through the center of the image. The sky is filled with dramatic, orange and pink clouds. The city is densely packed with various buildings, including residential and commercial structures. In the distance, a bridge and hills are visible under the twilight sky.

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



# THE DETAILS

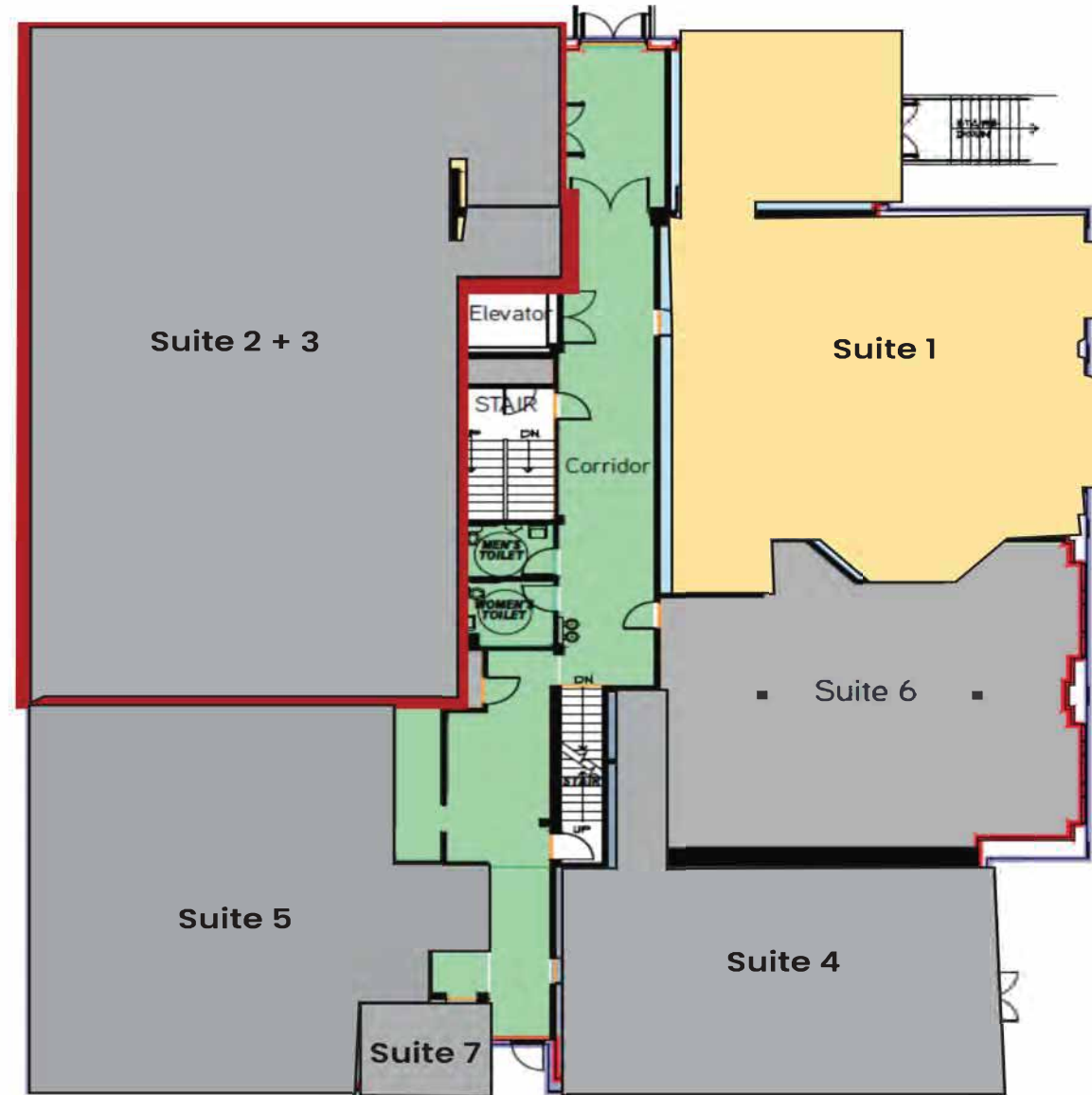
407 NW 17TH AVE | PORTLAND, OR

EXECUTIVE OFFICE | \$23 PSF + NNN

RETAIL SUITE | \$29 PSF + NNN

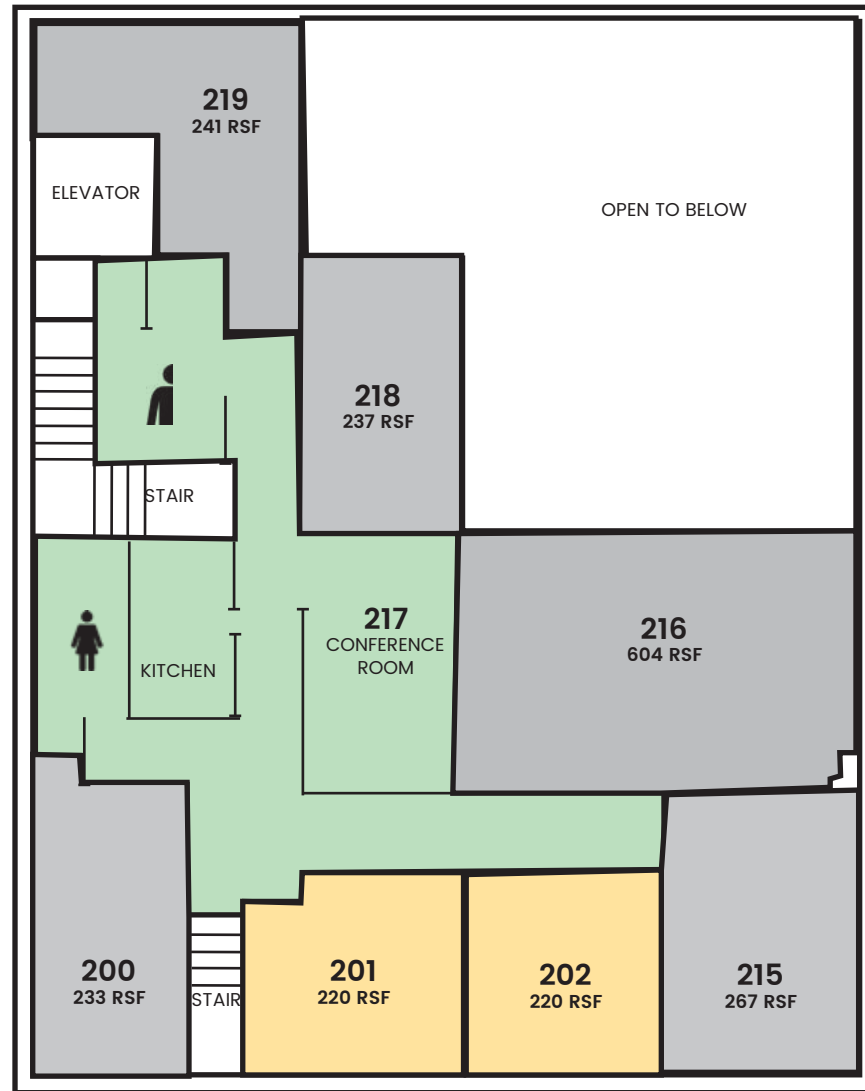






COMMON AREA    LEASED    AVAILABLE FOR LEASE





COMMON AREA
  LEASED
  AVAILABLE FOR LEASE



# HIGHLIGHTS

SITE MAP

