



FOR SALE OR LEASE



1163 NE 63RD AVENUE

Industrial Building Available

± 18,800 SF

\$3,200,000 | \$0.85/SF (Shell) | \$0.90/SF (Office) + NNN

1163 NE 63rd Ave, Portland, OR 97213

- 18,800 SF with 2,500 SF of Office
- 0.75 Acre Lot with Fenced, Paved Parking
- Easy Access to I-84, I-205, and I-5
- Excellent Interstate Exposure
- Available Now

RYAN BOWERS

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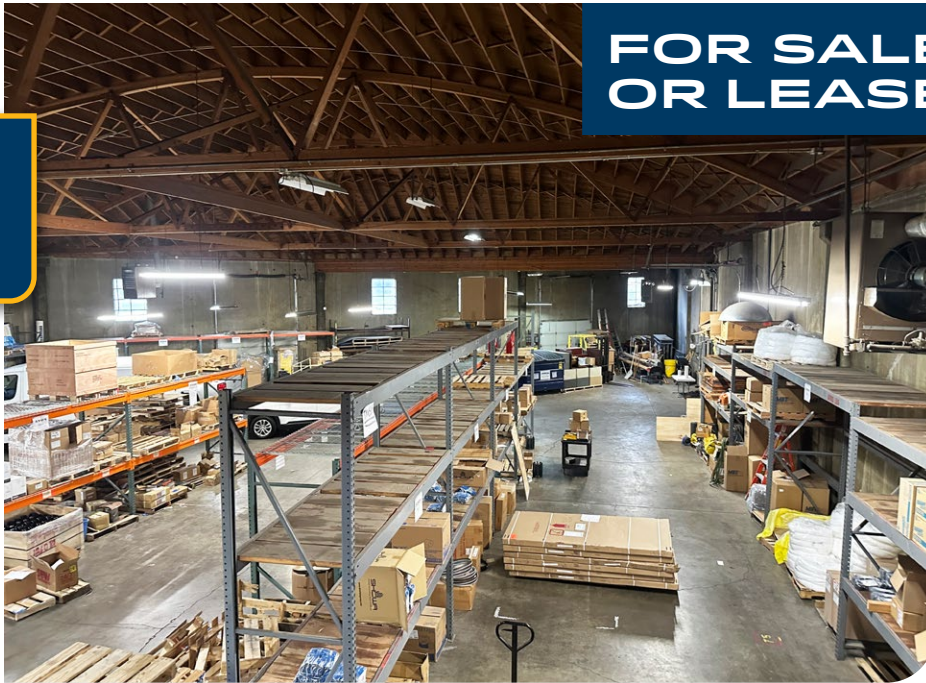
Senior Associate | Licensed in OR & WA

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PROPERTY SUMMARY

**FOR SALE
OR LEASE**



PROPERTY DETAILS

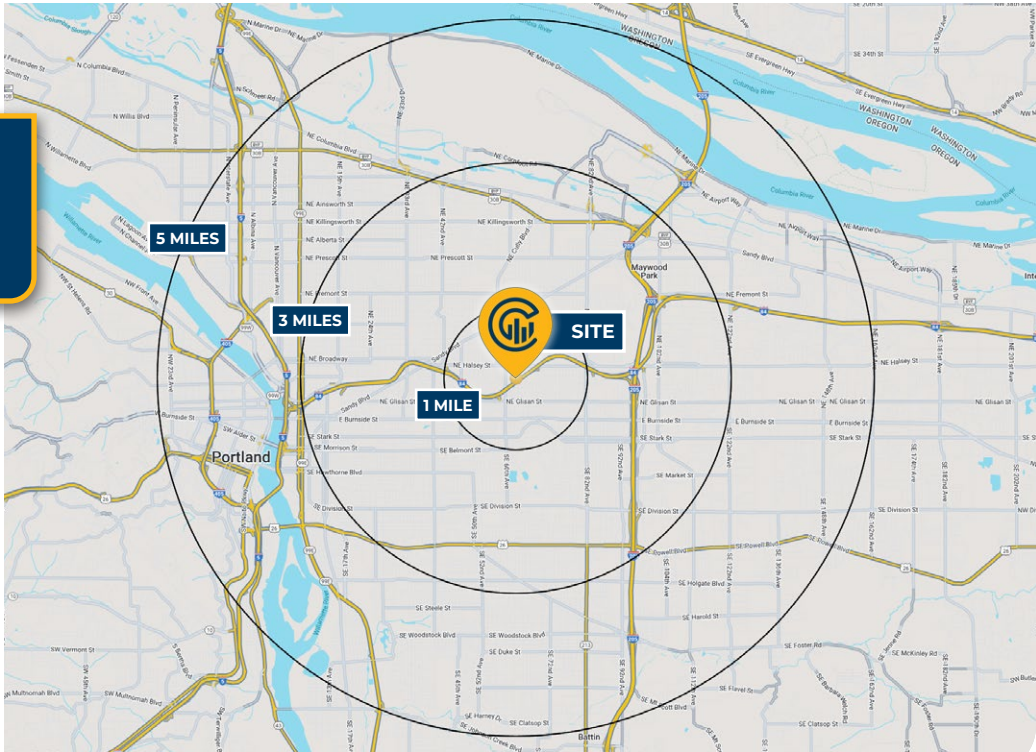
Address	1163 NE 63rd Ave, Portland, OR 97213
Available Space	18,800 SF with ± 2,500 SF Office
Lot Size	0.75 Acres (32,670 SF)
Use Type	Showroom / Distribution / Storage / Recreation
Zoning	EG2 (General Employment 2)
Loading	One (1) Grade Door One (1) Dock Door
Clear Height	18'
Power	400 Amps, 3-Phase Power
Parking	Fenced, Secured, and Paved Parking Area
Features	<ul style="list-style-type: none">• Six (6) private offices• Conference room• Climate controlled office• Break room
Availability	Now
Lease Rate	\$0.85/SF (Shell) \$0.90/SF (Office) + NNN
Sale Price	\$3,400,000 \$3,200,000 (\$170/SF)

