



FOR LEASE



4834 N INTERSTATE

2nd-Generation Office / Flex Space

± 1,500 SF - ± 2,500 SF Available

4834 N Interstate Ave, Portland, OR 97217

- Flexible lease terms and rates for newly renovated office space in the close-in NE market of Portland
- Immediate access to I-5 and the MAX line, plus a long list of nearby amenities, providing an excellent opportunity for local, regional, and national businesses to establish a new location in a highly visible and functional part of Portland
- For additional pictures or tours please contact Brokers

SCOTT KAPPES, SIOR

Principal Broker | Licensed in OR & WA
503-517-9877 | scottk@capacitycommercial.com

KENNY HOUSER

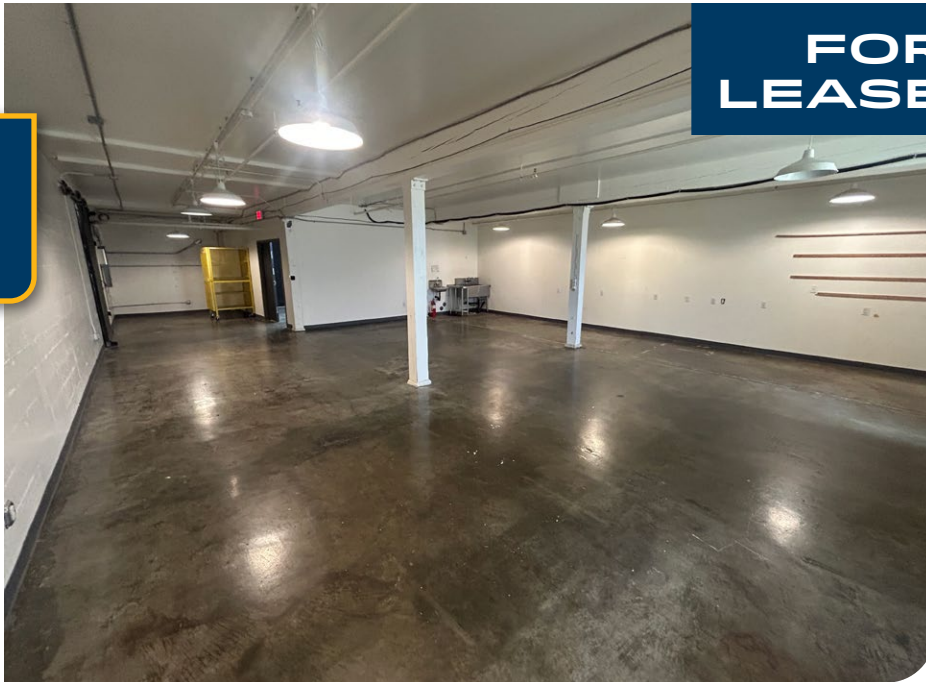
Principal Broker | Licensed in OR & WA
503-517-9875 | kenny@capacitycommercial.com

CHRIS KAPPES

Associate Broker | Licensed in OR & WA
503-517-7127 | chris@capacitycommercial.com



PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS

Address	4834 N Interstate Ave, Portland, OR 97217
Available Space	± 1,500 SF - ± 2,500 SF
N° of Suites Available	2 Suites
Condition	Raw Space
HVAC	Yes
Parking	On Street Only
Zoning	EX - Central Employment

SIZE	USE TYPE	RATE	AVAILABLE
1,500 SF	Flex	\$2,250/month	Now
2,500 SF	Office / Retail	\$2,500/month	Now