4,288+ VPD NW Glisan

100' road frontage along NW Glisan

1,073+ VPD NW 17th Ave

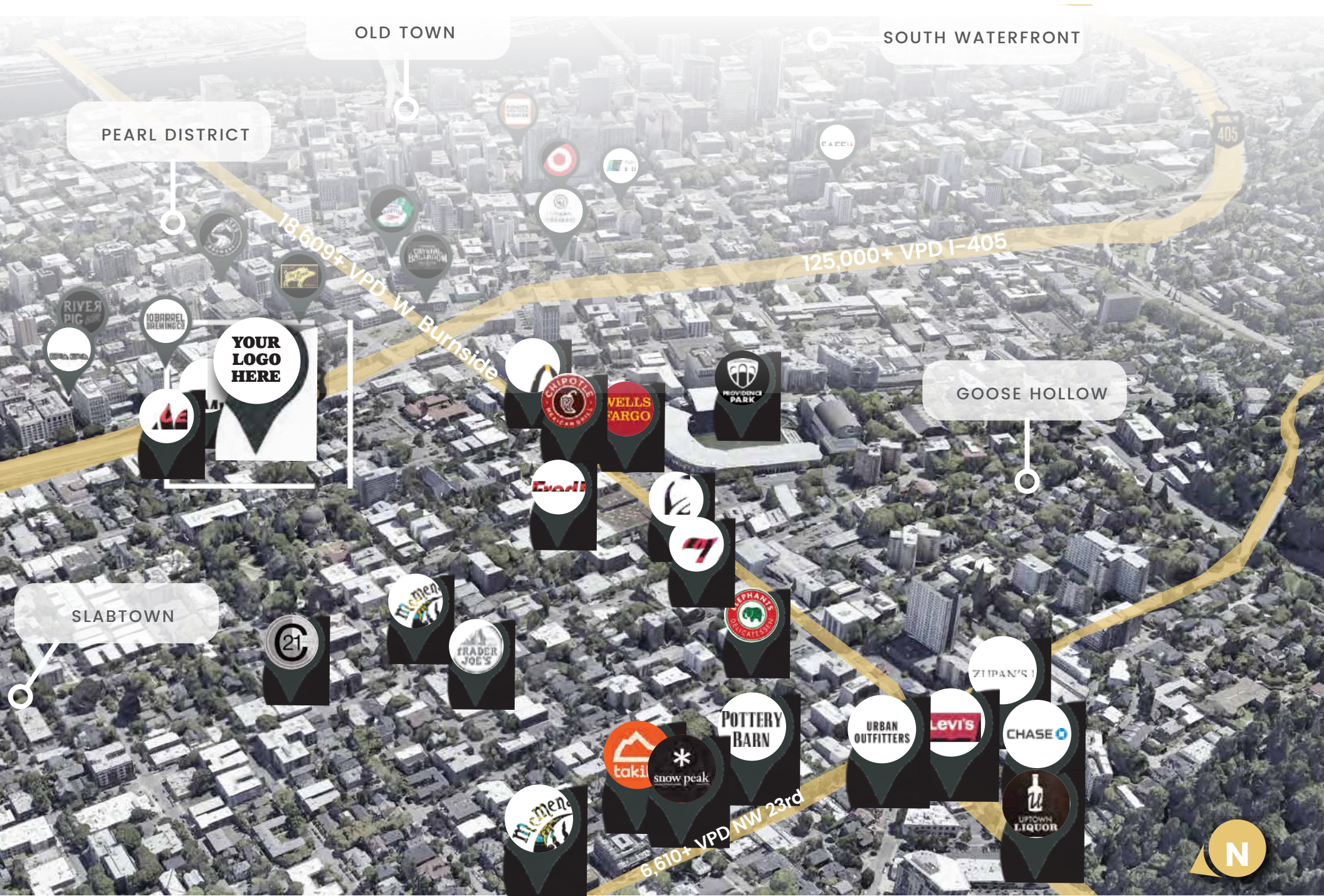
500' road frontage along NW 17th Ave

4,288+ VPD NW Flanders

100' road frontage along NW Flanders

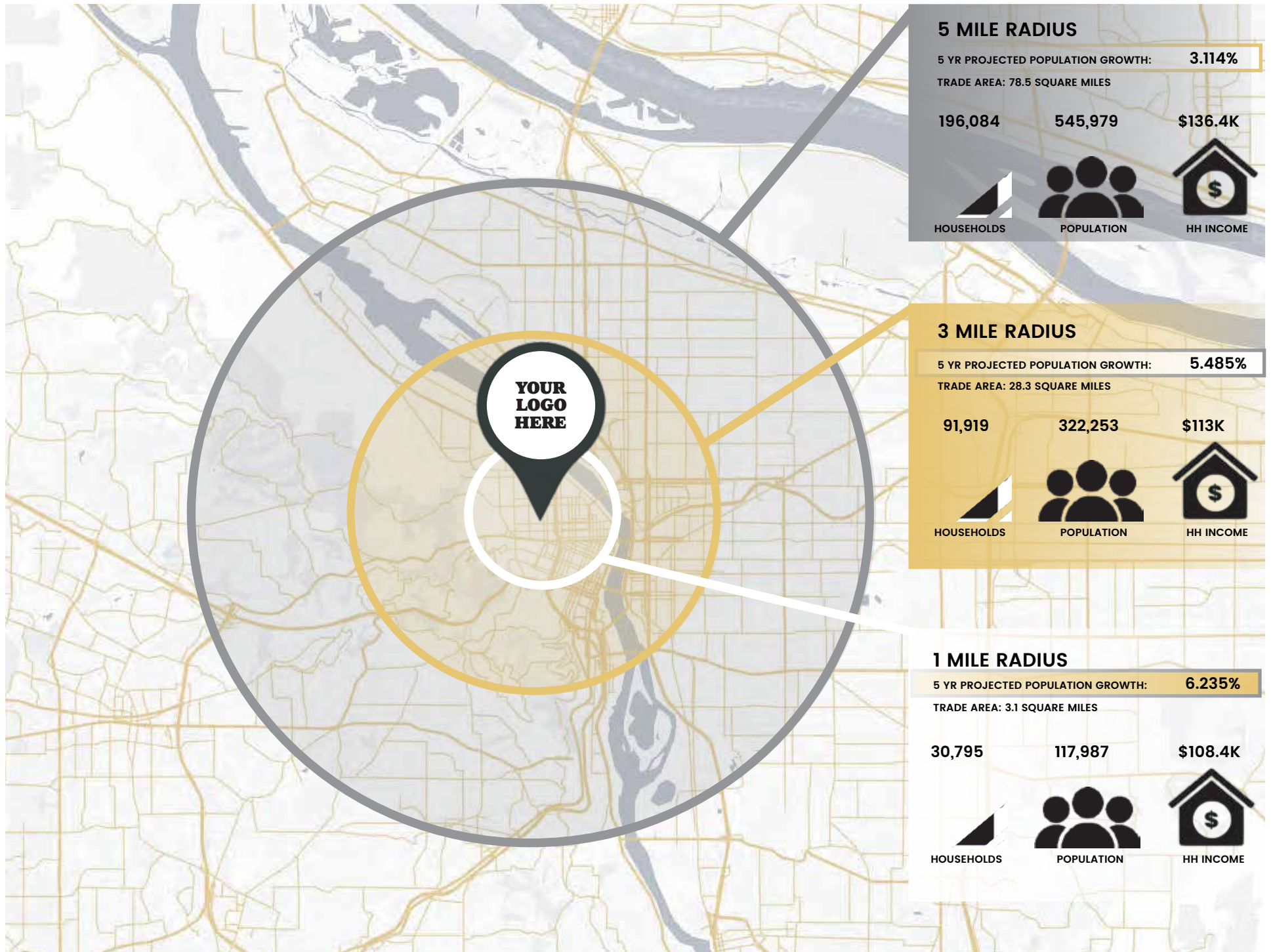






AERIAL MAP







