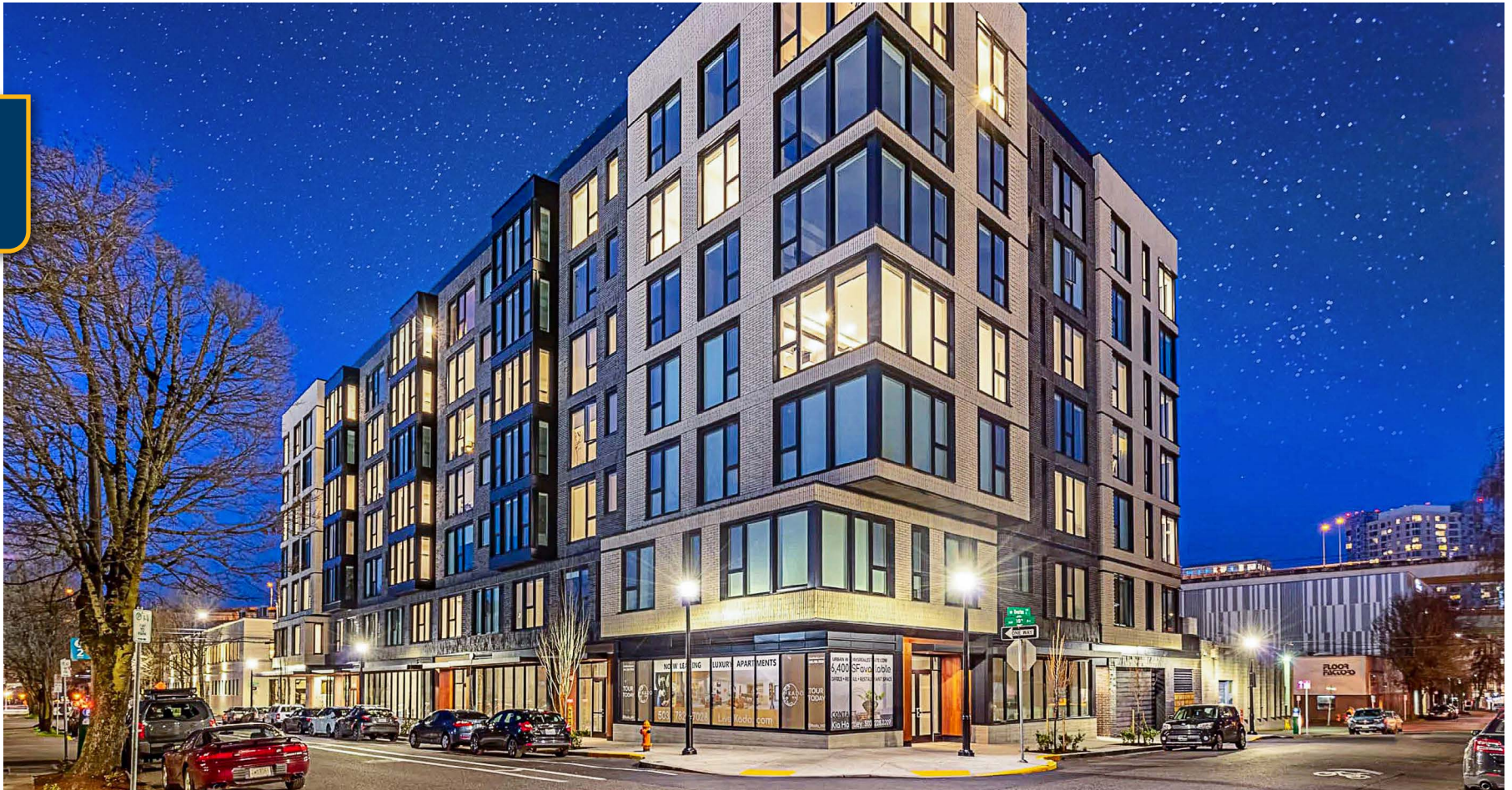




FOR LEASE



KADO NW RETAIL

Retail / Restaurant / Service Space for Lease
± 1,398 SF - ± 5,206 SF (4 Suites) | \$25 psf + NNN

