

# FOR SALE

PRIME COMMERCIAL PROPERTY, NOB HILL

1321 NW 17<sup>th</sup> Ave | Portland, OR 97209

**FULLER GROUP**  
COMMERCIAL REAL ESTATE SERVICES

14050 SW Pacific Hwy, Suite 212A, Tigard, OR  
503.367.0516 | [www.fg-cre.com](http://www.fg-cre.com)



## PROPERTY HIGHLIGHTS

- Welcome to 1321 NW 17th Avenue, a prime commercial property nestled in the heart of Portland's vibrant Nob Hill neighborhood. This property is currently home to Bridge City Motors, a luxury car dealership specializing in rare foreign and luxury vehicles and DynaSport, Portland's premier BMW & Mini full-service performance shop.
- The building offers versatile space suitable for various business ventures, benefiting from high visibility and foot traffic in one of Portland's most sought-after neighborhoods.
- The 6,904 SF of space is comprised of two levels - an automotive shop with accompanied storage on the lower level with a separate entrance, and the upper level includes a showroom along with offices and storage.
- **Sale price: \$1.1M Reduced \$990,000**

**FOR MORE INFORMATION:**

**Steve Hunker, CCIM, Vice President/Broker**  
[steve@fg-cre.com](mailto:steve@fg-cre.com)

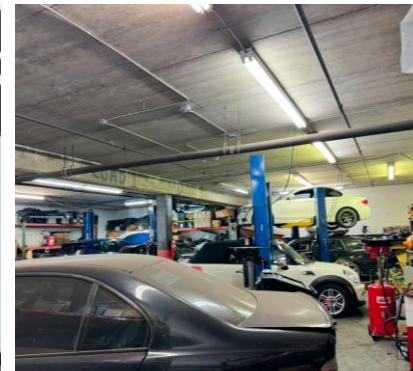
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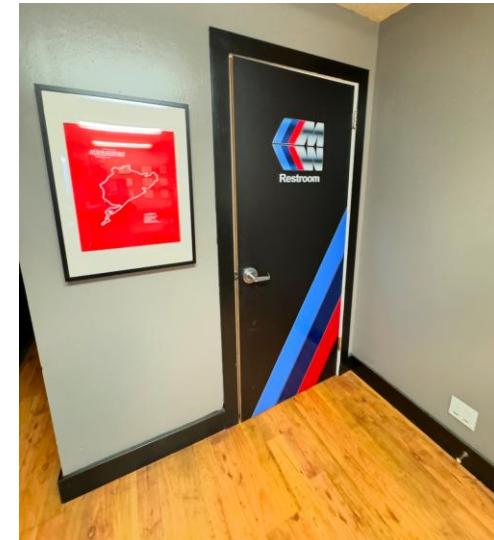
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## Commercial/Mixed Use 3 zone

The Commercial/Mixed Use 3 (CM3) zone is a large-scale zone intended for sites in high-capacity transit station areas, in town centers, along streetcar alignments, along civic corridors, and in locations close to the Central City. It is intended to be an intensely urban zone and is not appropriate for sites where adjacent properties have single-dwelling residential zoning. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts.

Buildings in this zone will generally be up to six stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, with buildings that contribute to an urban environment with a strong street edge of buildings. The scale of development is intended to be larger than what is allowed in lower intensity commercial/mixed use and residential zones. The Design overlay zone is applied to this zone.



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### Neighborhood Highlights

Close proximity to 405 and 26 for ease of access, and also close to Portland's Central Business District.

One block from the Portland Streetcar which connects to the MAX Light Rail System as well as a number of Tri-Met bus lines.

The Nob Hill neighborhood is renowned for its dynamic urban atmosphere, blending historic charm with modern amenities. Residents and visitors enjoy an array of bars, restaurants, coffee shops, and parks, contributing to a lively community.

### Local Attractions

Establishing a business at 1321 NW 17th Avenue places you within walking distance of some of Portland's most popular spots:

**Powell's City of Books:** A world-famous independent bookstore occupying an entire city block.

**Portland Center Stage at The Armory:** A leading performing arts venue offering a variety of theatrical productions.

**NW 23rd:** Vast array of upscale local retail shops and restaurants.

**Pearl District Dining:** An eclectic mix of restaurants and cafes catering to diverse culinary tastes.

**Providence Park Stadium:** Home of the Portland Timbers and Thorns Soccer



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### 2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	41,308	180,475	405,544
2029 Projected Population	41,197	179,802	400,276
Est. Average Household Income	\$104,875	\$111,379	\$118,288
Est. Total Businesses	7,827	29,845	44,976
Est. Total Employees	60,118	314,086	434,944

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.