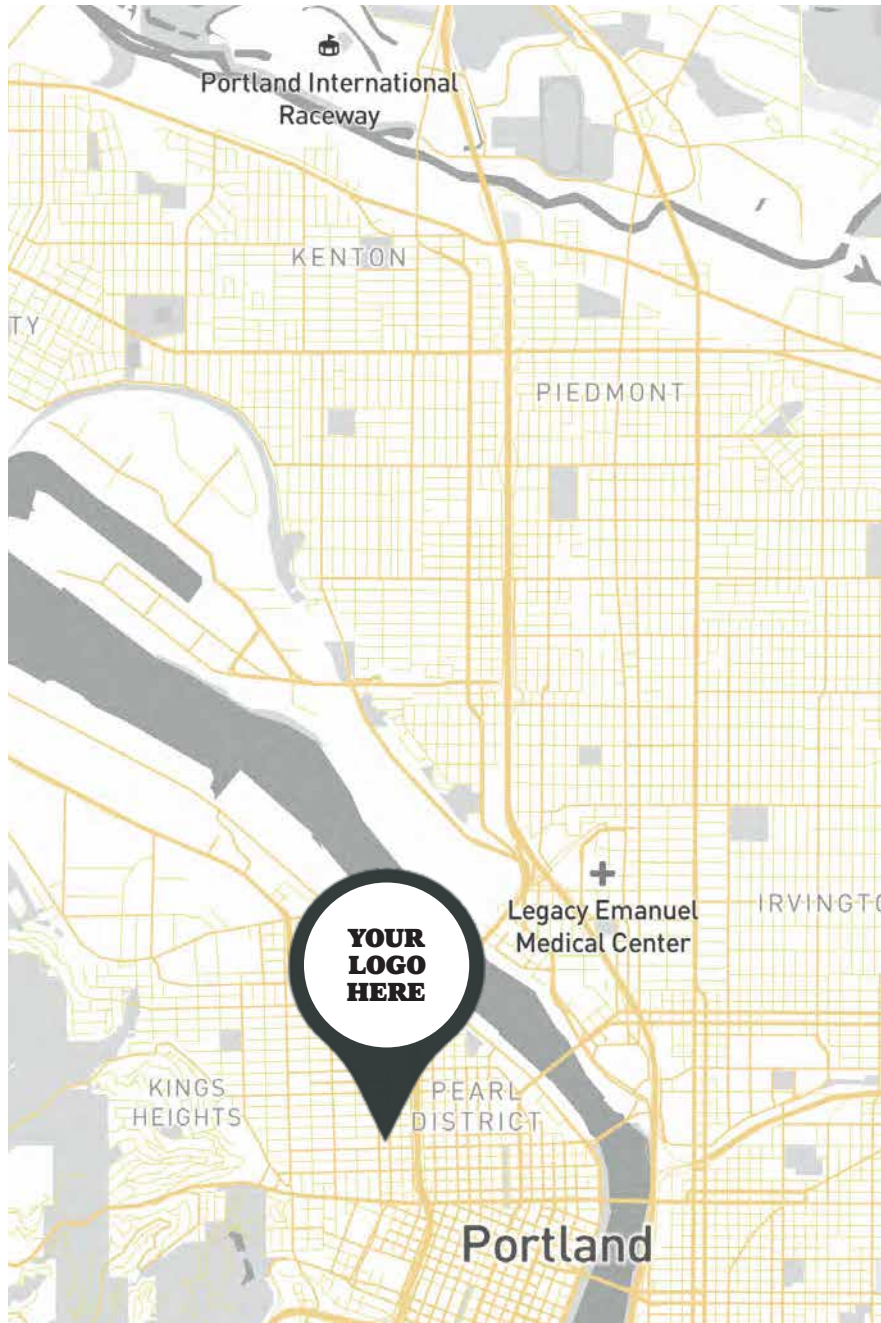
**PORTLAND MARKET EDUCATION**

| 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 | PORTLAND  |
| Oregon Health & Science University | 12,600    | YES | PORTLAND  |
| Nike                               | 13,964    | YES | BEAVERTON |
| Legacy Health                      | 13,120    | YES | PORTLAND  |
| Kaiser Permanente                  | 11,163    | NO  | PORTLAND  |
| Fred Meyer Stores                  | 9,525     | YES | PORTLAND  |





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



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)  
TRANSITSORE: 77 (EXCELLENT TRANSIT)



