



FOR SALE / LEASE



901 N COLUMBIA BLVD

Industrial Building w/ Adjacent Acre of Land

± 25,000 SF Industrial Shell- ± 3,800 SF Office

Sale Price: \$4,500,000 | Lease Rate: Call Brokers for Rates

901 N Columbia Blvd, Portland, OR

- Convenient and easily accessible location off I-5
- Close proximity to the heart of Downtown Portland
- Less than five (5) miles to PDX International Airport
- Located off the I-5 offramp
- Fenced and secure

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DAVE ELLIS

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PROPERTY SUMMARY



**FOR
LEASE**

PROPERTY DETAILS

Address	7901 N Columbia Blvd, Portland, OR 97217
Available Space	25,000 SF Total (3,800 SF Office)
Lease Rate	Call Brokers for Rates
Sale Price	\$4,500,000
Use Type	Industrial
Clear Height	14' - 18'
Dock High Doors	4 (10'x10')
Grade Level Doors	1
Sprinkler Type	Wet Sprinkler System
Zoning	IH, City of Portland
Climate Controlled	Yes, both Warehouse Shop Space
Excess Land	1 Acre, Fenced

Location Features

- Three Restrooms
- Great visibility on N Columbia Blvd & I-5

Neighborhood Scores

49

Walk Score®
"Car Dependent"

84

Bike Score®
"Very Bikeable"