Location Features

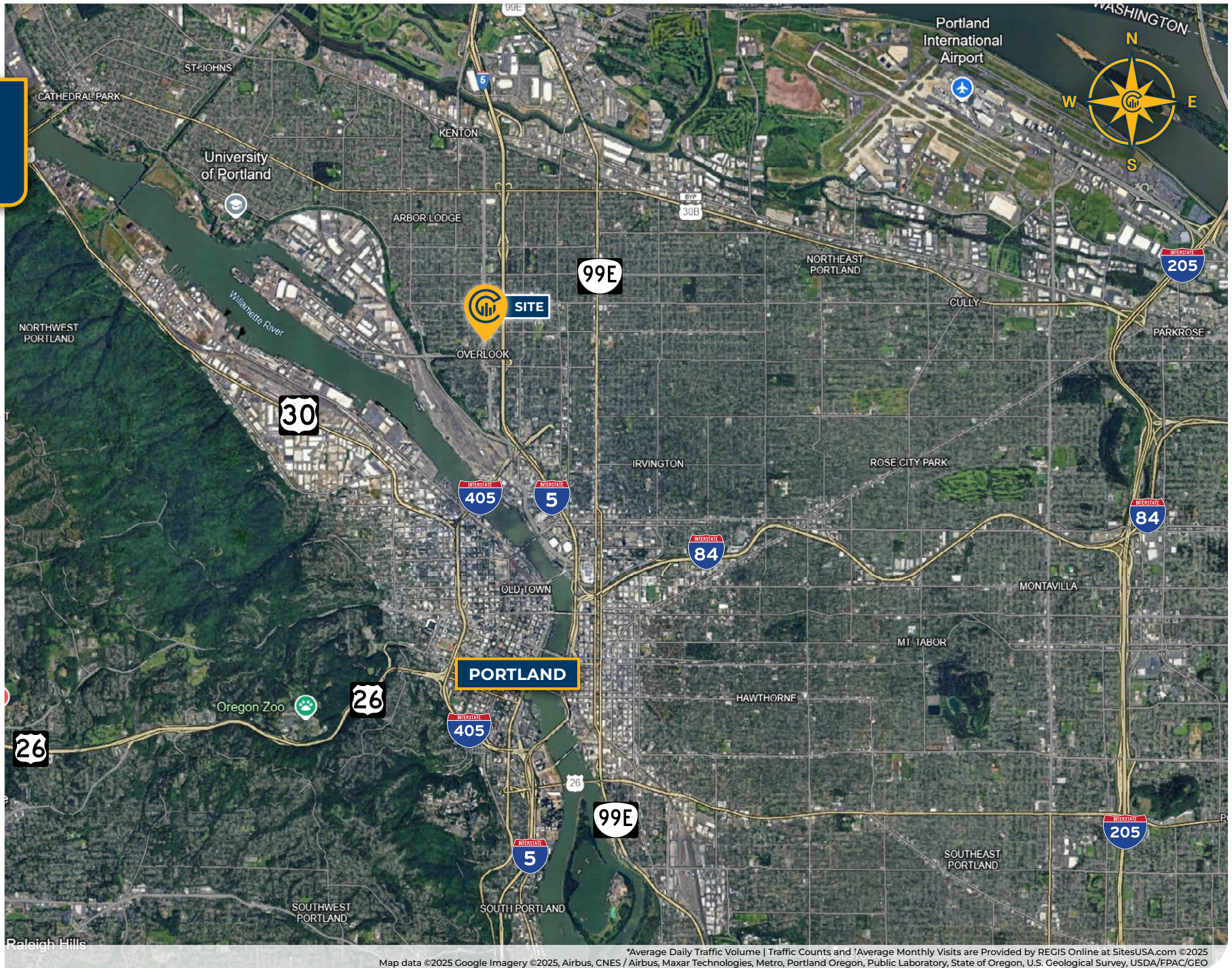
- Street Frontage
- Great Visibility
- Direct Access to the MAX Line
- 2 Restrooms in Common Area
- Operable Windows
- New Flooring in Office Area
- Wash Basin/Sink Available

Nearby Highlights

- Satellite Tavern
- U.S. Bank
- Plaid Pantry
- Taco Bell
- Auntea Ha
- La Perlita
- 76
- Firelight Yoga
- Haymaker Bar
- Up North Surf Club
- Pollo Bravo
- Geroge's Corner
- Gonzalez Taqueria
- Saraveza

