



FOR SALE OR LEASE



519 NW 21ST AVE RETAIL

2nd-Generation Retail Space

± 2,440 SF | \$28 psf + NNN

Sale Price: \$1,200,000

519 NW 21st Ave, Portland, OR 97209

- Fully Recently Renovated Building
- Built-Out Fitness Studio, Tea/Juice Bar, Sauna and Cold Plunge Rooms
- Prime Location along NW 21st Shopping Street
- Owner Financing Available*

*Subject to Seller Approval of Buyer Qualifications

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PROPERTY SUMMARY

FOR SALE OR LEASE



Tea/Juice Bar

PROPERTY DETAILS

Address	519 NW 21st Ave, Portland, OR 97209
Available Space	2,440 SF
Lease Rate	\$28 psf + NNN
Sale Price	\$1,200,000
Use Type	Retail, Service
Availability	Now
Space Condition	2nd-Generation Built out for Wellness, Fitness, Retail, and Food & Beverage Uses
Zoning	CM2 - Commercial Mixed-Use 2

Owner Financing Available*
*Subject to Seller Approval of Buyer Qualifications

Location Features

Capacity Commercial Group is pleased to exclusively present for sale and/or lease a fully renovated, 2,440-square-foot owner/user building in the heart of Northwest Portland, featuring a high-end buildout with three saunas, a yoga room, laundry/service room, two recently renovated restrooms, and premium finishes.

Located on 21st Ave in Nob Hill, one of Portland's most vibrant and sought-after neighborhoods, this building is surrounded by a variety of popular retail destinations. With strong foot traffic and visibility, it offers an excellent opportunity for an owner/user to establish their business in a prime location.

With flexible CM2 zoning, this building allows for a variety of uses, including boutique retail, service businesses (salon, spa), office space (law firm, creative agency, consultancy), wellness or fitness (yoga, pilates, meditation), medical services (chiropractic, acupuncture, naturopathy, therapy, massage), daycare or learning centers, and light food and beverage concepts (teabar, juice bar).

