



think COMMERCIAL
REAL ESTATE

FOR SALE

MEDICAL OFFICE IN HIGHLY ACCESSIBLE NORTH PORTLAND
LOCATION

5311 N. VANCOUVER AVE. PORTLAND, OR 97217

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PROPERTY OVERVIEW

5311 N. VANCOUVER AVE. PORTLAND, OR 97217

Offered at \$1,400,000, this beautifully maintained medical office presents an outstanding owner-user opportunity in the heart of North Portland. Situated on a 10,665 SF (.15 AC) lot, the 3,882 SF building was originally constructed in 1949 and has been thoughtfully upgraded throughout, including full ADA accessibility with ramps at both entrances and wide hallways and doorways. The property features 10 exclusive, secured parking stalls, and a newly resurfaced asphalt parking lot completed in spring 2024.

Inside, the space is bright and inviting, with natural light and skylights throughout. The current buildout, formerly used as a primary care medical clinic, includes a welcoming reception and waiting area, multiple exam rooms, a spacious laboratory, three ADA-compliant bathrooms, two kitchen areas, a large conference room, a dry basement for storage, and a covered private staff patio.

Additional amenities include a separate clinicians' kitchen and staff lunchroom.

As part of the Interstate Corridor Urban Renewal Area, the property benefits from reduced SDC/TIF fees and excellent accessibility from I-5, I-84, and public transportation. It offers monument signage and exceptional visibility for your practice. Located just minutes from PCC Cascade Campus, North Williams, Vancouver Avenue, Mississippi Avenue, and the Alberta Arts District, this site is surrounded by some of Portland's most vibrant neighborhoods, restaurants, and retail.





Address: 5311 N. Vancouver Ave. Portland, OR 97217

Asking Price: \$1,400,000

Former Tenant: Hands On Medicine

Building Size: 3,882 SqFt

Lot Size: 10,665 SqFt

Zoning: CM1

Tax Lots: R297877

Year Built: 1949

Taxes: \$9,447.61

Parking: 10 Stalls - Private Parking Lot

- Rare stand alone medical outpatient building in the Humboldt neighborhood.
- Highly visible and easily accessible corner lot
- On-site surface parking plus street availability
- Previous use of primary care creates savings on SDC/TIF fees.
- Turnkey medical clinic featuring a welcoming waiting area, traditional exam rooms, a lab, and three ADA-compliant restrooms with specimen pass-throughs.
- Ideal for owner-occupants
- Monument sign for added exposure

DEMOGRAPHICS INFO

5311 N. VANCOUVER AVE. PORTLAND, OR 97217

97217 POPULATION

TOTAL POPULATION	34,756
MEDIAN AGE	37.9
COLLEGE GRADUATE	77%
UNEMPLOYMENT RATE	5.3%

97217 HOUSEHOLD & INCOME



TOTAL HOUSEHOLDS 14,694



#OF PERSON PER HH 2.1



AVERAGE HH INCOME \$123,579

97217 BUSINESS SUMMARY AND HOUSEHOLD SPENDING

\$138K

Annual HH
Spending

1,510

Total Business

97217 HOUSING AND COST OF LIVING

\$616,301

Median Home
Value

110.3

Cost of Living Index
(above U.S. Average)



