



FOR LEASE



636 NW 21ST AVE OFFICE SPACE

2nd-Generation Retail / Office Space with Secure Parking

3,921 SF Total | \$27 psf + NNN + \$150/Parking Space

Demisable to 1,526 SF - 2,395 SF | Call for Pricing

636 NW 21st Ave, Portland, OR 97209

- Interior Parking Garage with **15 Parking Spaces for Rent**
- Available Now
- Two Floors: 3,921 SF Total | 2,395 SF Ground Floor and 1,526 SF 2nd Floor
- Desirable Location on NW 21st Ave in NW Portland

MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR

503-222-1195 | mrozakis@capacitycommercial.com

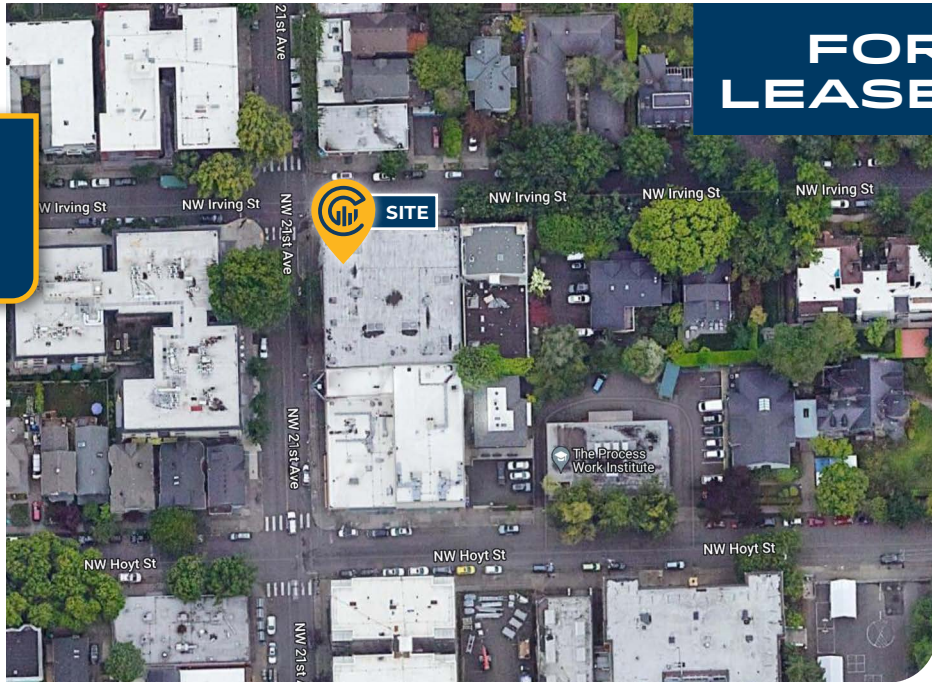
NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

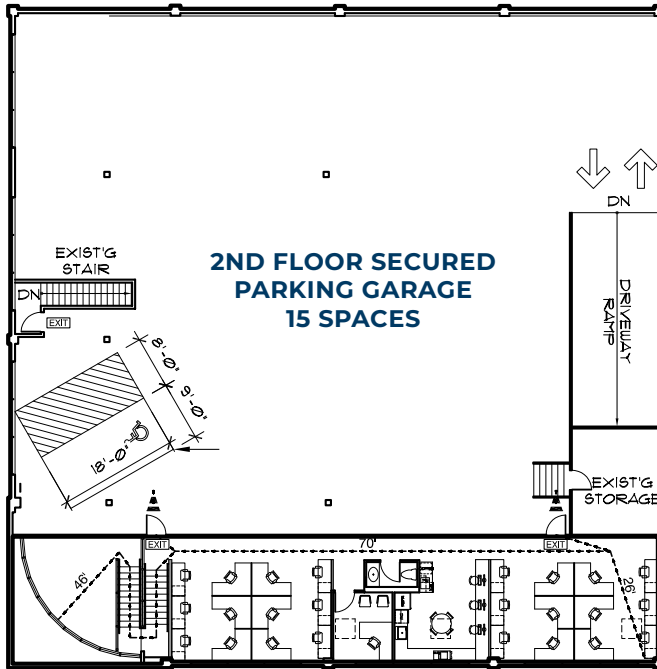
503-222-2655 | ndiamond@capacitycommercial.com



