



2703 NE ALBERTA ST
PORTLAND, OR 97211

CALL BROKER FOR PRICING

Commercial Real Estate For Sale

MAX BRESLAU

Max@CommercialRealEstateAgents.com
503-939-8231

STEPHEN FITZMAURICE

Stephen@CommercialRealEstateAgents.com

BRENT MAXSON

503-720-1931

exp
REALTY





BUILDING HIGHLIGHTS

Total SF:
3,157 SF

Lot Size:
5,663 SF | 0.13 AC

APN/Parcel ID:
R186583

Key Features:

- Alberta Arts District
- Separate Living Area
- Elite Street Presence
- CM2 Zoning - Multiple Uses Allowed

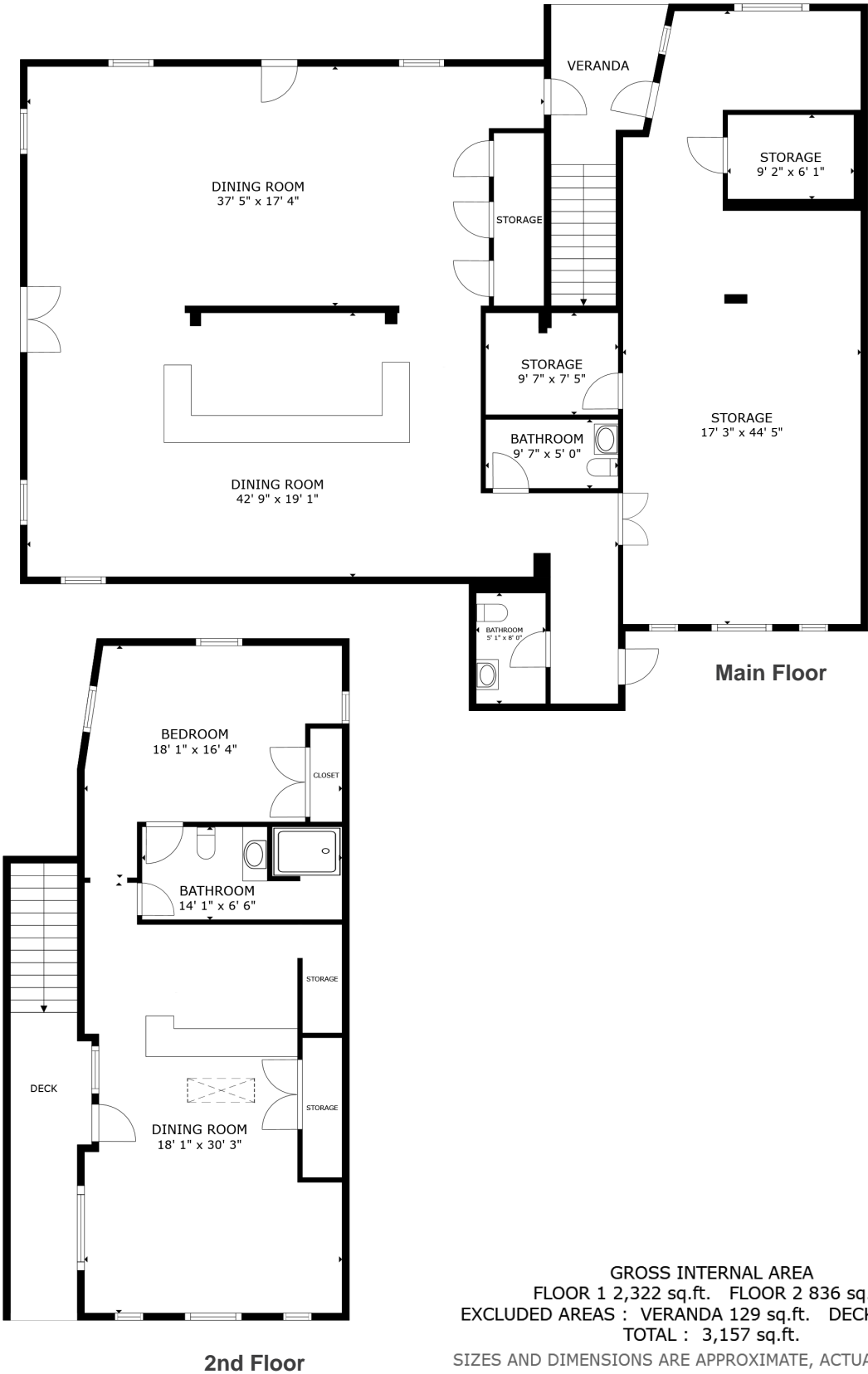
Located in the heart of Portland's vibrant and eclectic Alberta Arts District, this exceptional CM2-zoned property offers an incredible opportunity for businesses seeking a prime location for retail, restaurant, or bar use. The property is situated in one of the city's most sought-after neighborhoods, known for its dynamic arts, culture, and culinary scenes. With high visibility and substantial foot traffic, this space provides excellent exposure to both local residents and visitors alike. The modern, open layout of the property is perfect for a wide range of uses, offering ample flexibility to customize the space to fit your business's unique needs. Whether you are looking to establish a trendy restaurant, a contemporary retail space, or a lively bar, this location provides the perfect foundation to bring your vision to life. In addition to the commercial space, the property includes a separate living area, perfect for an owner-operator or as a rental for added income. With the ongoing growth of the Alberta Arts District, this property offers strong investment potential, providing both a great business opportunity and potential for future appreciation. Accessible by car, bike, and public transportation, this location combines convenience with the energy of one of Portland's most iconic neighborhoods.



