



FOR LEASE



**B BELOW MARKET
LEASE RATES!**

ARCIFORM BUILDING

Warehouse Space

± 9,500 SF | \$0.50/SF + NNN

2303 N Randolph Avenue, Portland, OR

- Grade level warehouse space available for lease as well as optional office space, if needed
- One (1) grade level door and high ceilings
- Great North Portland location which provides easy access to I-5, I-84, I-405 and Downtown Portland
- The [Affordable Commercial Tenanting \(ACT\) Grant](#) provides funding to property owners and small business owners who are in the process of negotiating a lease

KENNY HOUSER, SIOR

Principal | Licensed in OR & WA

503-517-9875

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CHRIS KAPPES

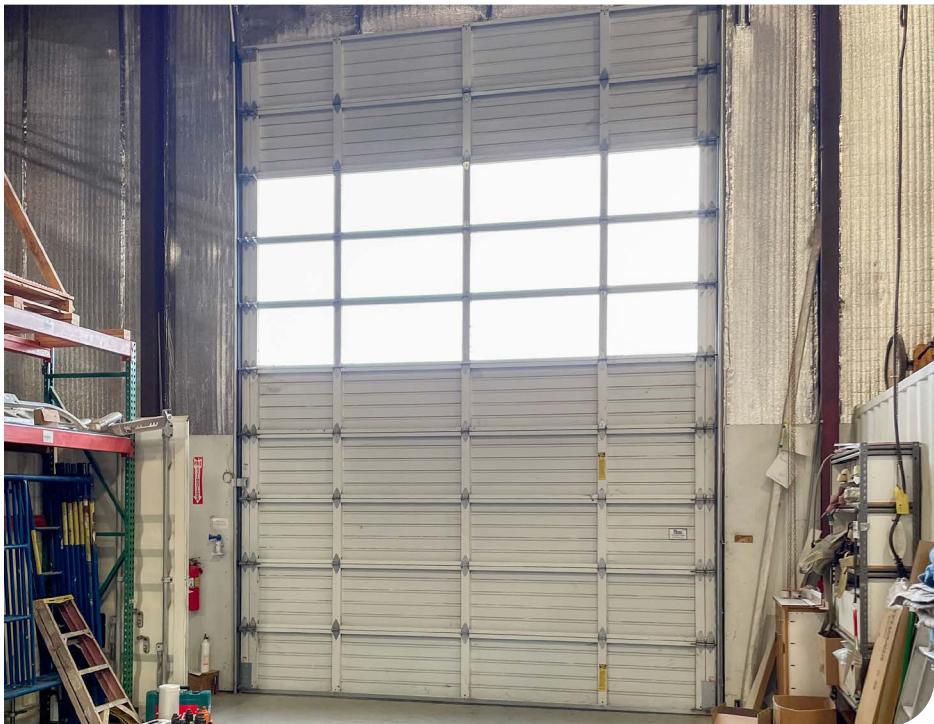
Associate Broker | Licensed in OR & WA

503-517-7127

chris@capacitycommercial.com



PROPERTY SUMMARY



**FOR
LEASE**

PROPERTY DETAILS

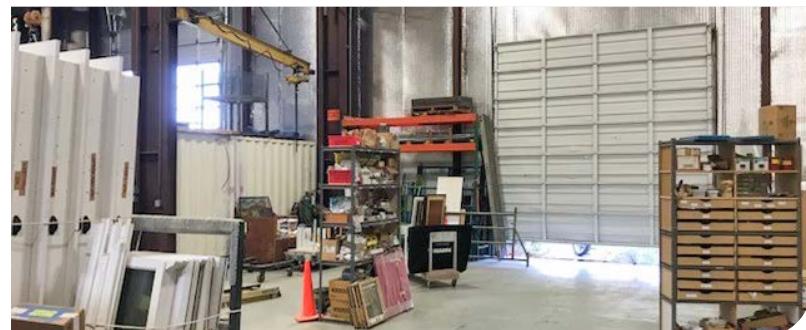
Address	2303 N Randolph Avenue Portland, OR 97227
Available Space	± 9,500 SF
Optional Office Space Available	Up to 3,000 SF
Clear Height	26'
Dock Loading	N/A
Grade Loading	One (1) Grade Level Door
Power	Heavy
Lease Rate	\$0.50/SF + NNN