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



POPULATION

1 MILE

117,987

3 MILES

322,253

5 MILES

545,979



HOUSEHOLDS

30,795

91,919

196,084



HH INCOME

\$109.8K

\$131K

\$136K

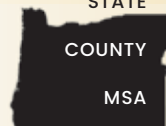


CONSUMER  
SPENDING

\$1.8B

\$6.7B

\$16B



STATE  
COUNTY  
MSA  
CITY

OREGON

4.22 MILLION

MULTNOMAH COUNTY

812,855

PORTLAND METRO AREA

2.49 MILLION

PORTLAND

653,467

TRAFFIC

TRANSPORTATION

DEMOGRAPHICS

POPULATION



## 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.



**St. John's Bridge**

Image: en.wikipedia.org



**Mural in NE Portland**

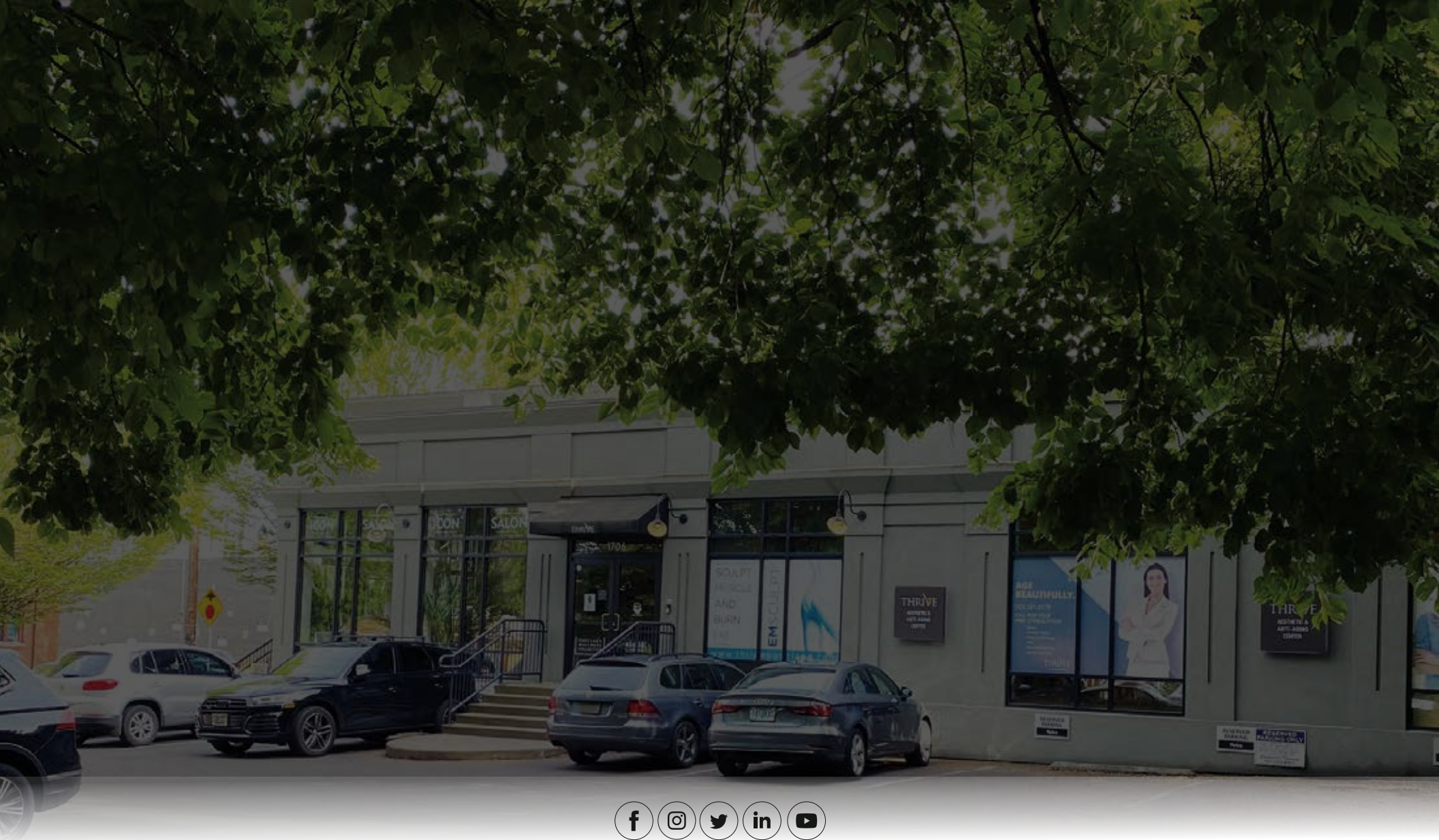
Image: wikipedia.org



**White Stag Sign**

Image: wikipedia.org





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