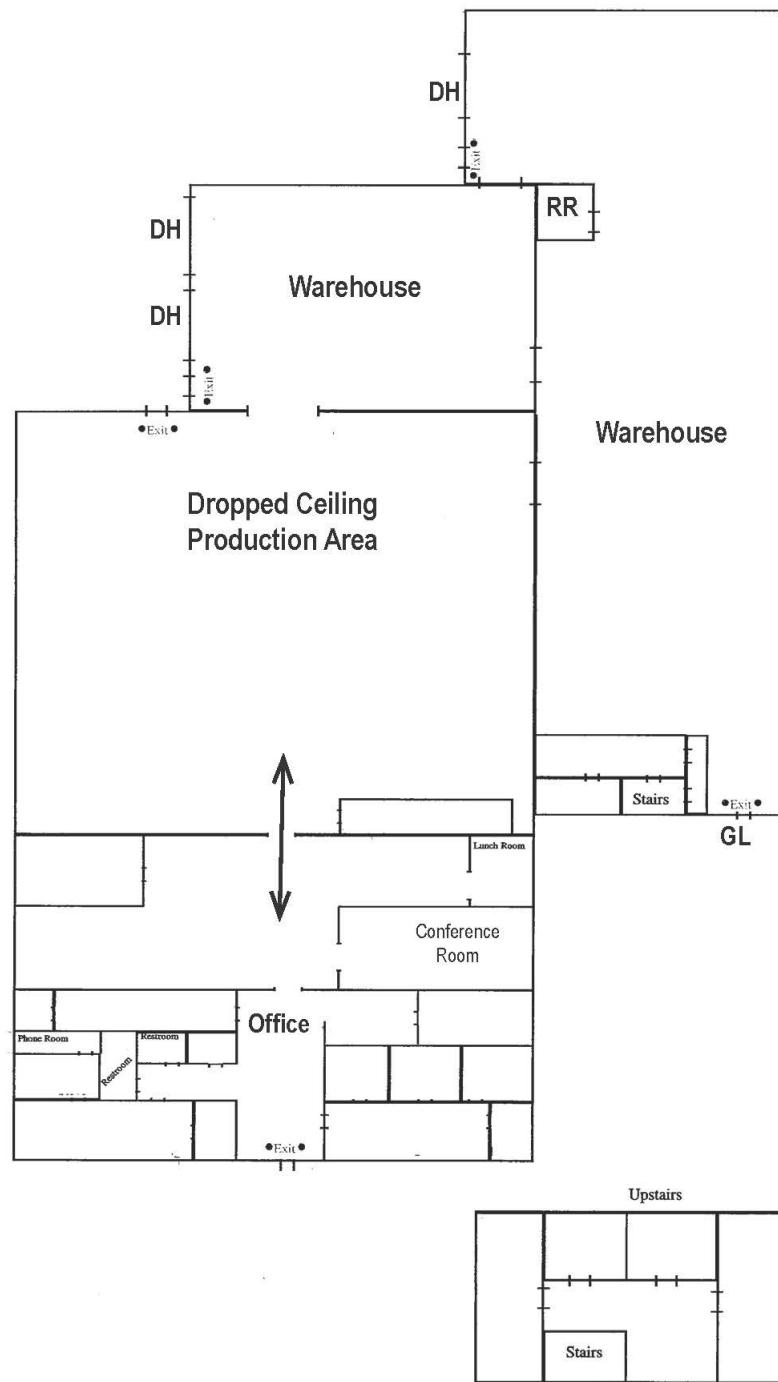
49

Transit Score®
"Some Transit"

