



**FOR SALE**



## TUCK LUNG BUILDING

### Significant Old Town Chinatown Building Opportunity

±33,692 SF | Sale Price: \$6,400,000

**140 NW 4th Ave, Portland, OR 97209**

- Owner/User or Investor Opportunity with In-place Income
- Property Has Had Extensive Renovations Including A New Roof
- Notable Building in The Historic Old Town Chinatown Neighborhood
- Second Floor Is Entirely Leased To National Credit Tenant
- Old Town Chinatown Has Long Been A Creative and Vibrant Community of Makers and Doers

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PROPERTY SUMMARY

FOR SALE



PROPERTY DETAILS	
Address	140 NW 4th Ave, Portland, OR 97209
Lot Size	±0.3 Acres (±13,000 SF)
Building Size	±33,692 SF (including fully-leased basement)
Sale Price	\$6,400,000 (\$190/SF)
Actual NOI at 76% Leased	\$397,828   CAP Rate 6.22%
Proforma NOI	\$540,000   CAP Rate 8.50%
Available for Partial Owner/ User or Lease	±6,295 SF
Zoning	Central Commercial (CX)
FAR	6:1
Height Limit	100'

Capacity Commercial Group is pleased to present The Tuck Lung Building for sale, a distinctive and historically significant commercial property located in the heart of Old Town Chinatown. Its prime location places it within walking distance of numerous shops, restaurants, cafes, and cultural attractions, providing a dynamic environment for both business and leisure.

Portland's Chinatown district is a vibrant and historical area, located in the heart of the city just northeast of downtown. It has long been a cultural hub for the city's Asian American community, with a particular focus on Chinese heritage.

The building is a great owner/user opportunity with in-place income. It is also an attractive investment with a national credit tenant occupying the second floor and upside through lease-up of the ground floor retail.

Nearby Highlights

- Unspoken
- Old Town Pizza and Brewing
- Dixie Tavern
- Charlie's Deli & Delivery
- Deadstock Coffee Roasters
- TUBE
- Ground Kontrol Classic Arcade and Bar
- Beyond Fitness
- Barrel Room
- Voodoo Doughnut
- 5 Star Food
- Dante's
- The Society Hotel
- OPALINE
- Portland Chinatown Museum
- Lan Su Chinese Garden





# PHOTOS







MADE IN OLD TOWN



MADE IN OLD TOWN™

# An Innovation Campus in a Thriving Neighborhood Creating the Next Generation of Footwear & Apparel



*“As somebody who both cares about her district and cares about the City of Portland and the state as a whole, creative ideas like that—that revitalize a part of the city that has really been neglected, if not abandoned for a long time, and do so in a way that meet a bunch of different goals simultaneously—are a very exciting prospect for me.”*

— Elizabeth Steiner, Oregon State Senator

Bringing together footwear and apparel industry veterans, Made in Old Town is an initiative to create a hub of innovation and design pushing the footwear industry into the future. The initiative is centered in Old Town Chinatown and to date has raised \$125 million.

In the success of Nike, a homegrown firm, Portland has established itself as a footwear capital of the world. This has drawn major brands like Adidas, Under Armour, ON, Keen, and Hoka to set up shop in this talent rich mecca of footwear.

Leveraging this talent, Made in Old Town aims to provide a place to develop, test, create, and network for startup brands pushing the boundaries of what’s possible in footwear and apparel.

## Recent Press

### Footwear News

[“Portland Opens Doors to New Footwear Innovation and Production Campus”](#)

### Forbes

[“Is The Future Of The American City In Making Shoes? Portland’s Answer Is ‘Yes’”](#)