PROPERTY SUMMARY



**FOR
LEASE**

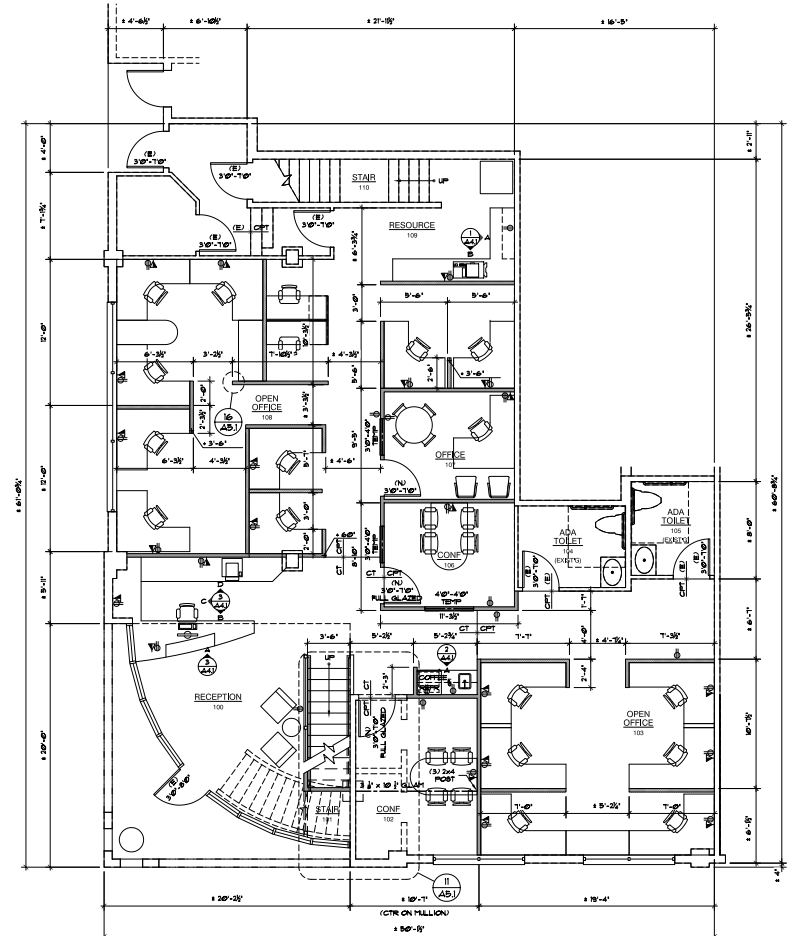


Secured Parking Garage with Exclusive Use of 15 Parking Spaces

PROPERTY DETAILS

Address	636 NW 21st Ave, Portland, OR 97209
Available Space	3,921 SF Total \$27 psf + NNN 2,395 SF Ground Floor Call for Pricing 1,526 SF 2nd Floor Call for Pricing
Use Type	Retail, Office, Service
Availability	Now
Space Condition	Open Floor Plan and Private Office. Kitchenette Upstairs