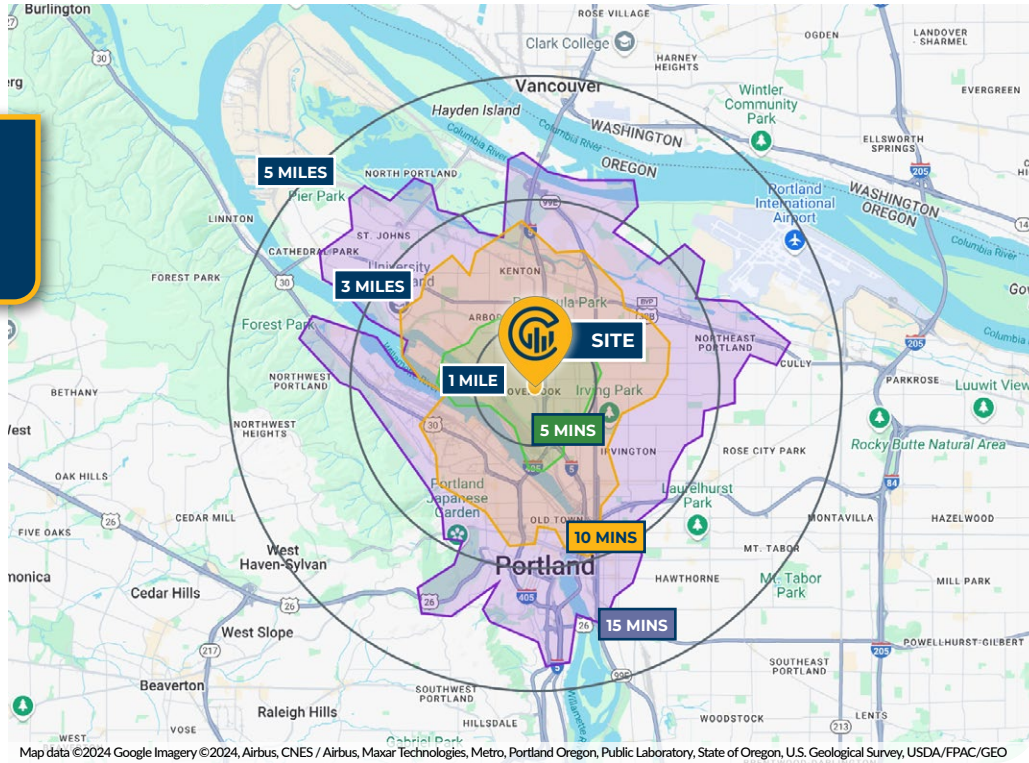


LOCAL AERIAL MAP

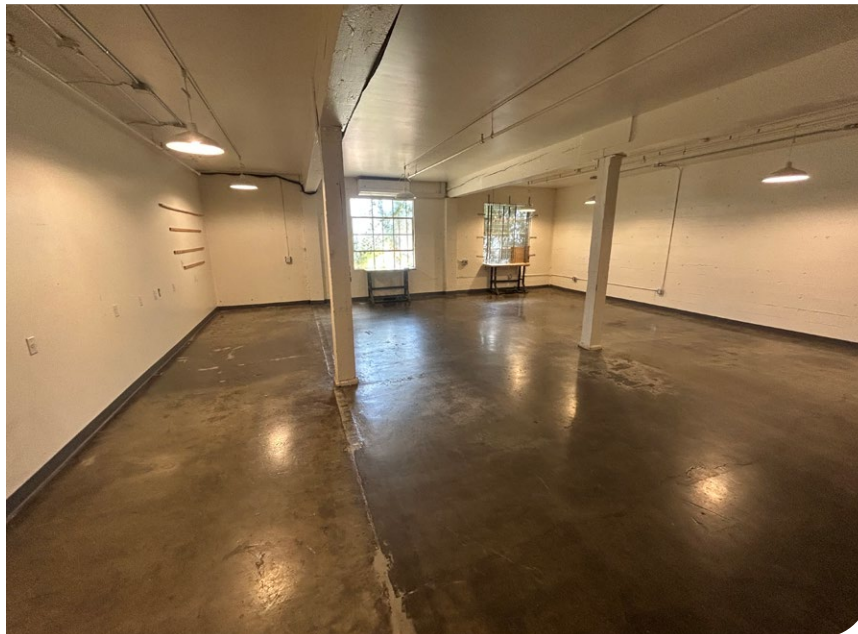




DRIVE TIMES & DEMOGRAPHICS



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



81

Walk Score®
"Very Walkable"



100

Bike Score®
"Biker's Paradise"



54

Transit Score®
"Good Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	24,027	173,383	343,314
2029 Projected Population	25,026	174,073	342,618
2020 Census Population	24,469	172,892	344,949
2010 Census Population	18,661	141,986	295,271
Projected Annual Growth 2024 to 2029	0.8%	---	---
Historical Annual Growth 2010 to 2024	2.1%	1.6%	1.2%
Households & Income			
2024 Estimated Households	11,172	88,121	169,696
2024 Est. Average HH Income	\$147,330	\$134,790	\$139,303
2024 Est. Median HH Income	\$108,054	\$98,121	\$102,629
2024 Est. Per Capita Income	\$68,739	\$68,986	\$69,223
Businesses			
2024 Est. Total Businesses	1,363	18,400	32,697
2024 Est. Total Employees	7,996	183,349	294,823

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 - RS1

SCOTT KAPPES, SIOR

Principal Broker | Licensed in OR & WA

503-517-9877 | scottk@capacitycommercial.com

KENNY HOUSER

Principal Broker | Licensed in OR & WA

503-517-9875 | kenny@capacitycommercial.com

CHRIS KAPPES

Associate Broker | Licensed in OR & WA

503-517-7127 | chris@capacitycommercial.com

4834 N INTERSTATE AVE