

519 NW 21ST AVENUE | PORTLAND, OR

RETAIL OPPORTUNITY LOCATED ON BUSTLING 21ST AVENUE



COMMERCIAL
INTEGRITY *nw*

a real estate investment advisory company

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THE SYNOPSIS

519 NW 21ST AVE | PORTLAND, OR

INVEST - \$1,380,000

LEASE - \$36 + NNN

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Value	\$1,380,000	Zoning	Commercial Mixed Use 2
Value/SF	\$566	Parcel	R198579
Lease	\$36 + NNN	Construction	Masonry
NRSF	2,440 SF	Year Built	1927





THE DETAILS

519 NW 21ST AVE | PORTLAND, OR

INVEST - \$1,380,000

LEASE - \$36 + NNN



INVESTMENT HIGHLIGHTS



PRIME LOCATION

Nestled in a sought-after section of 21st Avenue, mere steps away from the vibrant NW Glisan Street. This prime property is strategically positioned to benefit from exceptionally high foot traffic and a significant vehicle passing density (VPD), creating an unparalleled opportunity for visibility and accessibility. Embrace the unique charm and commercial vitality of this area, where every day presents new opportunities for growth and success.



LUXURY BUILD-OUT

Featuring a brand new, never used interior with a high-end build-out. Premium materials, soundproof doors, and walls that have been meticulously selected to create a calm, sophisticated and quiet environment. Every element has been completely renovated to the highest standards.



EXCLUSIVE OPPORTUNITY

In the highly coveted NW submarket, only 12 properties have been sold between January 1, 2022, and today. This scarcity underscores the desirability of this off-market investment opportunity, presenting a rare chance to secure a prime asset in a limited-availability market.

IDEAL LOCATION



AREA HIGHLIGHTS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	46,943	163,424	399,290
HOUSEHOLDS	29,311	87,890	187,513
HH INCOME	\$119.5k	\$134k	\$142,3k
CONSUMER SPENDING	\$659.1m	\$3.6b	\$10.9b

TRAFFIC

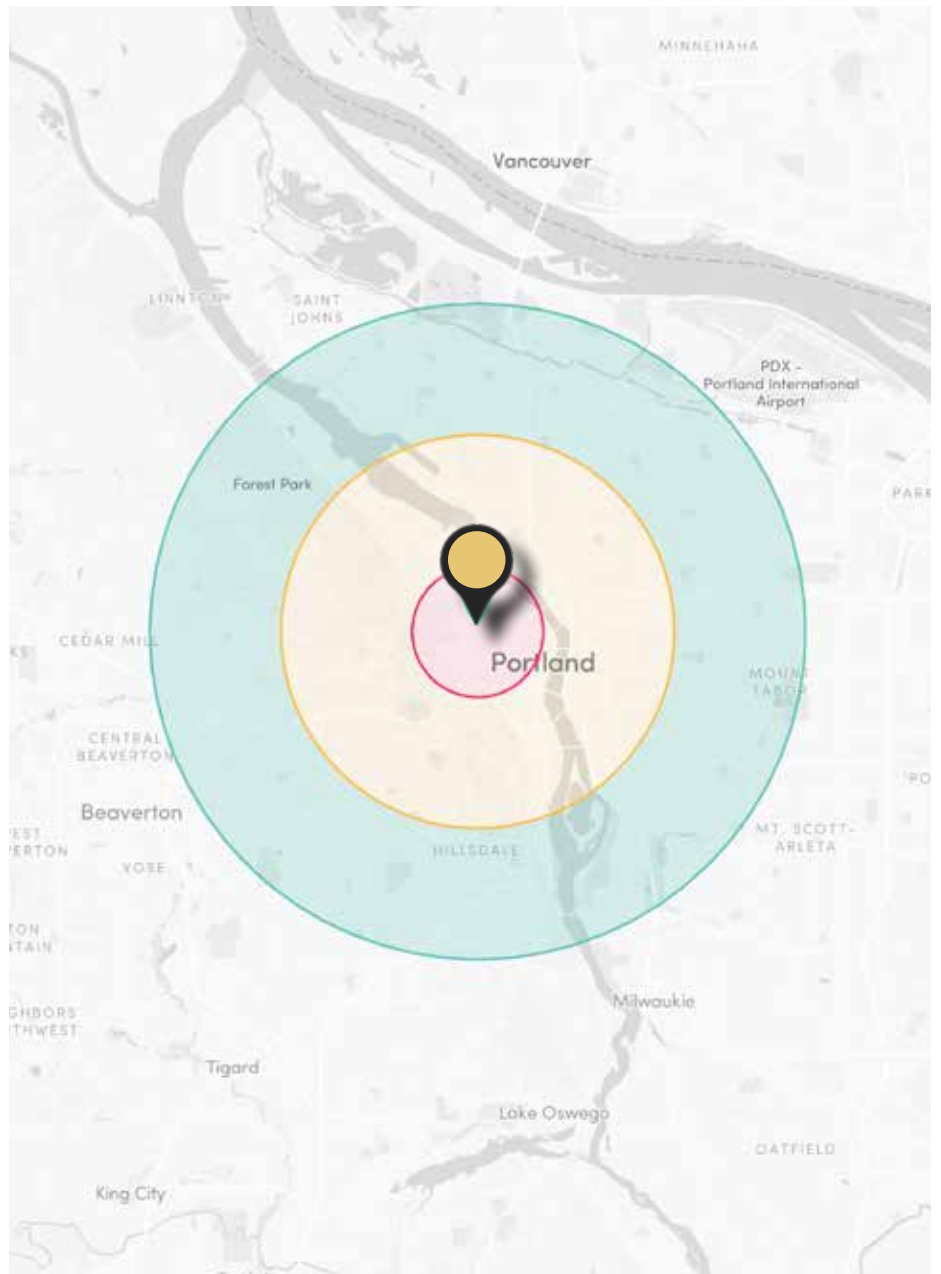
- 10,594 ON NW GLISAN ST. & NW 21ST AVE. E
- 7,253 ON NW 21ST AVE & NW GLISAN ST. S

TRANSPORTATION

- WALKSCORE: 99 (WALKER'S PARADISE)
TRANSITSORE: 75 (EXCELLENT TRASIT)
- TRANSIT/COMMUTER RAIL:
3 MIN DRIVE TO NW 21ST & LOVE-JOY (PORTLAND STREETCAR)
- AIRPORT:
22 MIN DRIVE TO PORTLAND INTERNATIONAL AIRPORT

POPULATION

STATE	OREGON	4.18M
COUNTY	MULTNOMAH COUNTY	809,869
MSA	PORTLAND METRO AREA	2.47 M
CITY	PORTLAND	650,380





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