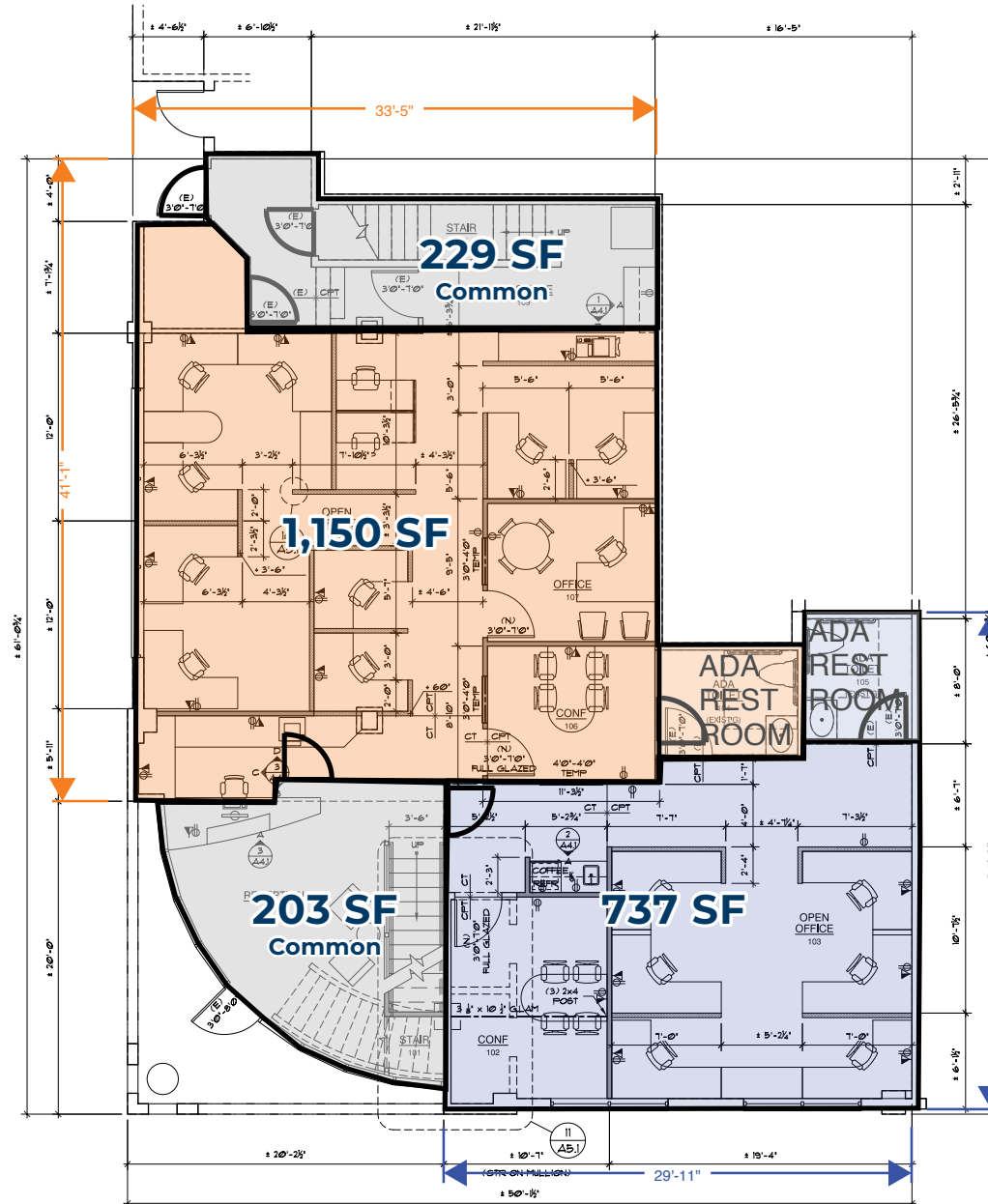
Ground Floor Plans - Example of Office Layout





