



FOR LEASE



4834 N INTERSTATE

2nd-Generation Office / Warehouse Space

± 2,500 SF - ± 11,500 SF (4 Suites)

4834 N Interstate Ave, Portland, OR

This building offers flexible lease terms and rates for high quality office, retail, or industrial spaces in the close-in NE market of Portland. With immediate access to I-5 and the MAX line, plus a long list of nearby amenities, these spaces provide an excellent opportunity for local, regional, and national businesses to establish a new location in a highly visible and functional part of Portland. All four of these suites can be leased together or separately.

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

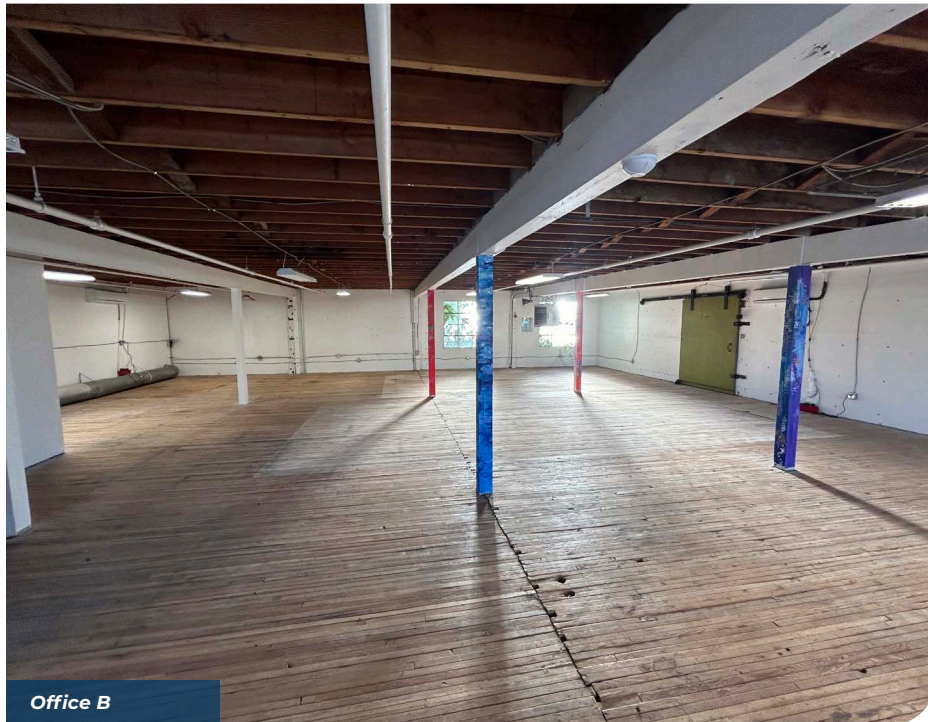


PROPERTY SUMMARY

FOR LEASE



Office A



Office B

PROPERTY DETAILS

Address	4834 N Interstate Ave, Portland OR
Available Space	2,500 SF - 11,500 SF
N° of Suites Available	4 Suites
Lease Rate	See Below
Use Type	Office, Industrial, & Retail
Availability	Now
HVAC	Yes
Parking	On Street Only
Zoning	EX - Central Employment

SPACE	SIZE	USE TYPE	RATE	CONDITION	AVAILABLE
Office A	2,500 SF	Office	\$2,700/month	New Paint & Floors	Now
Office B	2,500 SF	Office	\$2,500/month	Raw Space	Now
Office C	4,000	Office	\$3,200/month	Turnkey	Now
Warehouse	2,500 SF	General Industrial	\$3,000/month	Turnkey	Now

Location Features

- 2 Restrooms in Common Area
- 2+ Restrooms in Warehouse Space
- Street Frontage
- Operable Windows
- Great visibility
- Direct access to the MAX Line