ADDITIONAL PHOTOS



FLOOR PLAN





KEY AMENITIES

- Alberta Park
- New Seasons
- McMenamins Kennedy School
- Sabin HydroPark
- Leaven Community Center
- Whole Foods Market
- Portland Farmer's Market - King
- Sharon Seventh-day Adventist Church
- Emmanuel Church of God in Christ United

LOCAL BUSINESSES

- Binks
- Parallel Worlds Bookshop
- Thai Noon Restaurant
- Akasaru Ramen and Poke
- Peak Performance - NE Portland Gym
- Talon Gallery
- Vivienne Culinary Books
- La Sirenita
- Clary Sage Herbarium
- Bolt Neighborhood Fabric Boutique
- Pie Footwear
- Naked Indian PDX
- RJ Skillets
- Cathy's Soul Kitchen
- Just Bob
- TT & Dauther's
- Le Chat Du Cafe
- The Knock Back
- StumpTown Kilts
- Proud Mary Cafe
- Salt & Straw

LOCATION HIGHLIGHTS

- Located on Lively NE Alberta St.
- Very close to schools, restaurants, cafes, health & fitness clubs, art galleries, foot cart pods and variety of shops on NE Alberta St.
- NE Alberta & 27th TriMet Bus Stop.
- Heavy Foot Traffic.



90
Walk Score

"Walker's Paradise"



100
Bike Score

"Biker's Paradise"



DEMOGRAPHICS

| | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|--------------------|---------------|---------------|---------------|
| Population: | 25,531 | 167,758 | 381,213 |
| Households: | 10,306 | 76,772 | 179,702 |
| Median Age: | 40.9 | 39.8 | 39.4 |
| Median HH Income: | \$115,132 | \$89,362 | \$82,063 |
| Daytime Employees: | 5,474 | 122,444 | 429,236 |

TRAFFIC

| Streets | Traffic Volume | Count Year | Property Distance |
|--|----------------|------------|-------------------|
| NE Alberta St & NE 28th Ave (W) | 5,958 | 2022 | 0.05 mi |
| NE Alberta St & NE 28th Ave (W) | 5,944 | 2019 | 0.06 mi |
| NE Alberta St & NE 28th/29th Ave Aly (W) | 5,896 | 2022 | 0.07 mi |
| NE 29th Ave & NE Alberta St (N) | 492 | 2022 | 0.09 mi |
| NE 28th Ave & NE Going St (S) | 285 | 2022 | 0.19 mi |
| NE Going St & NE 26th Ave (W) | 378 | 2022 | 0.21 mi |
| NE Going St & NE 28th Ave (W) | 564 | 2022 | 0.21 mi |
| NE 31st Ave & NE Sumner St (S) | 434 | 2022 | 0.22 mi |
| NE Going St & NE 25th Ave (W) | 458 | 2022 | 0.22 mi |
| NE Going St & NE 29th Ave (W) | 380 | 2022 | 0.22 mi |



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The information contained herein has been obtained from sources we deem reliable. We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.