FLOOR PLAN

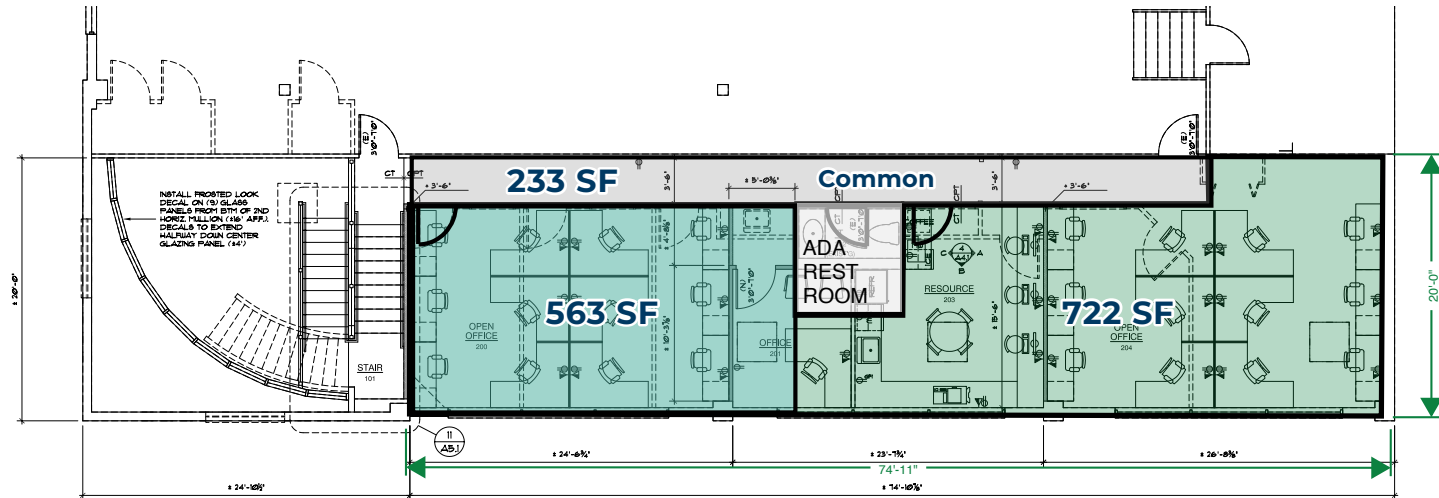
GROUND FLOOR DEMISING OPTION



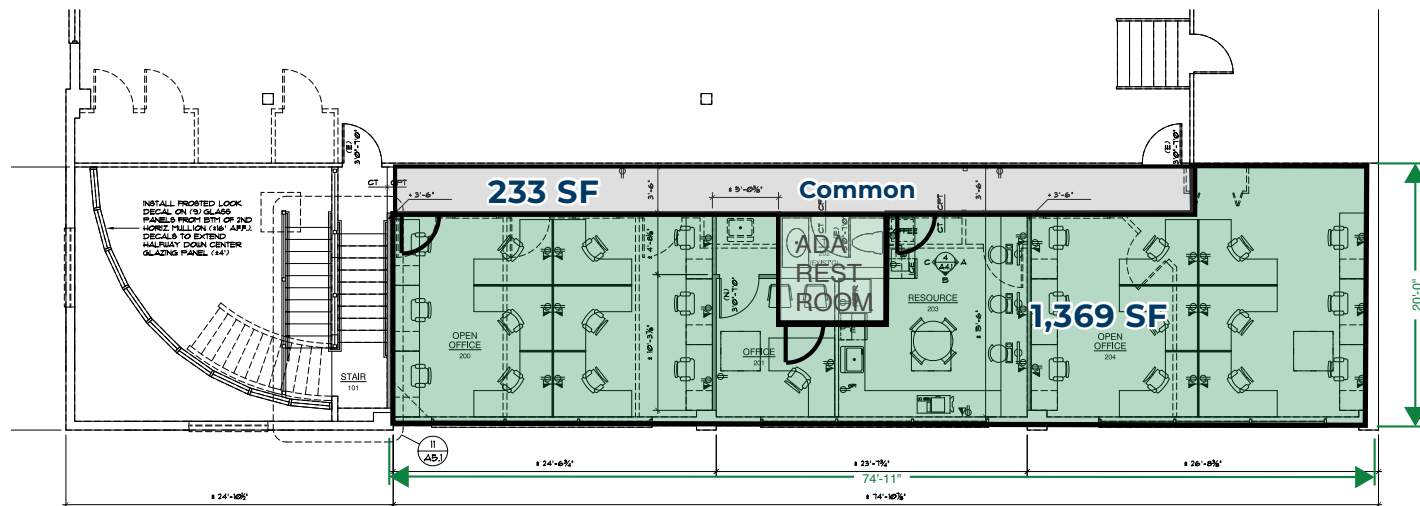


2ND FLOOR DEMISING OPTIONS

Scenario A - 2 Suites Upstairs



Scenario B - Single Suite Upstairs





INTERIOR PHOTOS



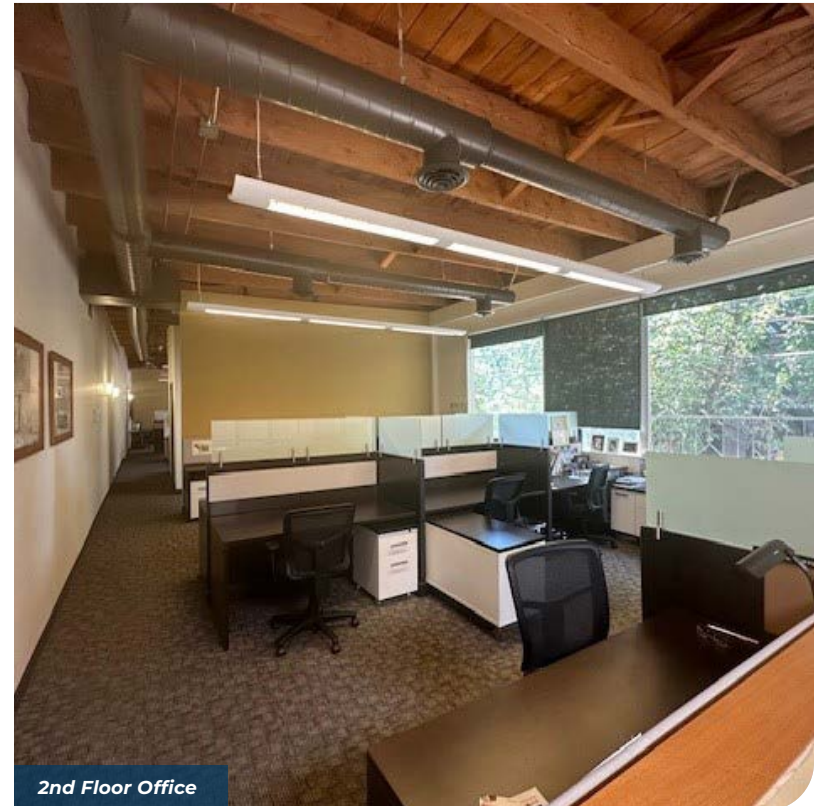
Lobby



Lobby



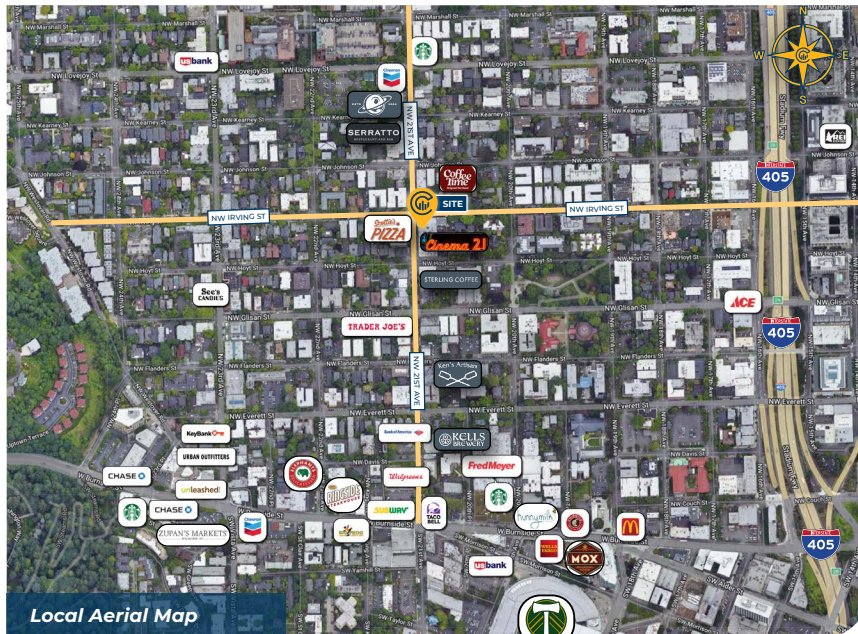
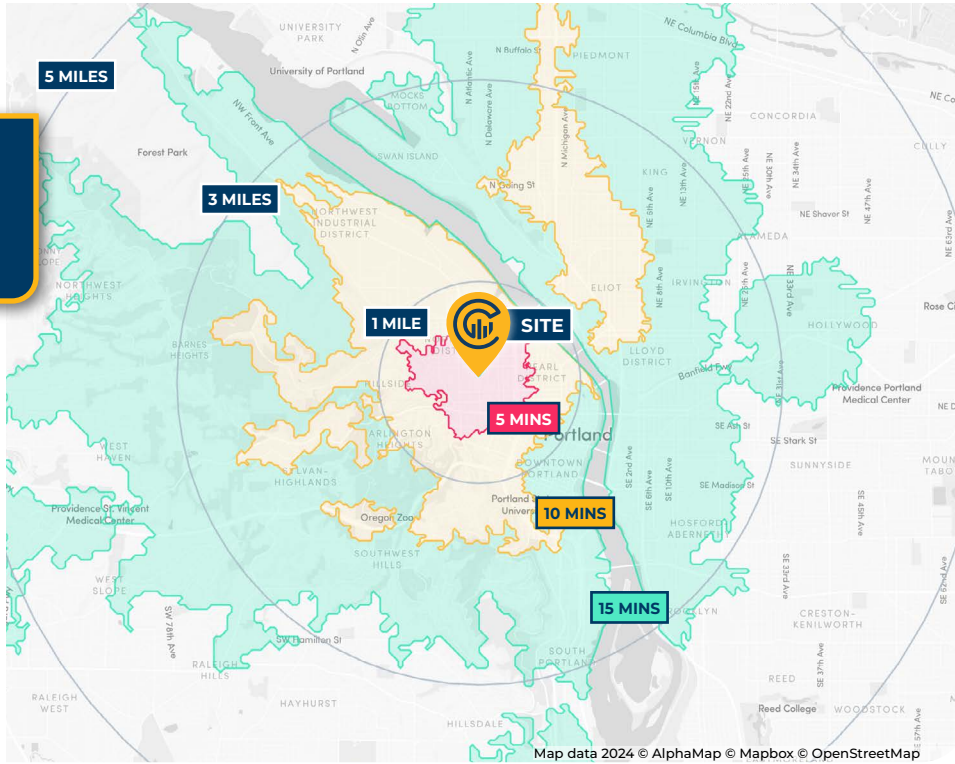
1st Floor Meeting Room



2nd Floor Office



DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	44,714	164,846	408,716
2028 Projected Population	43,248	163,817	394,770
2020 Census Population	43,022	160,190	412,001
2010 Census Population	33,675	128,299	357,233
Projected Annual Growth 2023 to 2028	-0.7%	-0.1%	-0.7%
Historical Annual Growth 2010 to 2023	2.5%	2.2%	1.1%
Households & Income			
2023 Estimated Households	30,508	92,336	198,319
2023 Est. Average HH Income	\$120,454	\$133,889	\$148,909
2023 Est. Median HH Income	\$91,490	\$100,124	\$107,312
2023 Est. Per Capita Income	\$82,912	\$75,512	\$72,621
Businesses			
2023 Est. Total Businesses	6,535	20,783	36,070
2023 Est. Total Employees	62,289	207,591	301,528

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 11/2023,
TIGER Geography - RS1

MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR

503-222-1195 | mrozakis@capacitycommercial.com

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

503-222-2655 | ndiamond@capacitycommercial.com

636 NW 21ST AVE OFFICE SPACE

Brokers Have Ownership Interest in this Property