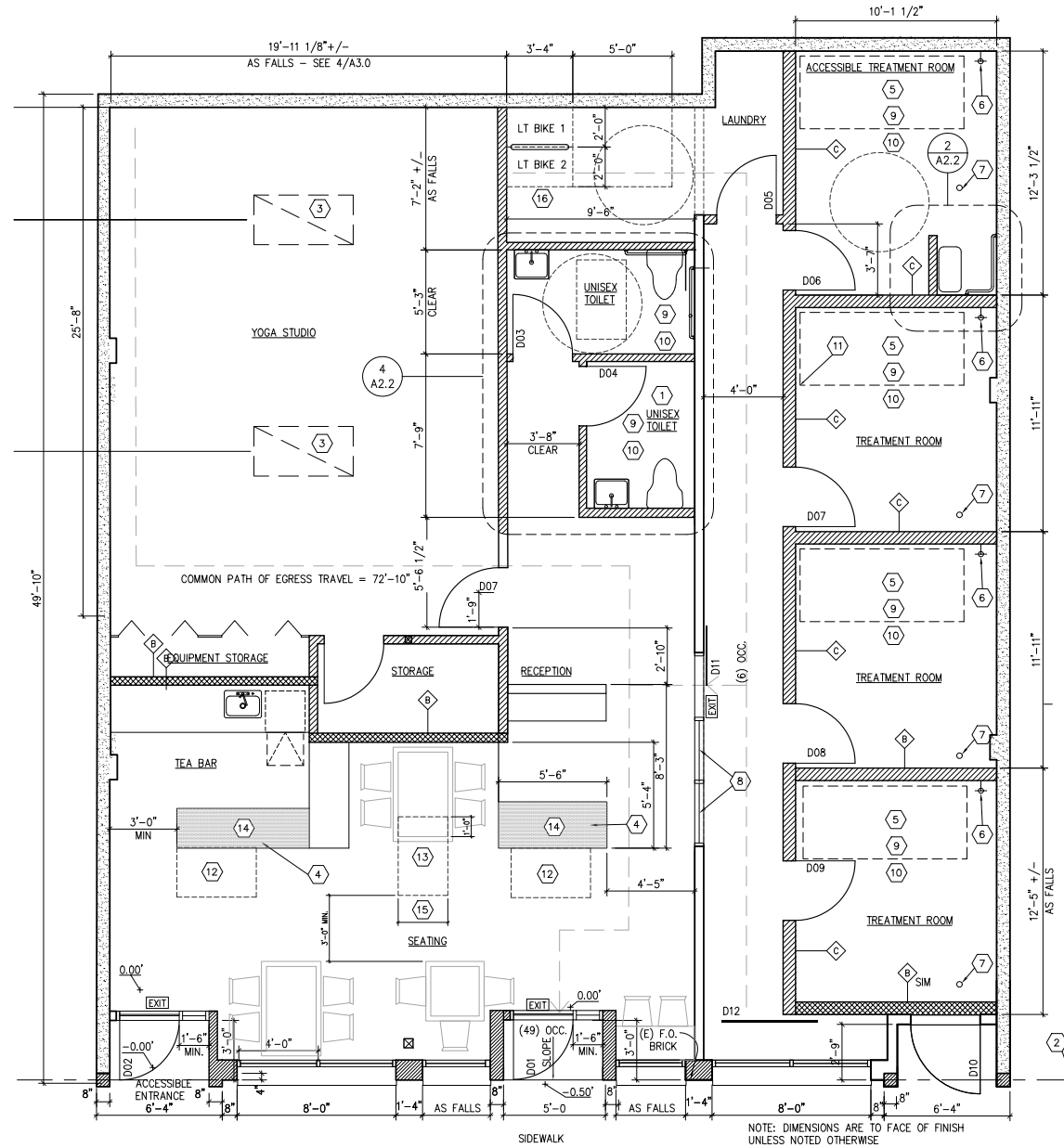
Nearby Highlights

- Voicebox Karaoke
- San Sai Japanese Grill
- Sterling Coffee Roasters
- Silver Dollar Pizza
- Rough Cut Barber Shop
- The Pharmacy Bar PDX
- M Bar - Mandalay Bar
- Top Burmese
- Carina Lounge
- Ken's Artisan Bakery Annex
- Fred Meyer
- Trader Joe's
- RingSide Steakhouse



FLOOR PLAN

FLOOR PLAN



NW 21ST AVE



INTERIOR PHOTOS



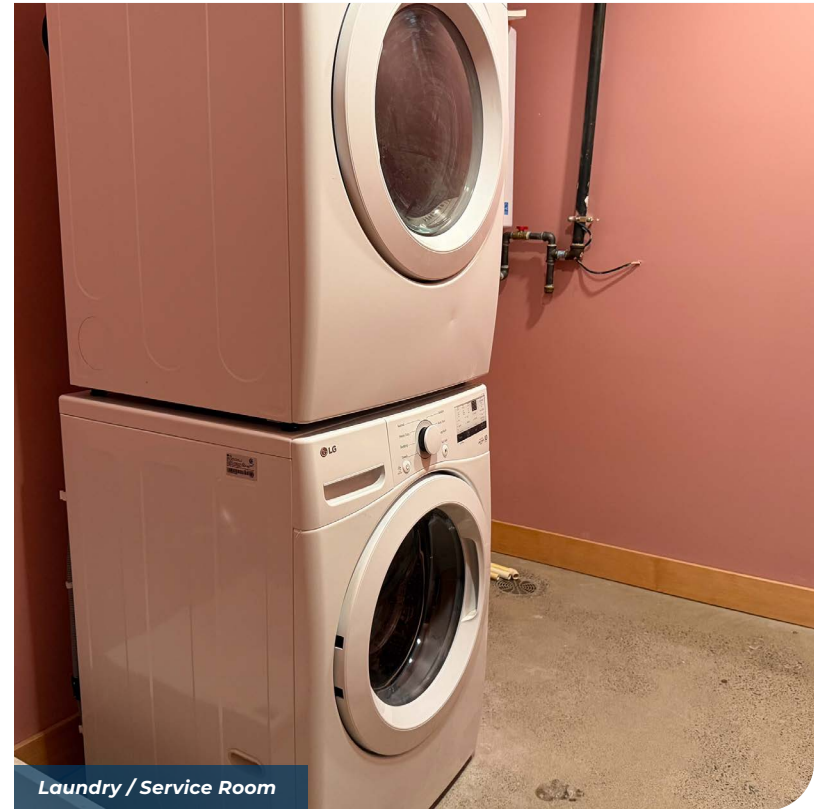
Potential Fitness Studio / Physical Therapy Area