1378 NW 18th Ave, Portland, OR 97209

- Kado NW is a Three-Quarter Block Mixed-Use Building with 196 Units over Ground-Floor Retail
- Corner Retail Space
- Great Light and Presence

IAN M. BIGGI

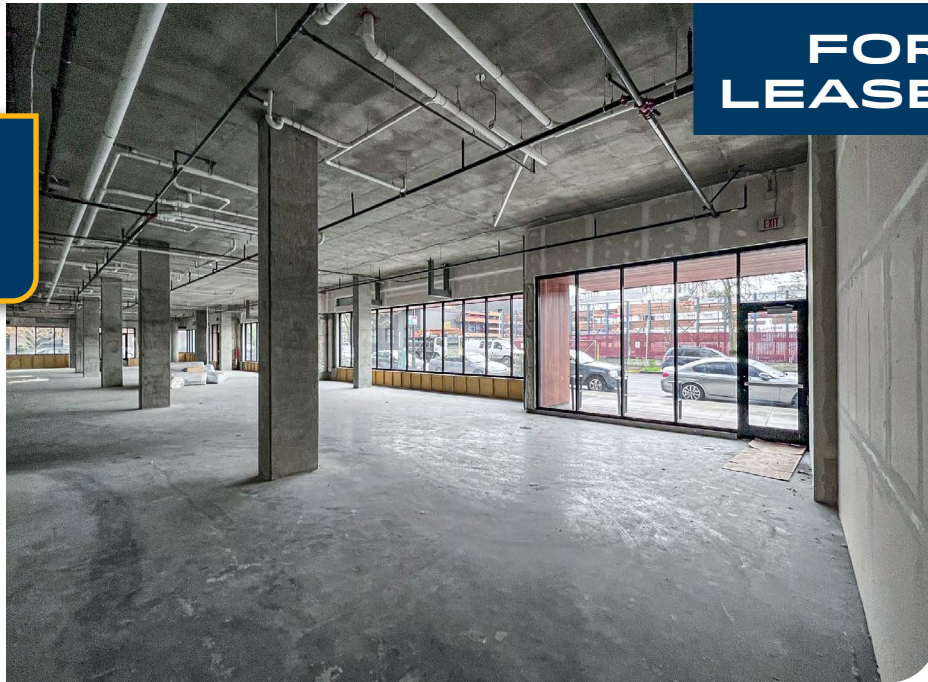
Senior Associate Broker | Licensed in OR
503-222-1683 | ianbiggi@capacitycommercial.com

MICHELLE D. ROZAKIS

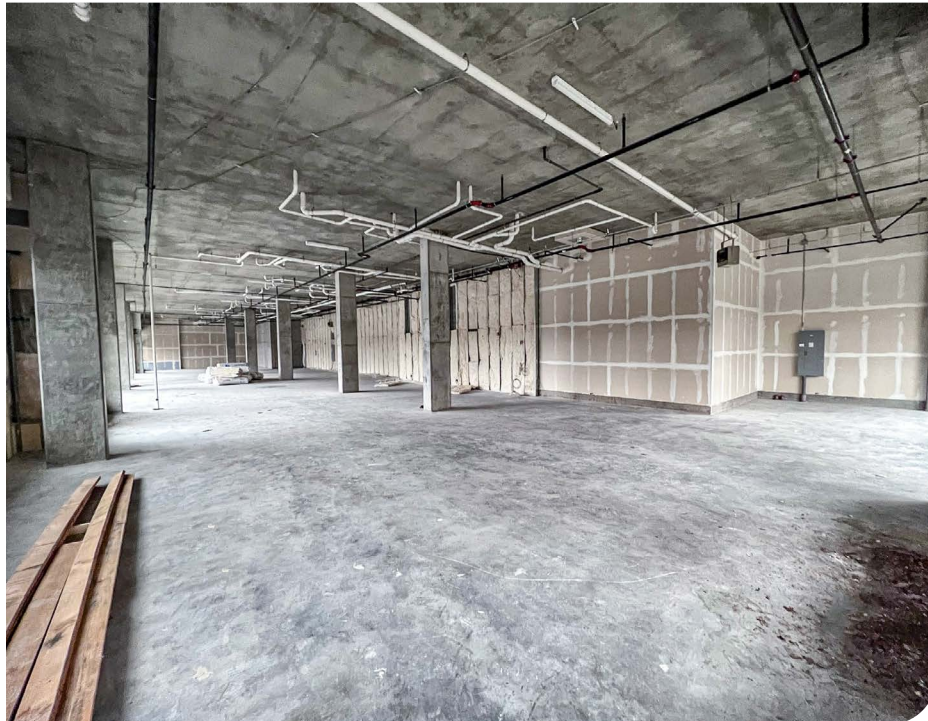
Principal Broker | Licensed in OR
503-222-1195 | mrozakis@capacitycommercial.com



PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS

Address	1378 NW 18th Ave, Portland, OR 97209
Available Space	1,398 SF - 5,206 SF
N° of Suites Available	4 Suites
Lease Rate	\$25 psf + NNN
Use Type	Retail, Service
Availability	Now
Space Condition	Raw Condition

SPACE	SIZE	COMBINED	USE TYPE
Retail 1	1,398 SF	-	Retail / Service
Retail 2	1,593 SF	5,206 SF	Retail / Service
Retail 3	1,809 SF		Retail / Service
Retail 4	1,804 SF		Retail / Service

Location Features

- Walkable NW Portland between The Pearl and Nob Hill
- Streetcar N/S Line Station One Block to the South

Nearby Highlights

- Aviation American Gin
- Besaws
- Blossoming Lotus
- Cafe Nell
- Cycle Dog
- Dockside Saloon & Restaurant
- Emerald Line
- Energy Fitness Concepts
- Fleet Feet
- Fullerton Wines
- Globe Lighting Supply
- Good Coffee
- Inn at Northrup Station
- LA Fitness
- Le Petit Cafe NW
- Lucky Labrador Brewing Company
- Marrakesh Moroccan Restaurant
- Movement Portland
- New Seasons
- Paymaster Lounge
- Playdate PDX
- Ranch Pizza
- Sawasdee
- Sweet Bacon Cafe
- The Sultan Cafe & Grill
- The Triple Lindy
- Twozone Chicken
- US Foods CHEF'STORE
- YogaSix Slabtown