### Business Insider

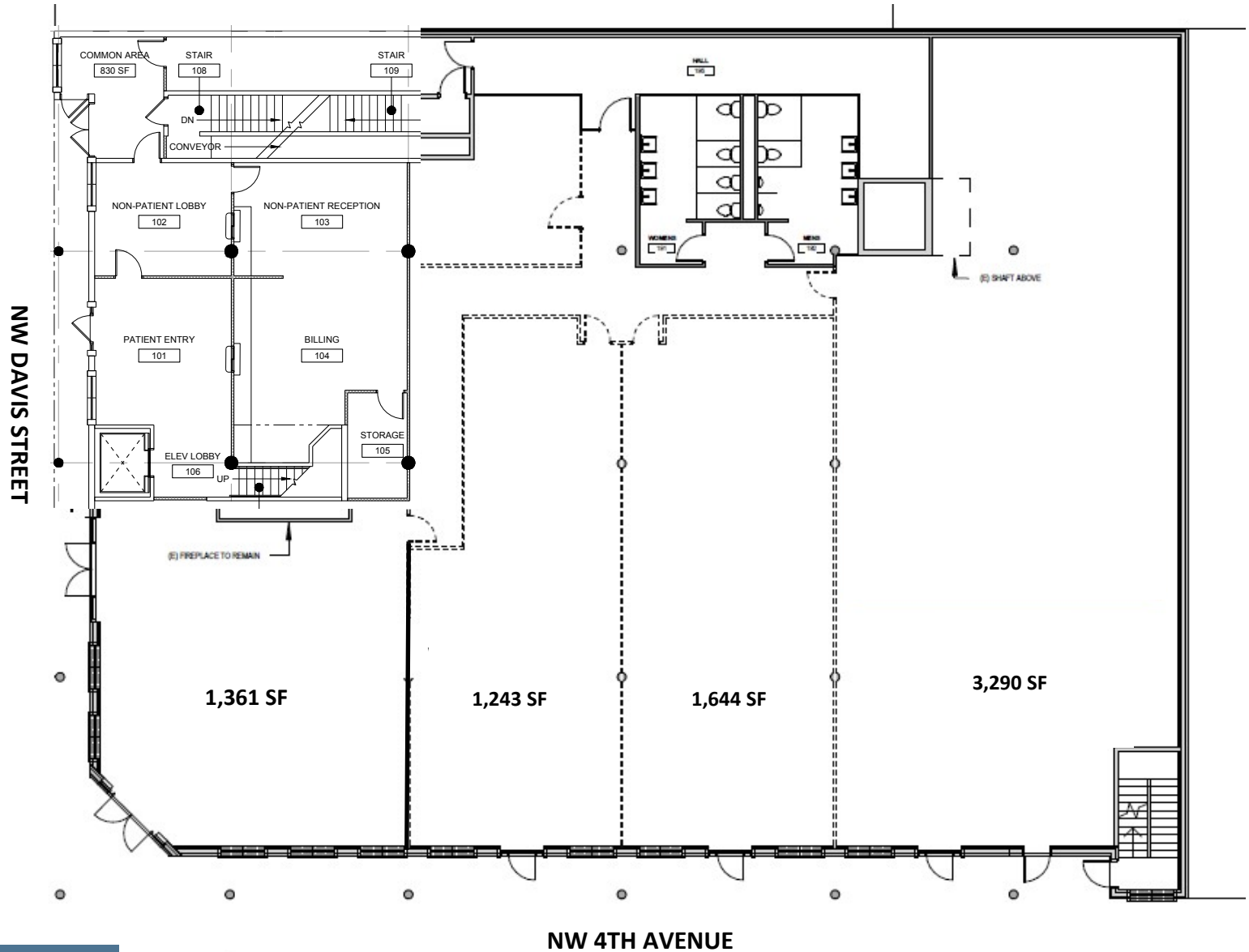
[“Nike and Adidas veterans are backing a \\$125M project seeking to revitalize the Portland sportswear industry.”](#)