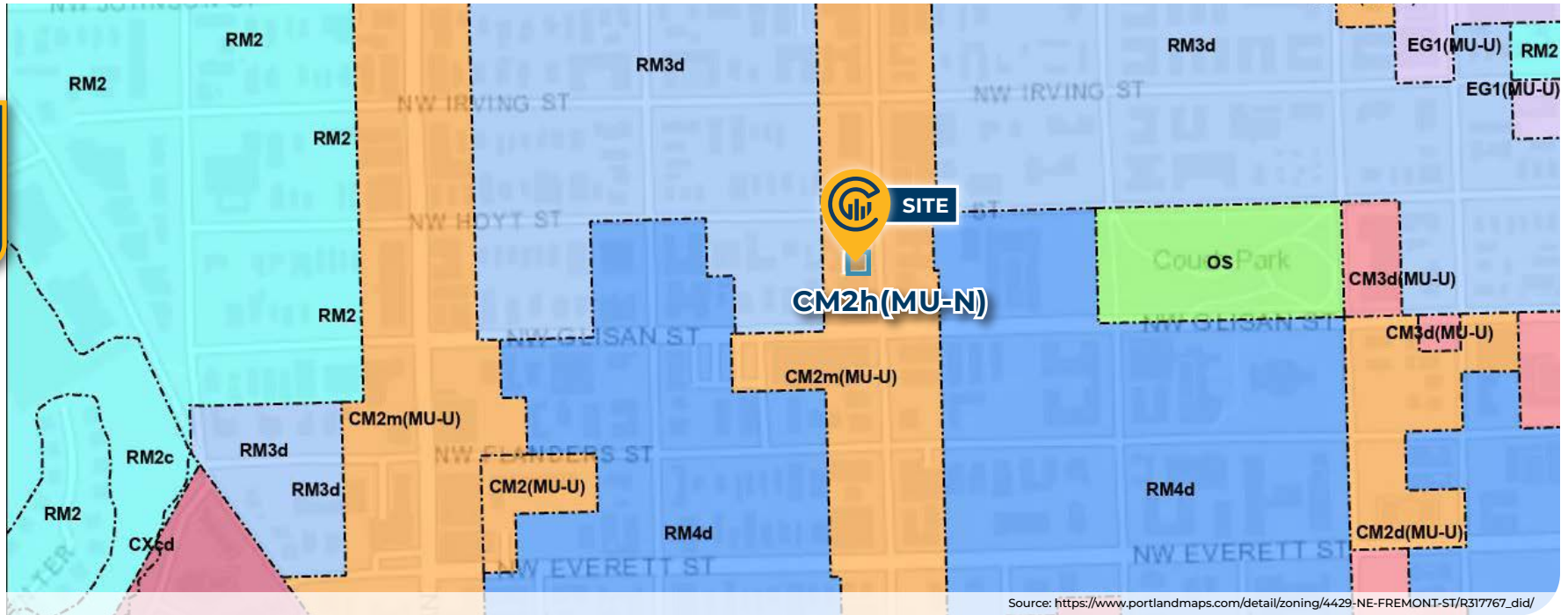
Sauna and Plunge Pool (Can Be Removed)



Potential Retail / F&B Space



Laundry / Service Room



Source: https://www.portlandmaps.com/detail/zoning/4429-NE-FREMONT-ST/R317767_did/

**Table 130-1
Commercial/Mixed Use Zone Primary Uses**

Use Categories	CR	CM1	CM2	CM3	CE	CX
Residential Categories						
Household Living	Y	Y	Y	Y	Y	Y
Group Living	Y	Y	Y	Y	Y	Y
Commercial Categories						
Retail Sales And Service	L [1]	L [1]	Y	Y	Y	Y
Office	L [1]	L [1]	Y	Y	Y	Y
Quick Vehicle Servicing	N	L [1]	L [1]	L [1]	Y	N
Vehicle Repair	N	N	Y	Y	Y	L [4]
Commercial Parking	N	N	L [8]	L [8]	Y	CU [8]
Self-Service Storage	N	N	N	L [3]	L [3]	L [3]
Commercial Outdoor Recreation	N	N	Y	Y	Y	Y
Major Event Entertainment	N	N	CU	CU	CU	Y
Industrial Categories						
Manufacturing and Production	N	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]	L/CU [2,4]
Warehouse and Freight Movement	N	N	N	L [2,4]	L [2,4]	N
Wholesale Sales	N	N	L [2,4]	L [2,4]	L [2,4]	L [2,4]
Industrial Service	N	N	CU [2,4]	CU [2,4]	CU [2,4]	CU [2,4]
Bulk Fossil Fuel Terminal	N	N	N	N	N	N
Railroad Yards	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N
Institutional Categories						
Basic Utilities	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]	Y/CU [7]
Community Service	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]
Parks and Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	Y	Y	Y
Colleges	N	Y	Y	Y	Y	Y
Medical Centers	N	Y	Y	Y	Y	Y
Religious Institutions	Y	Y	Y	Y	Y	Y
Daycare	Y	Y	Y	Y	Y	Y