Walk Score
87



Bike Score
100



Transit Score
55



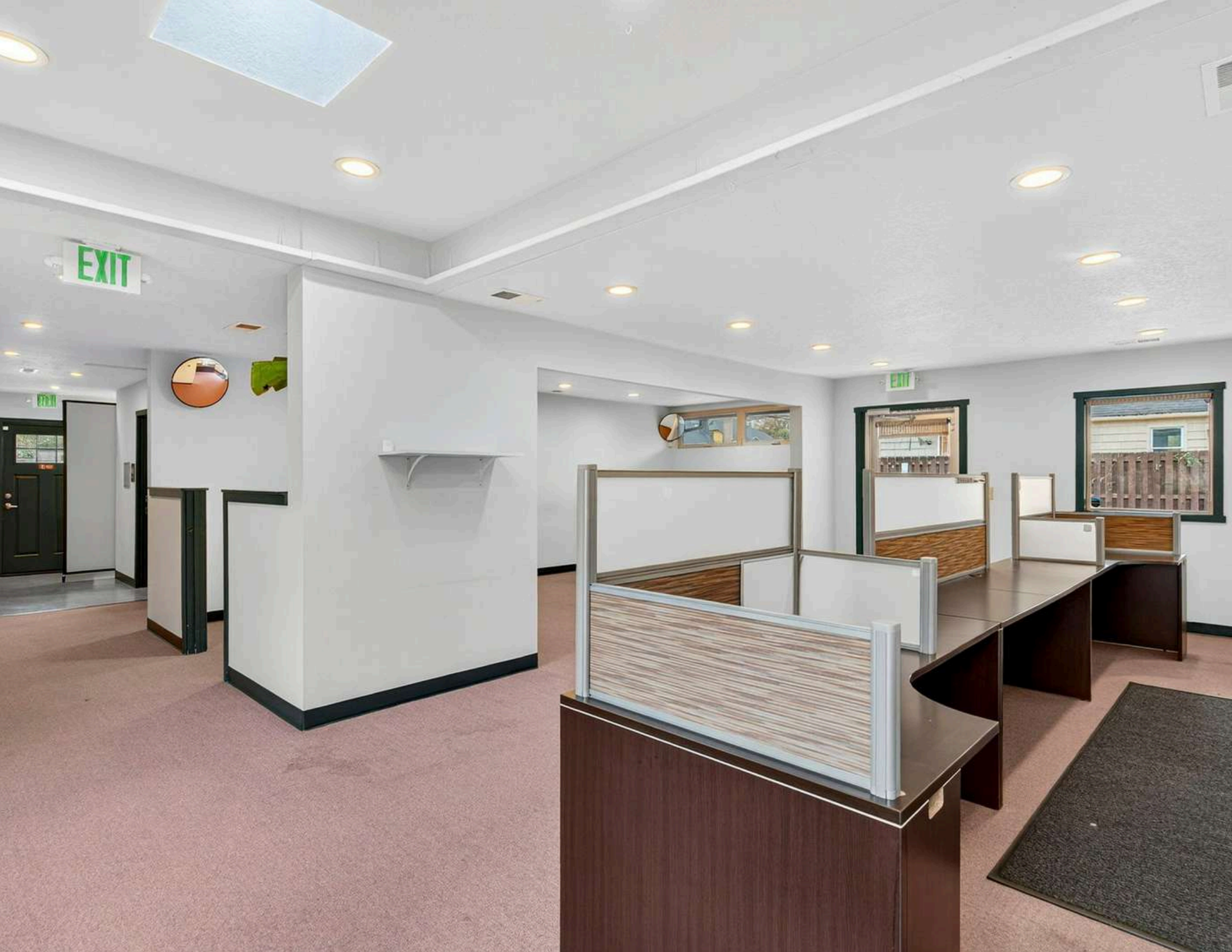
Located near restaurants,
shops, and schools.