# FLOOR PLAN

## FLOOR PLAN: GROUND FLOOR / RETAIL



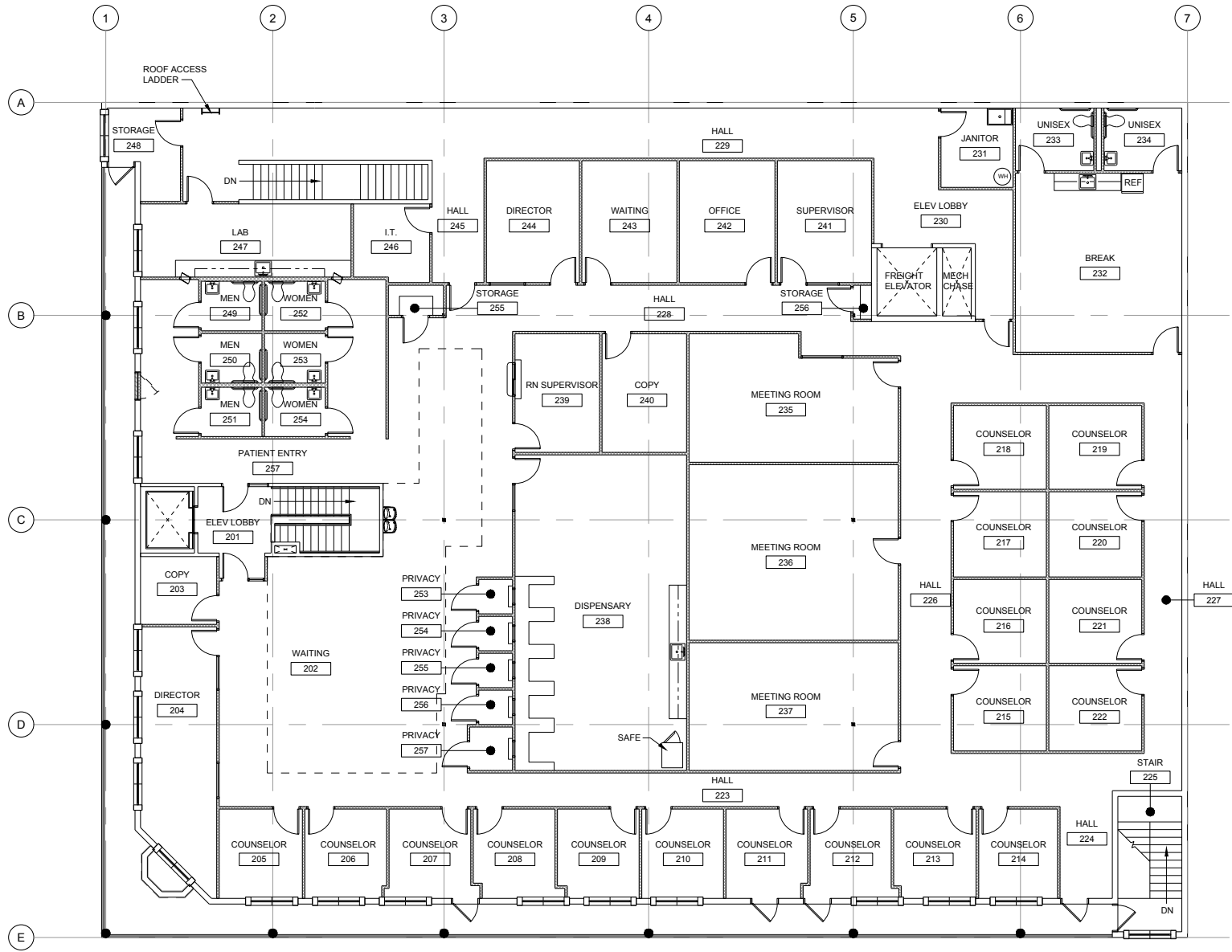
Not to Scale



# FLOOR PLAN: 2ND FLOOR / OFFICE



## FLOOR PLAN







# LOCAL AERIAL MAP







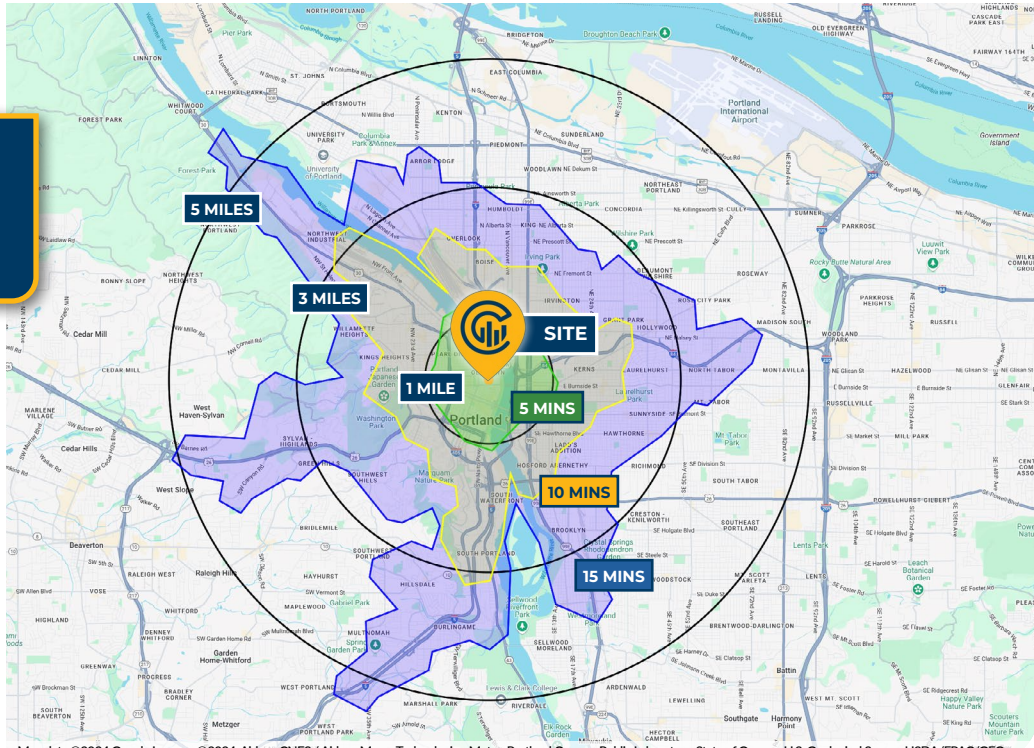
# AERIAL MAP







# DRIVE TIMES & DEMOGRAPHICS



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**99**  
Walk Score®  
"Walker's Paradise"

**99**  
Bike Score®  
"Biker's Paradise"

**95**  
Transit Score®  
"Rider's Paradise"

Ratings provided by [www.walkscore.com/](http://www.walkscore.com/)

## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	51,617	212,081	442,326
2029 Projected Population	51,777	210,758	433,904
2020 Census Population	37,199	201,484	440,857
2010 Census Population	27,463	165,035	385,125
Projected Annual Growth 2024 to 2029	-	-0.1%	-0.4%
Historical Annual Growth 2010 to 2024	6.3%	2.0%	1.1%
<b>Households &amp; Income</b>			
2024 Estimated Households	27,728	109,807	209,984
2024 Est. Average HH Income	\$113,930	\$143,450	\$144,881
2024 Est. Median HH Income	\$75,171	\$104,602	\$108,476
2024 Est. Per Capita Income	\$62,043	\$74,660	\$69,111
<b>Businesses</b>			
2024 Est. Total Businesses	9,320	24,014	37,416
2024 Est. Total Employees	114,387	222,680	310,927

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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