**Table 130-1
Commercial/Mixed Use Zone Primary Uses**

Use Categories	CR	CM1	CM2	CM3	CE	CX
Other Categories						
Agriculture	L [9]	L [9]	L/CU [10]	L/CU [11]	L/CU [11]	L/CU [10]
Aviation and Surface Passenger Terminals	N	N	N	N	CU	CU
Detention Facilities	N	N	N	CU	CU	CU
Mining	N	N	N	N	N	N
Radio Frequency Transmission Facilities	N	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]
Rail Lines and Utility Corridors	N	CU	CU	CU	CU	CU

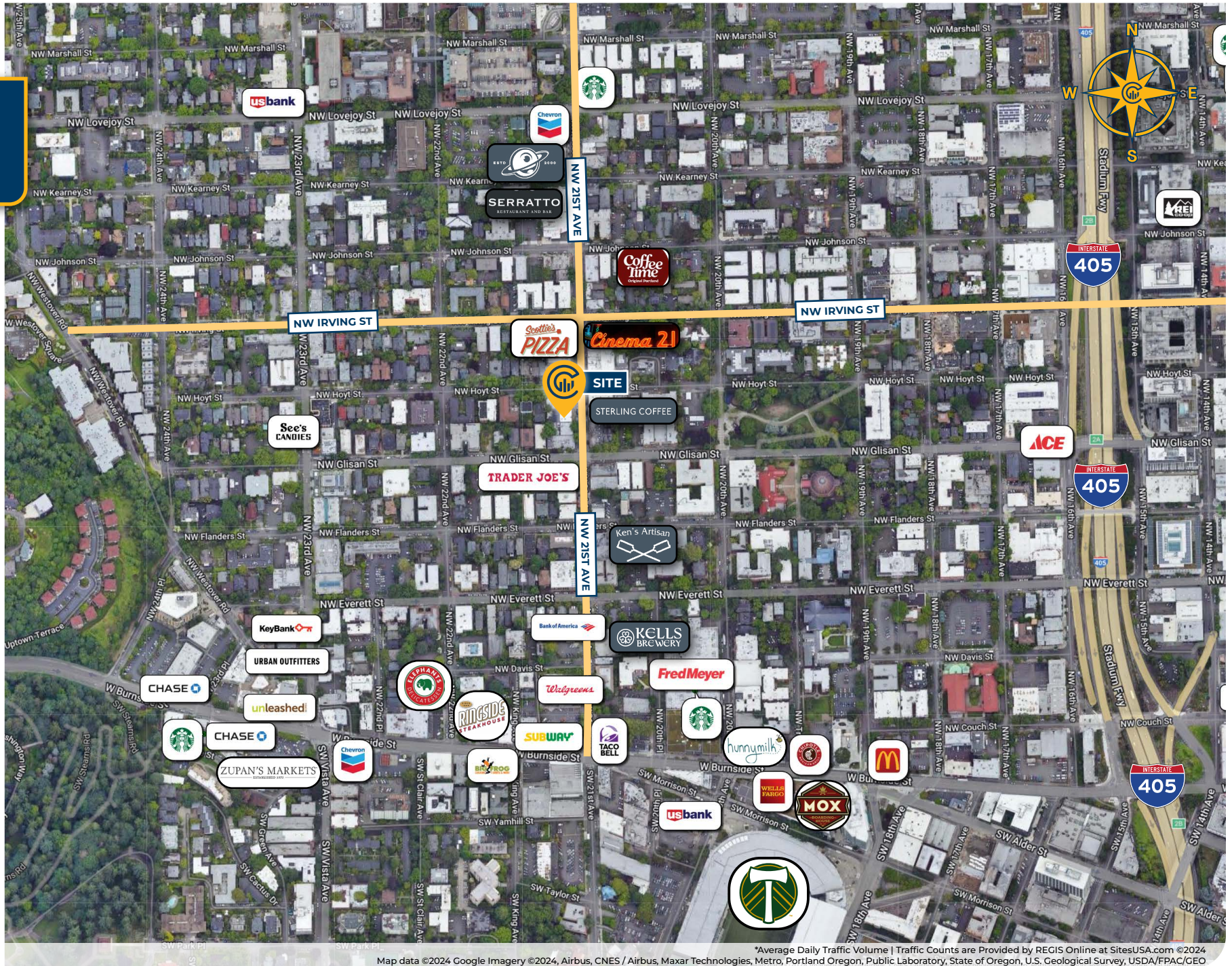
Y = Yes, Allowed
 CU = Conditional Use Review Required
 L = Allowed, But Special Limitations
 N = No, Prohibited