Location Features

- Great North Portland location which provides easy access to I-5, I-84, I-405 and Downtown Portland
- Ten minute walk to Albina/Mississippi MAX Station
- Convenient street parking on N. Randolph, Nesmith, and Loring Streets

Nearby Highlights

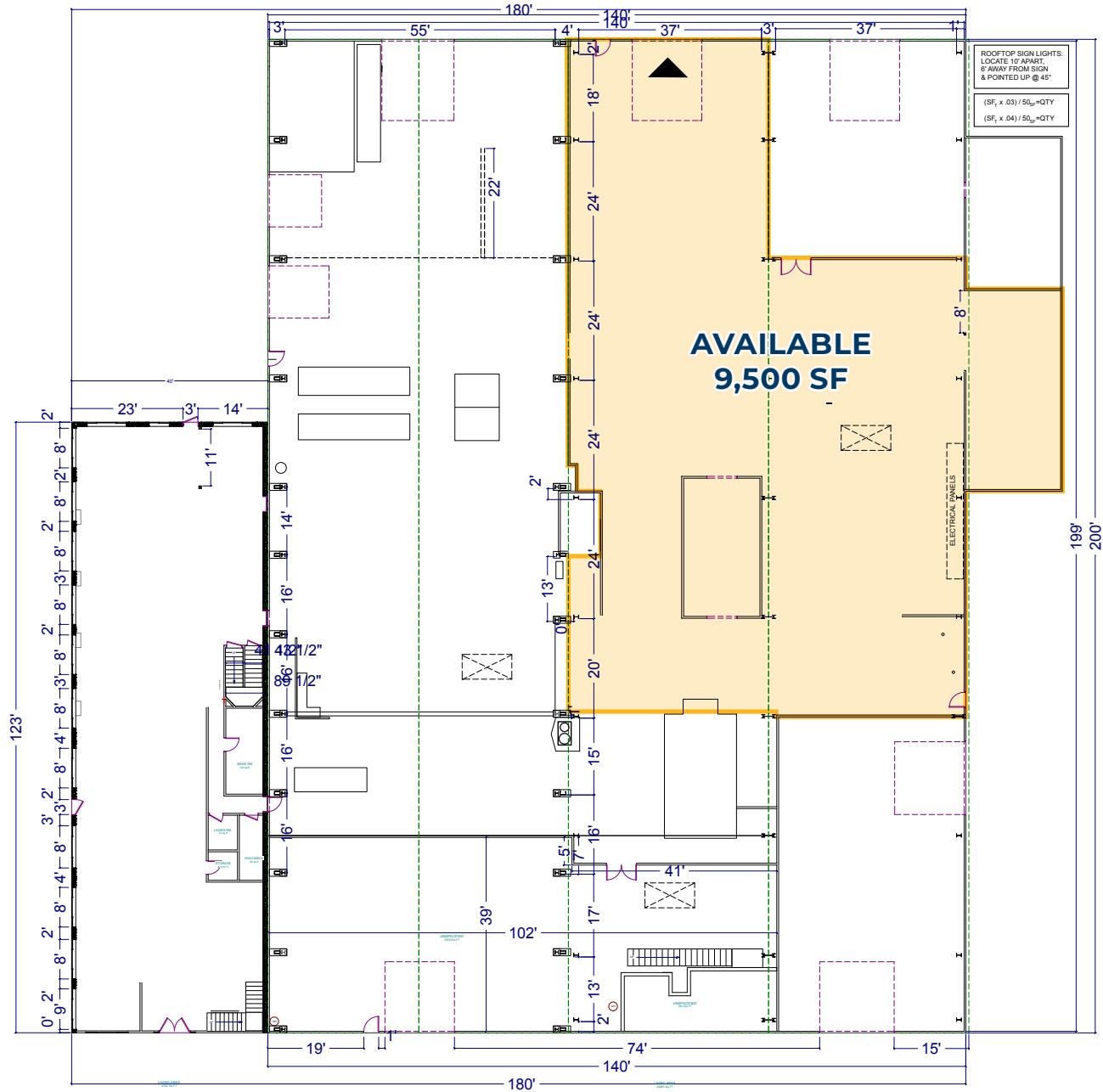
- Seven Bridges Winery
- Bernstein's Bagels
- Widmer Brothers Brewing
- McMenamins White Eagle Saloon
- Tamale Boy
- Bridgetown CrossFit and Barbell Club
- Icon Tattoo
- Camellia Grove Kombucha
- Massage & Yoga Portland
- Findlay Hats
- Public Storage
- Lazy Days Brewing
- North St Bags
- Chuck J & S Grocery
- Metropolis Cycle Repair
- Paradise Tattoo
- Cartside Food Carts





