



FOR LEASE



## 3101 NE ARGYLE STREET

**Free-Standing Building with Fenced, Paved Yard**  
± 8,670 SF on 0.65 Acres | \$9,600/mo + \$.20 psf NNN

**3101 NE Argyle St, Portland, OR 97211**

- Immaculate 100% A/C Steel Building
- ± 13,000 SF Highly Secured and Fully Fenced Yard
- Fully Insulated
- Easy Access to I-5 and I-205

**SCOTT MILLER**

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# PROPERTY SUMMARY



**FOR  
LEASE**



## PROPERTY DETAILS

<b>Address</b>	3101 NE Argyle St, Portland, OR 97211
<b>Available Space</b>	8,670 SF Shell
<b>Office SF</b>	1,820 SF with 4 Privates, Lunchroom, and Two Restrooms
<b>Use Type</b>	Industrial
<b>Clear Height</b>	14'-16'
<b>Dock Loading</b>	One (1) Door
<b>Grade Loading</b>	Two (2) Doors
<b>Zoning</b>	IG2H
<b>Power</b>	240 Volt, 3-Phase, ± 600 Amps
<b>Built</b>	1978
<b>Air</b>	100% Air Conditioned And Fully Insulated
<b>Construction</b>	Steel
<b>Yard</b>	13,000 Sf Paved, Fenced Yard
<b>Availability</b>	1-1-2025
<b>Lease Rate</b>	\$9600/mo + \$1,734/mo NNN (\$.20/SF)

### Location Features

- Frontage on NE Argyle Street and NE 33rd Drive
- 2.4 Miles to I-5
- 3.7 Miles to I-205
- 3.8 Miles from Portland International Airport

### Nearby Highlights

- Portland International Airport
- Aladdin's Café
- Country Coffee
- DAME
- Dutch Bros
- Gabbiano's
- McMenamins Kennedy School
- New Seasons
- Riverside Golf & Country Club
- Roake's on Columbia
- Western Box Meats - BBQ Food Cart





# LOCAL AERIAL MAP

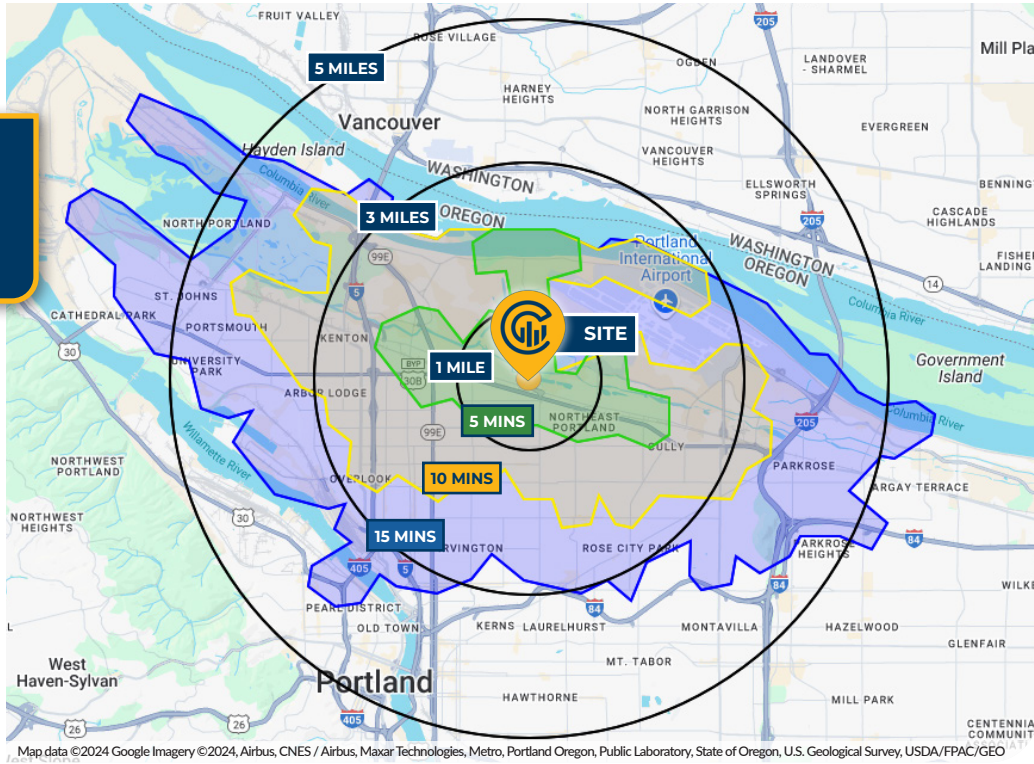


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# DRIVE TIMES & DEMOGRAPHICS



## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	9,378	121,401	370,291
2029 Projected Population	9,217	120,675	371,312
2020 Census Population	9,809	125,872	370,670
2010 Census Population	9,240	108,874	321,441
Projected Annual Growth 2024 to 2029	-0.3%	-0.1%	-
Historical Annual Growth 2010 to 2024	0.1%	0.8%	1.1%
<b>Households &amp; Income</b>			
2024 Estimated Households	3,646	54,072	178,072
2024 Est. Average HH Income	\$126,804	\$146,627	\$127,405
2024 Est. Median HH Income	\$100,021	\$112,106	\$94,227
2024 Est. Per Capita Income	\$49,787	\$65,510	\$61,625
<b>Businesses</b>			
2024 Est. Total Businesses	671	8,847	33,683
2024 Est. Total Employees	6,147	67,761	314,902

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - R51

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