Ratings provided by <https://www.walkscore.com>

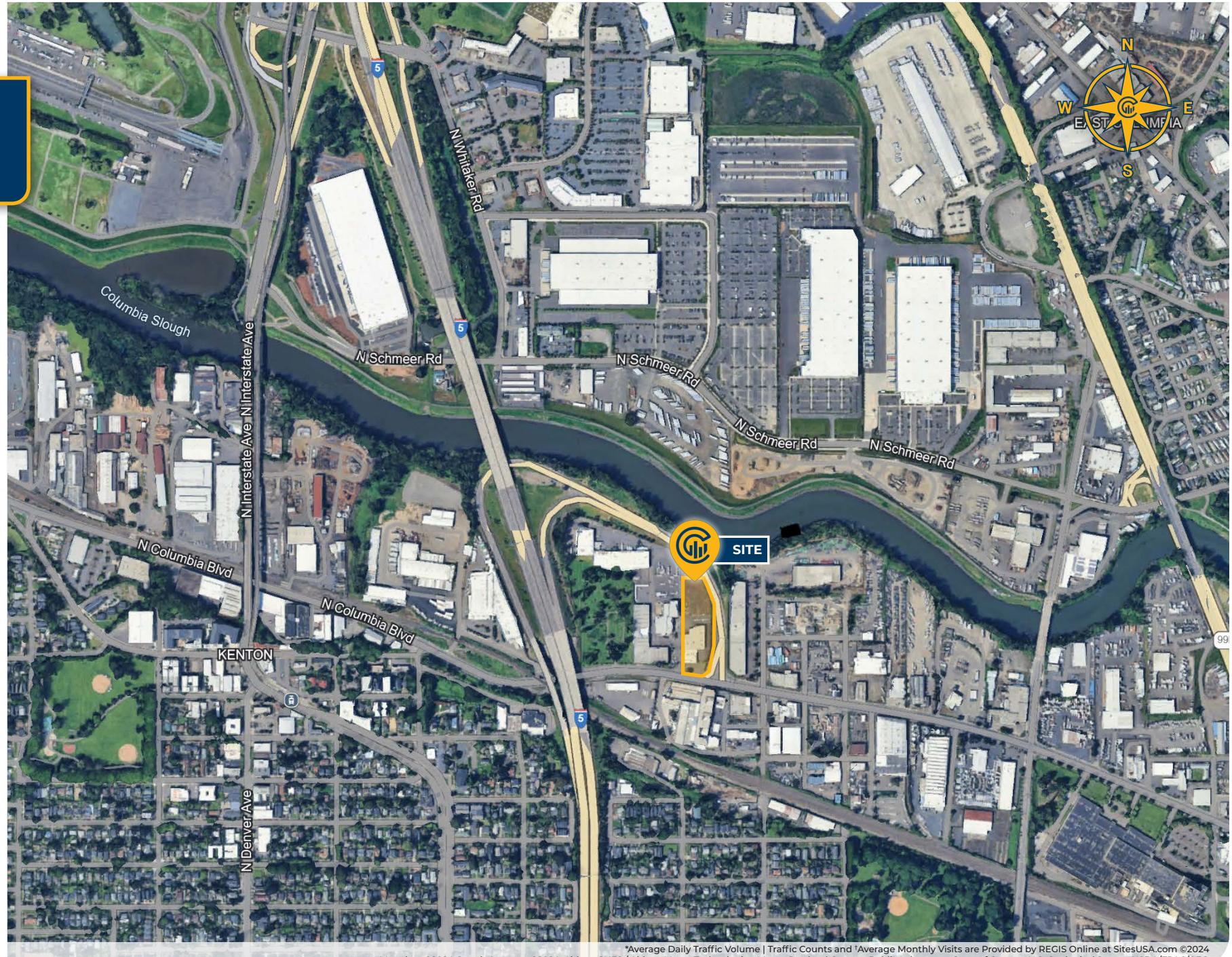


FLOOR PLAN





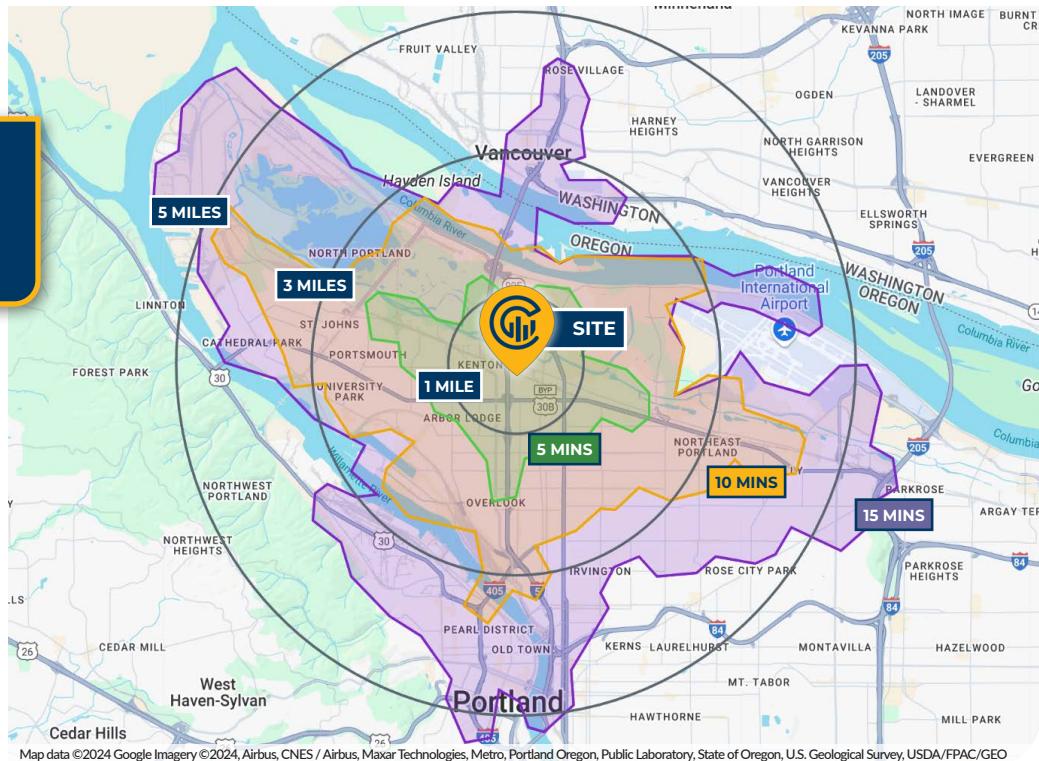
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024
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DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	12,099	104,862	300,078
2029 Projected Population	12,330	106,644	303,923
2020 Census Population	12,547	107,065	298,288
2010 Census Population	10,790	90,882	255,542
Projected Annual Growth 2024 to 2029	0.4%	0.3%	0.3%
Historical Annual Growth 2010 to 2024	1.6%	1.8%	1.7%
Households & Income			
2024 Estimated Households	5,330	45,634	147,009
2024 Est. Average HH Income	\$112,270	\$135,784	\$128,863
2024 Est. Median HH Income	\$90,283	\$103,022	\$93,739
2024 Est. Per Capita Income	\$49,920	\$59,460	\$63,493
Businesses			
2024 Est. Total Businesses	831	6,787	28,240
2024 Est. Total Employees	7,616	60,774	272,931

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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