Nearby Highlights

- Satelite 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



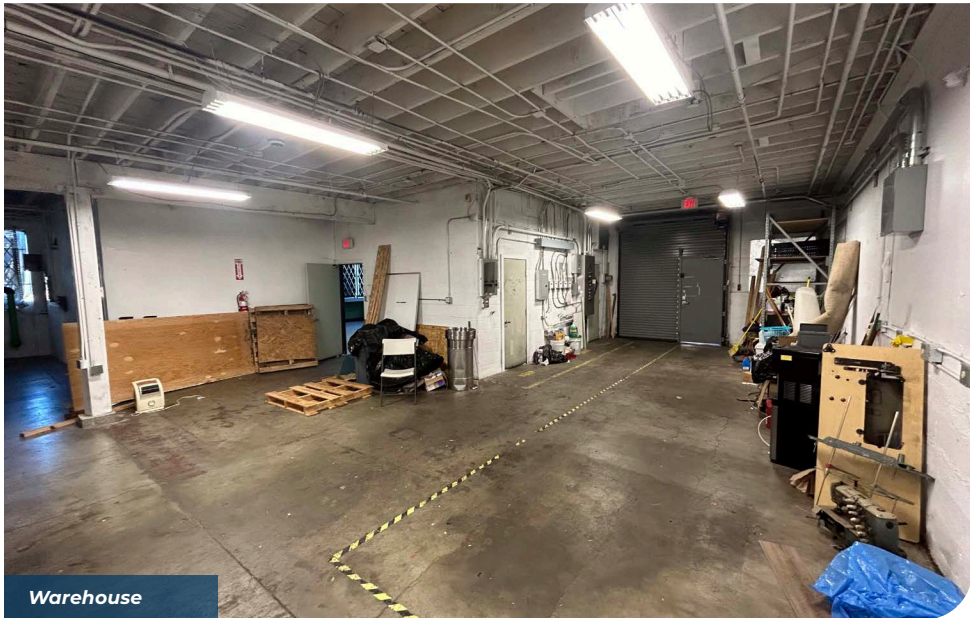
INTERIOR PHOTOS



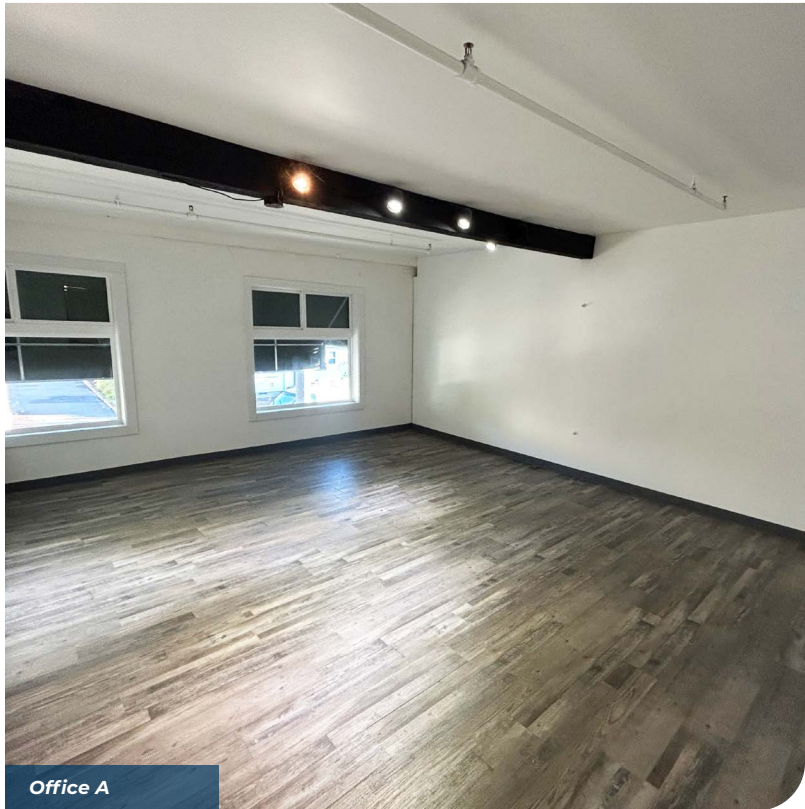
Office A



Warehouse



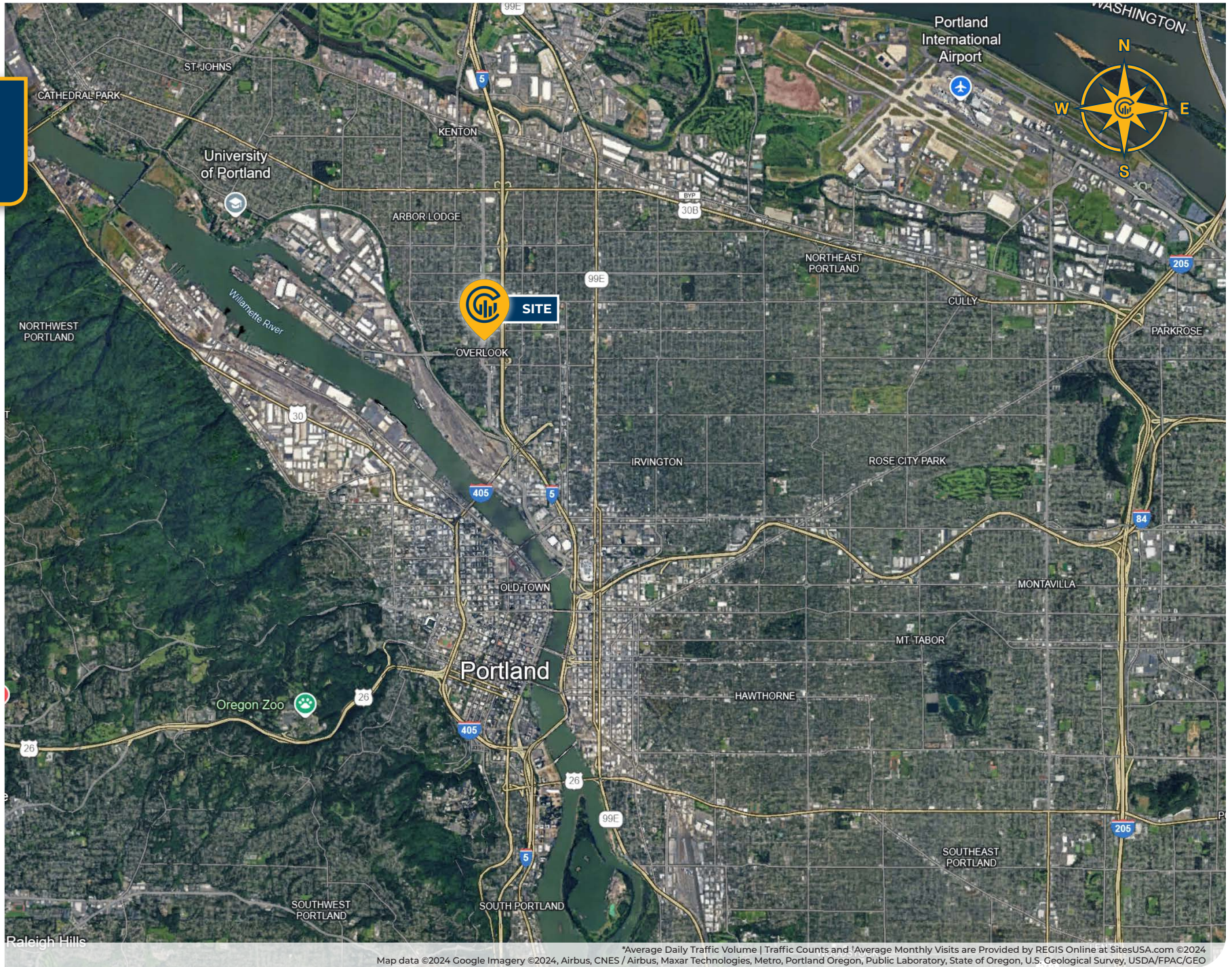
Warehouse



Office A



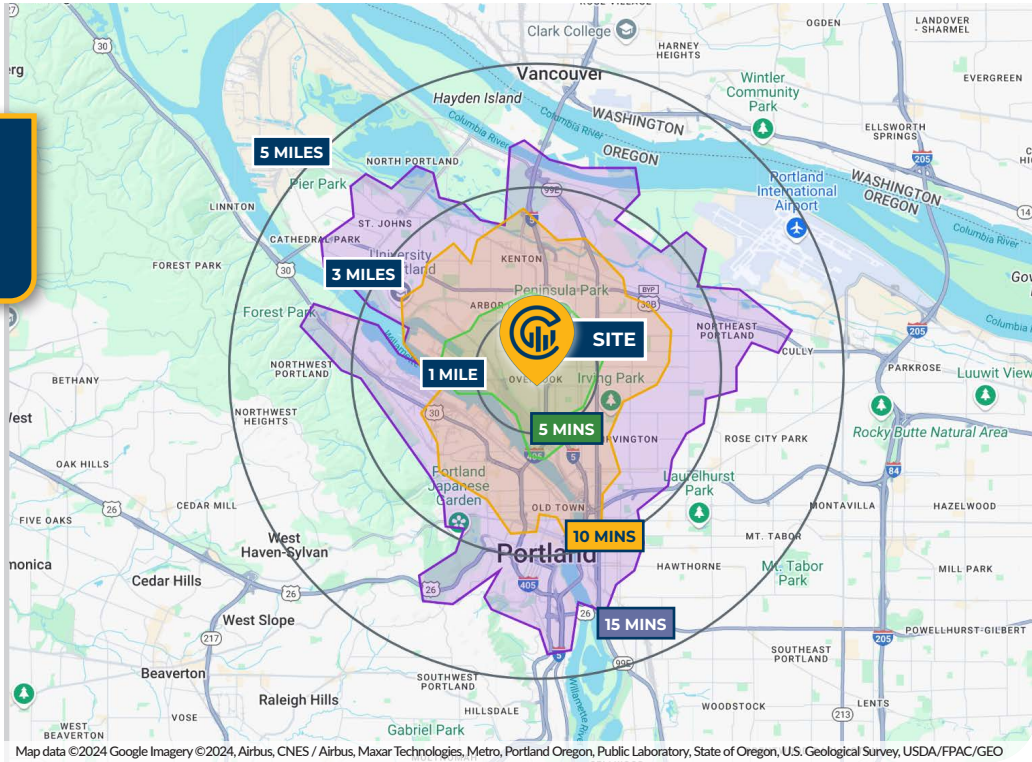
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



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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



81
Walk Score®
"Very Walkable"

100
Bike Score®
"Biker's Paradise"

54
Transit Score®
"Good Transit"

Ratings provided by www.walkscore.com/

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