SITE PLAN

SITE PLAN

NW Pettygrove St

NW 18th Ave

COMBINABLE TO 5,206 SF

RETAIL 4
1,804 SF

RETAIL 3
1,809 SF

RETAIL 2
1,593 SF

RETAIL 1
1,398 SF

NW Overton St



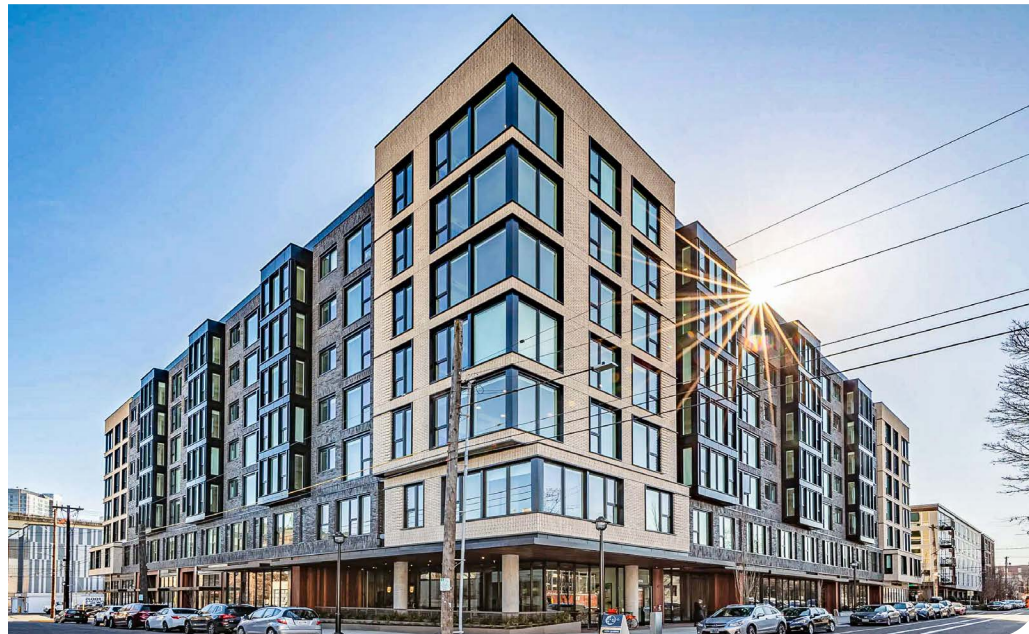
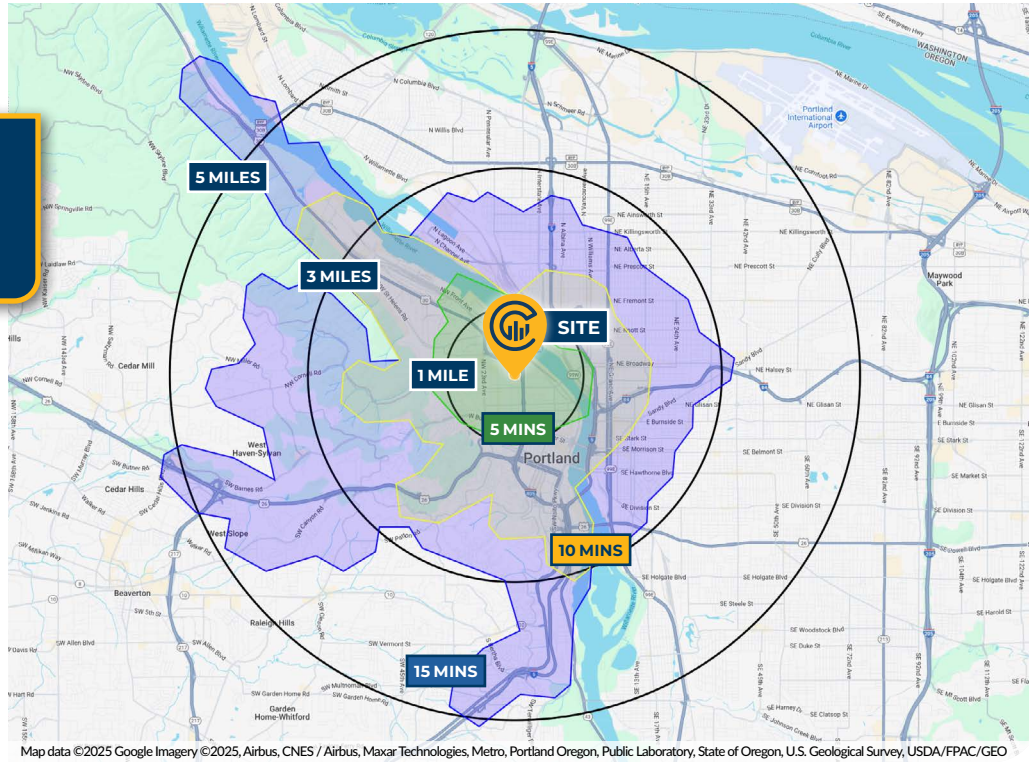


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	48,834	188,044	415,667
2030 Projected Population	50,088	189,583	411,093
2020 Census Population	36,344	172,729	408,524
2010 Census Population	27,986	139,598	354,108
Projected Annual Growth 2025 to 2030	0.5%	0.2%	-0.2%
Historical Annual Growth 2010 to 2025	5.0%	2.3%	1.2%
Households & Income			
2025 Estimated Households	27,163	97,150	196,814
2025 Est. Average HH Income	\$128,969	\$138,308	\$147,258
2025 Est. Median HH Income	\$87,440	\$100,799	\$109,373
2025 Est. Per Capita Income	\$72,283	\$71,843	\$70,043
Businesses			
2025 Est. Total Businesses	5,740	21,635	36,216
2025 Est. Total Employees	53,851	211,547	302,318

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 05/2025, TIGER Geography - RS1

Neighborhood Scores

96

Walk Score®
"Walker's Paradise"

98

Bike Score®
"Biker's Paradise"

73

Transit Score®
"Excellent Transit"

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

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KADO NW RETAIL