

FOR SALE OR LEASE

2130

N W 2 9 T H A V E



P O R T L A N D , O R 9 7 2 1 0

6,268 SF OWNER-USER BUILDING WITH PARKING

CBRE

PROPERTY DETAILS:

BUILDING: 6,268 SF

LAND: 0.22 AC

YEAR BUILT: 1946

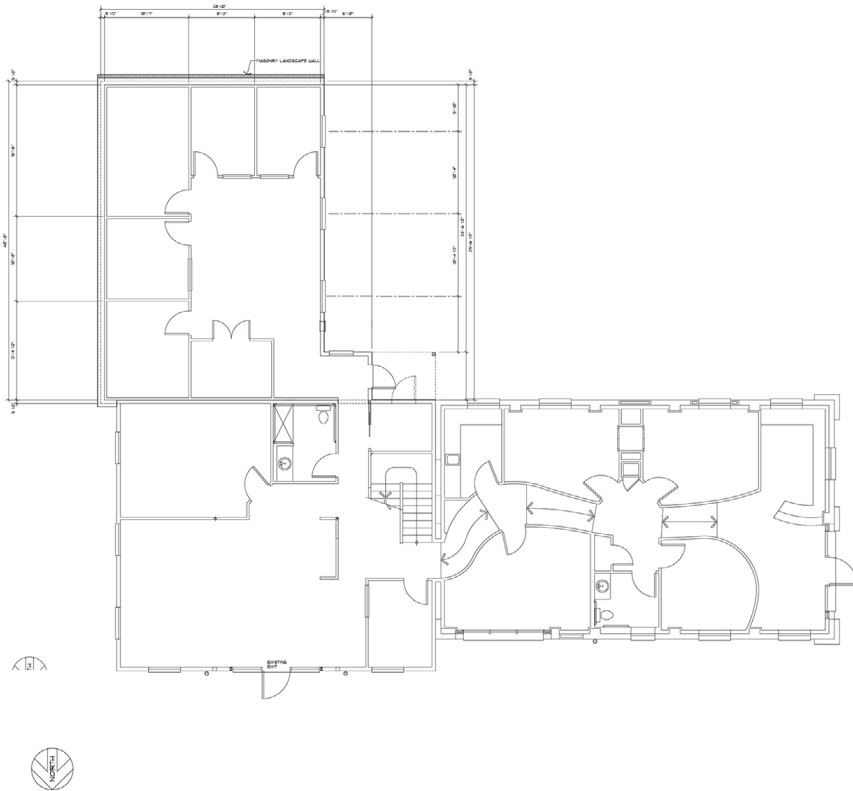
PARKING: 1.27/1,000

ZONING: EGI, General Employment 1

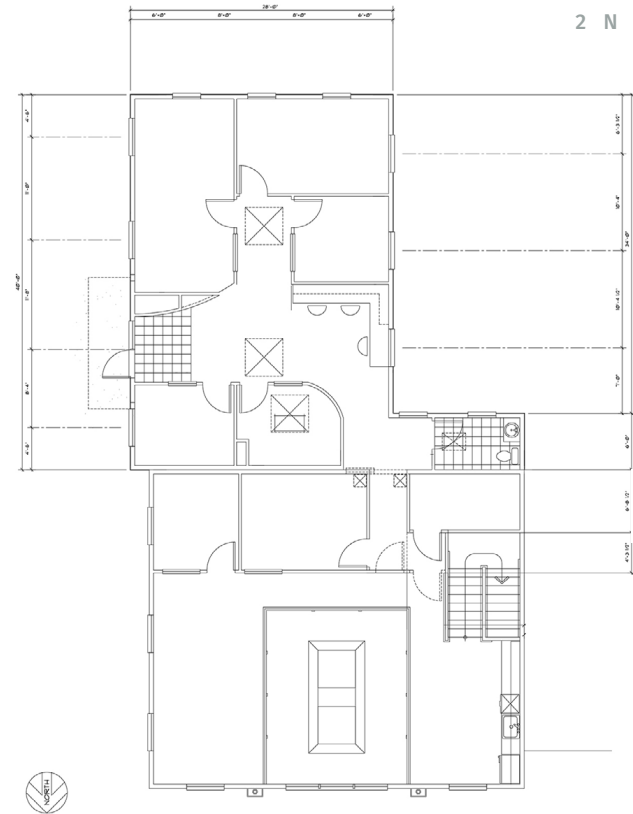
Seismically Upgraded and Renovated



1 S T L E V E L



2 N D L E V E L



**ELEVATED DESIGN
AND UPGRADED
FINISHES**



**SURFACE LOT
AND UNMETERED
STREET PARKING**



**TURNKEY FOR BUSINESS
NEEDS; PRIVATE OFFICES,
BREAKROOM, CONFERENCE
ROOMS, ADA RESTROOMS
AND SHOWER**



POTENTIAL FOR FURNISHINGS TO REMAIN



SECURE DOG RUN







2130
NW 29TH AVE

NW ST HELENS ROAD

MONTGOMERY PARK



BING MI

PIZZA THIEF



NEW SEASONS MARKET



SALT & STRAW

BAMBOO SUSHI



PROVIDENCE PARK

MULTNOMAH ATHLETIC CLUB



NORTHWEST INDUSTRIAL AREA



SLABTOWN

PEARL DISTRICT



POWELL'S CITY BOOKS



SHAKE SHACK

OLD TOWN



LAN SU CHINESE GARDEN



WILLAMETTE RIVER

VETERANS MEMORIAL COLISEUM

MODA CENTER



AREA DEMOGRAPHICS

| DEMOGRAPHIC COMPREHENSIVE | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| 2024 Population - Current Year Est. | 12,565 | 140,969 | 385,593 |
| 2029 Population - Five Year Projection | 13,392 | 146,987 | 396,417 |
| 2020 Population - Census | 11,403 | 131,497 | 371,832 |
| HOUSEHOLDS | | | |
| 2024 Households - Current Year Est. | 6,937 | 73,224 | 180,724 |
| 2029 Households - Five Year Projection | 7,414 | 76,351 | 185,866 |
| 2020 Households - Census | 6,259 | 68,303 | 174,217 |
| 2010 Households - Census | 4,854 | 54,030 | 147,102 |
| 2020-2024 Compound Annual HHGrowth Rate | 1.98% | 1.33% | 0.70% |
| 2024-2029 Annual Household Growth Rate | 1.34% | 0.84% | 0.56% |
| HOUSEHOLD INCOME | | | |
| 2024 Average Household Income | \$155,218 | \$140,106 | \$147,807 |
| 2024 Median Household Income | \$101,924 | \$93,374 | \$104,449 |
| EDUCATION | | | |
| HS and Associates Degrees | 1,673 | 30,769 | 86,779 |
| Bachelor's Degree or Higher | 8,233 | 76,483 | 199,716 |
| PLACE OF WORK | | | |
| 2024 Businesses | 1,451 | 13,908 | 26,105 |
| 2024 Employees | 19,099 | 232,699 | 393,365 |



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**CONTACT BROKER FOR PRICING
AND ADDITIONAL DETAILS**

VICKIE MALETTERI

Senior Associate

+1 503 221 4814

vickie.maletteri@cbre.com

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