- Notes:
- The use categories are described in Chapter 33.920.
 - Regulations that correspond to the bracketed numbers [] are stated in 33.130.100.B.
 - Specific uses and developments may also be subject to regulations in the 200s series of chapters.

[View Zoning Online](#)



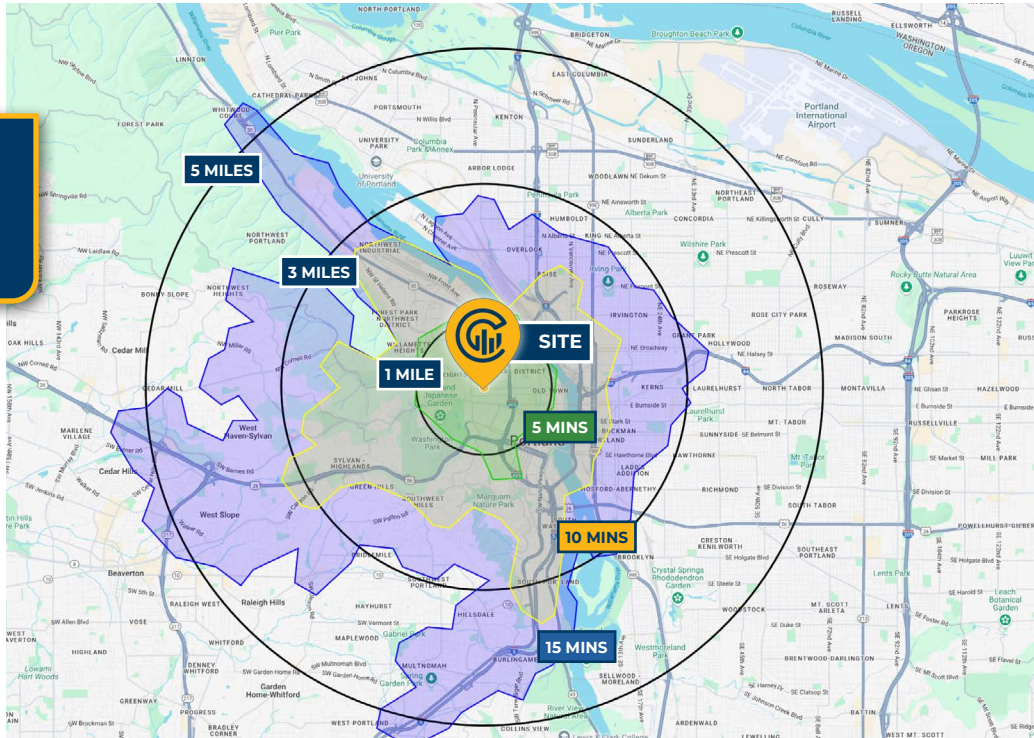
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



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98

Walk Score®
"Walker's Paradise"

98

Bike Score®
"Biker's Paradise"

78

Transit Score®
"Excellent Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	55,847	172,181	416,869
2029 Projected Population	55,617	172,433	409,109
2020 Census Population	43,926	158,996	413,006
2010 Census Population	34,667	127,228	358,226
Projected Annual Growth 2024 to 2029	-	-	-0.4%
Historical Annual Growth 2010 to 2024	4.4%	2.5%	1.2%
Households & Income			
2024 Estimated Households	31,797	91,314	198,757
2024 Est. Average HH Income	\$131,048	\$142,273	\$149,713
2024 Est. Median HH Income	\$86,624	\$101,165	\$111,487
2024 Est. Per Capita Income	\$75,112	\$75,899	\$71,713
Businesses			
2024 Est. Total Businesses	6,617	20,731	36,291
2024 Est. Total Employees	63,222	207,670	302,423

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

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