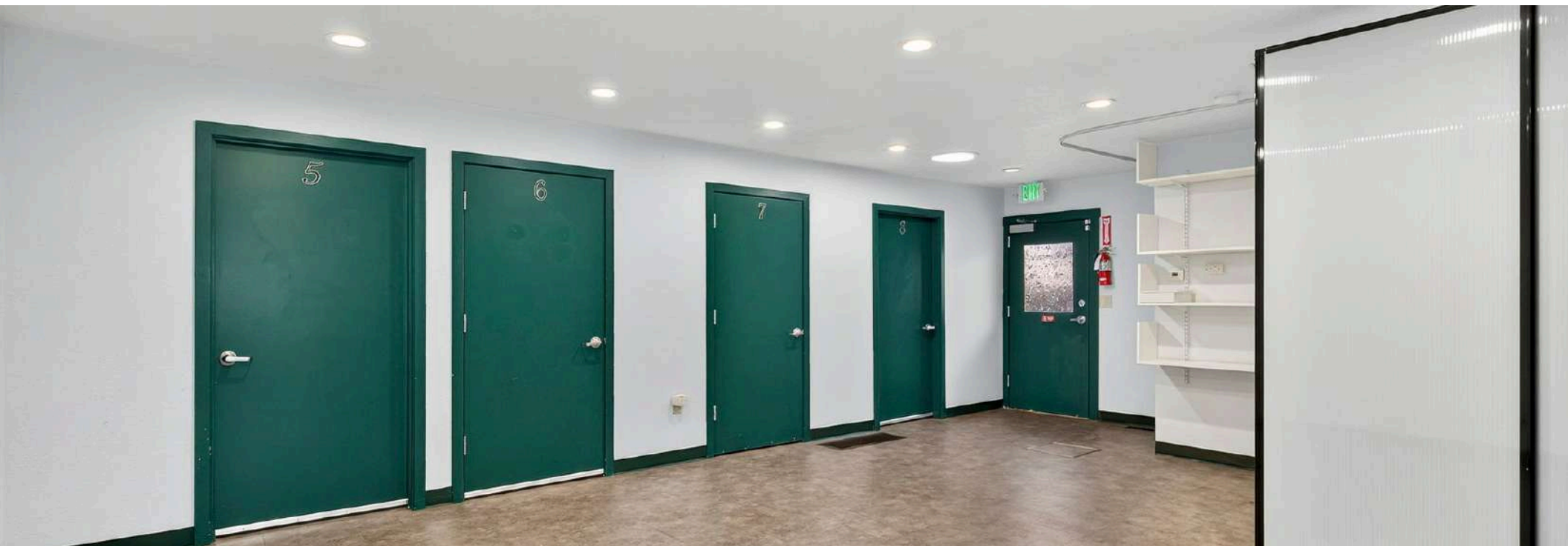
PROPERTY PHOTOS

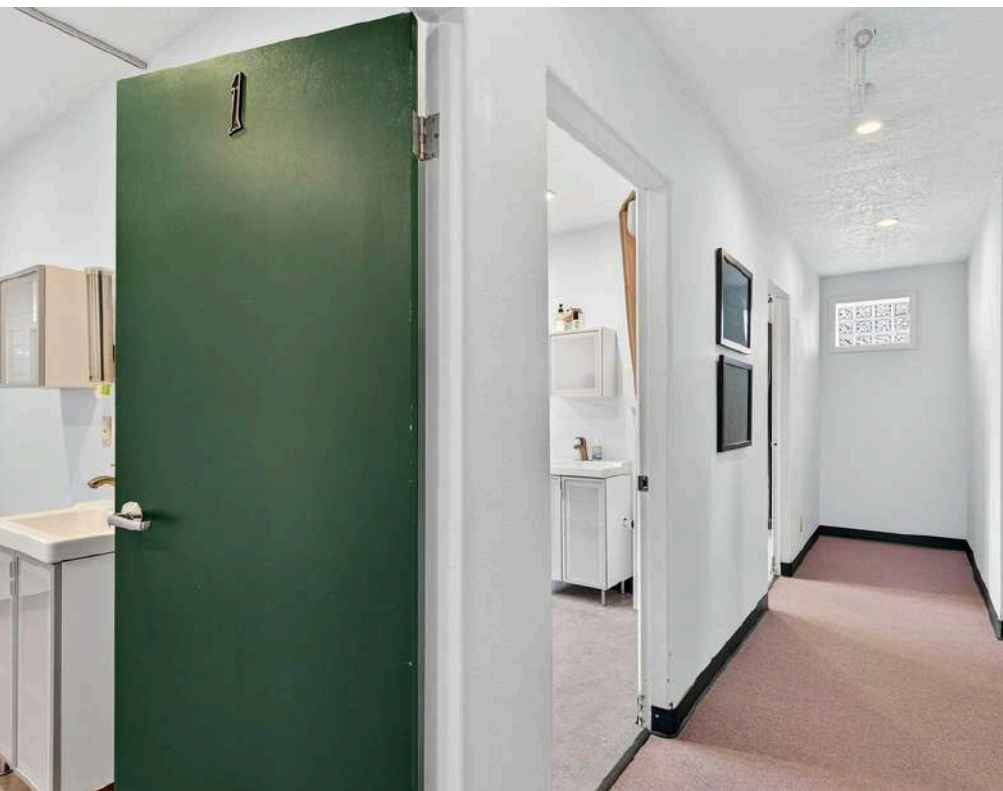
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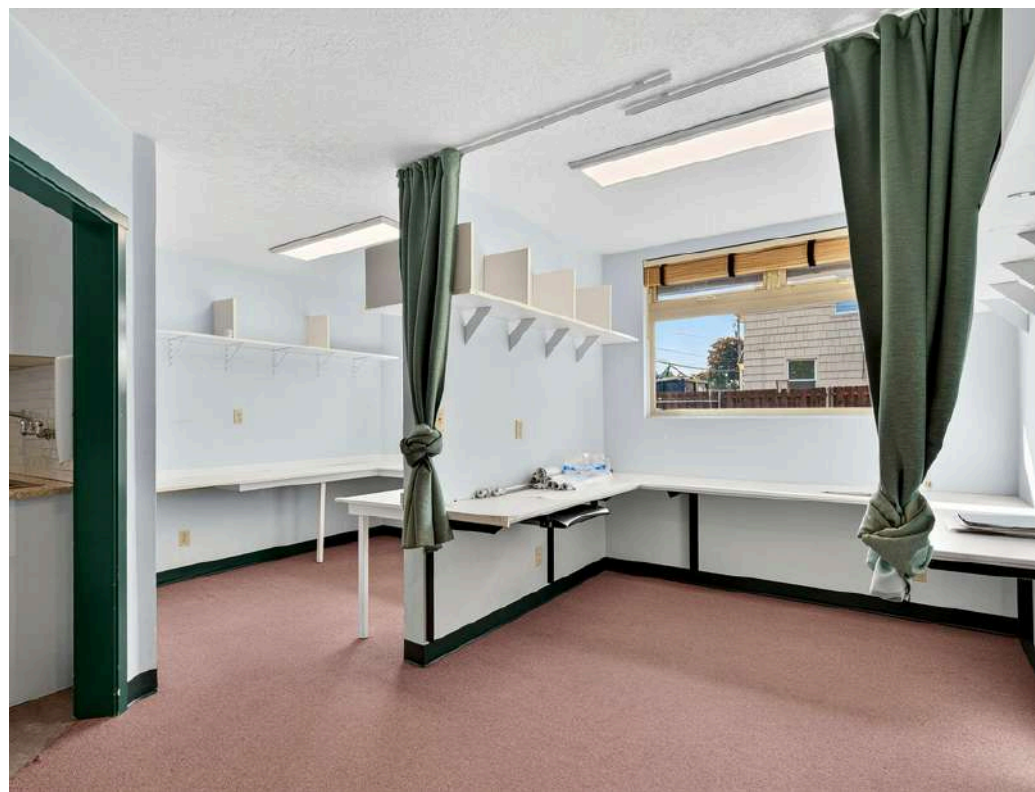






























5311 5311

5311 N. Vancouver Ave.



Medical Clinic &

Hands On
MEDICINE
Medical Clinic &
Community Health Center
5311







FLOOR PLAN

5311 N. VANCOUVER AVE. PORTLAND, OR 97217



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HOLISTIC. TENACIOUS. SMART.
CLIENT FOCUSED.

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