Nearby Highlights

- Baerlic Brewing
- Fred Meyer
- Fressen Artisan Bakery
- Futura Coffee
- Hollywood Theater
- La Arepa
- Leikam Brewing
- Providence Portland
- Seven Virtues Coffee Roasters
- The New Deal Cafe



DEMOGRAPHICS



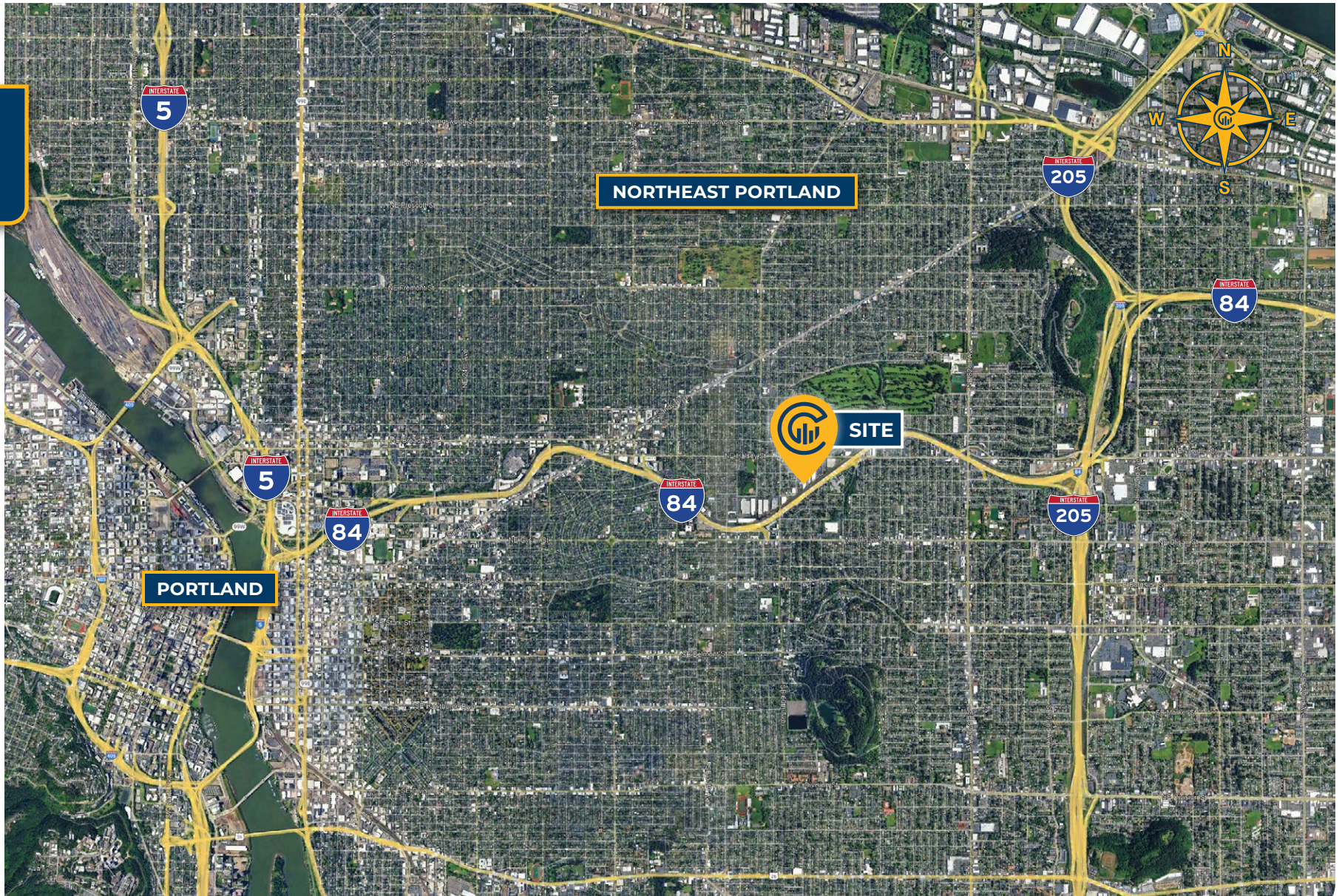
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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	24,486	207,729	478,898
2029 Projected Population	23,651	200,306	468,005
2020 Census Population	25,165	217,757	490,235
2010 Census Population	23,514	197,204	433,701
Projected Annual Growth 2024 to 2029	-0.7%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2024	0.3%	0.4%	0.7%
Households & Income			
2024 Estimated Households	11,526	93,904	219,609
2024 Est. Average HH Income	\$127,549	\$130,381	\$122,208
2024 Est. Median HH Income	\$95,820	\$99,682	\$91,713
2024 Est. Per Capita Income	\$60,191	\$59,206	\$56,406
Businesses			
2024 Est. Total Businesses	1,378	14,149	37,444
2024 Est. Total Employees	8,332	100,418	318,003
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			



LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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