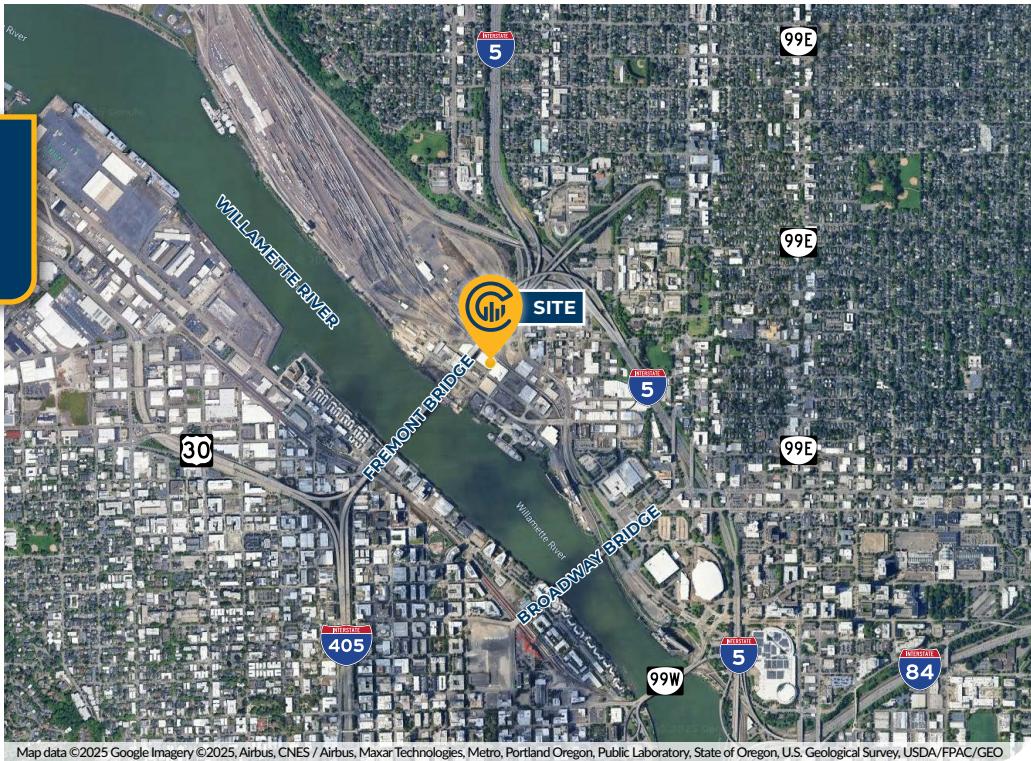
FLOOR PLAN

FLOOR PLAN





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	32,405	209,818	405,741
2030 Projected Population	33,473	210,355	401,742
2020 Census Population	27,709	196,998	398,178
2010 Census Population	15,848	162,777	345,016
Projected Annual Growth 2025 to 2030	0.7%	0.0%	-0.2%
Historical Annual Growth 2010 to 2025	7.0%	1.9%	1.2%
Households & Income			
2025 Estimated Households	18,395	106,463	193,519
2025 Est. Average HH Income	\$139,554	\$137,572	\$144,520
2025 Est. Median HH Income	\$95,897	\$102,028	\$107,911
2025 Est. Per Capita Income	\$79,798	\$70,172	\$69,257
Businesses			
2025 Est. Total Businesses	2,935	22,949	35,318
2025 Est. Total Employees	30,610	217,350	302,466

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:



91

Bike Score®
"Biker's Paradise"



63

Transit Score®
"Good Transit"

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

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ARCIFORM BUILDING

DEMOGRAPHICS

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