



FOR SALE



804 N KILLINGSWORTH COURT

Available Industrial Space

± 5,040 SF Shell with ± 2,016 SF Office | Price: \$1,395,000

804 N Killingsworth Ct, Portland, OR 97217

- Freestanding industrial building with full-site control
- Secure fenced yard with gated parking
- Functional warehouse with gas heat and high ceilings
- Flexible CG zoning allows a variety of industrial, office, and limited retail uses
- Excellent location in NE Close-In submarket with strong access to I-5, MAX light rail, and thriving North Portland corridor
- Available August 1, 2026

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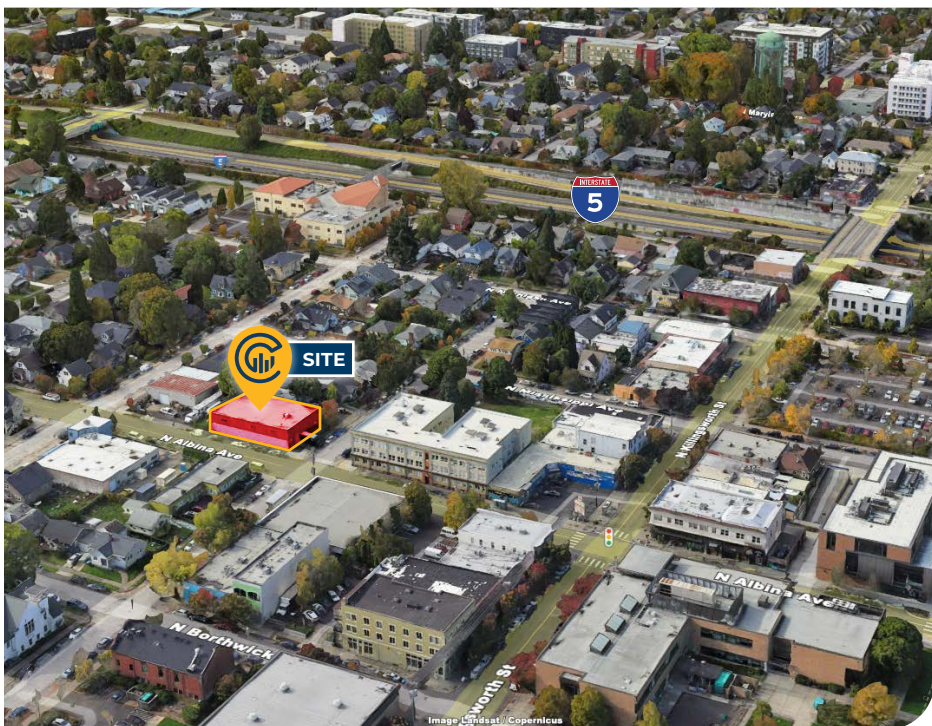
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PROPERTY SUMMARY



**FOR
SALE**

PROPERTY DETAILS

Address	804 N Killingsworth Ct, Portland, OR 97217
Warehouse SF	± 5,040 SF (90' x 56')
Office SF	± 2,016 SF Total • ± 1,400 SF (1st Floor) • ± 616 SF (2nd Floor)
Lot Size	± 10,000 SF
Year Built	1980
Loading	Two (2) Grade-Level Roll-Up Doors
Ceiling Height	19'
Parking	Fenced & Secured Off-Street
Zoning	CG – General Commercial
Additional Features	• Office Renovations • New Exterior Paint
Sale Price	\$1,395,000
Available	August 1, 2026

Location Features

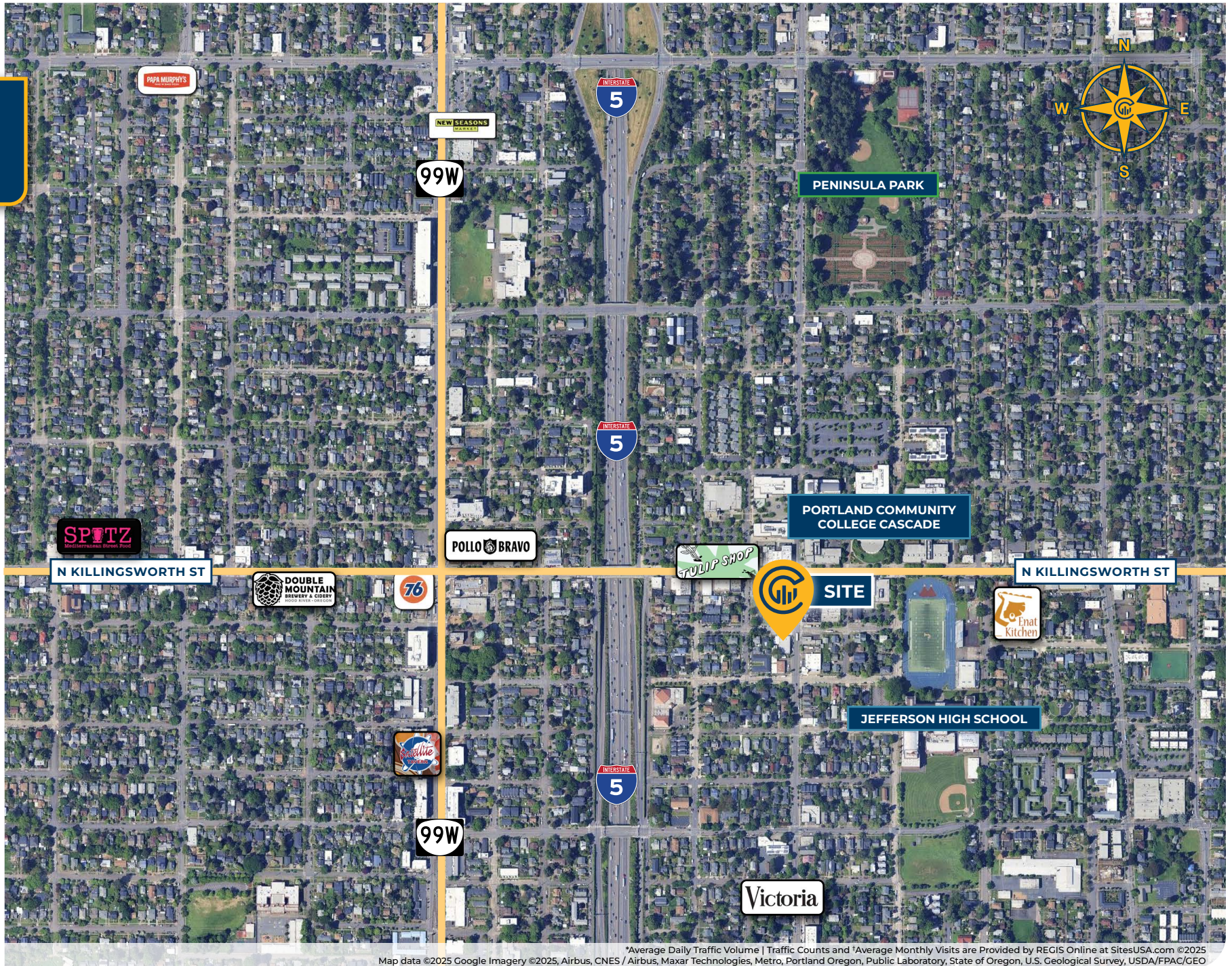
- Walk Score: 90 – Walker's Paradise
- Near N Mississippi Ave, PCC Cascade, and other Artisan Makers
- Close Proximity to Downtown Portland, Swan Island, and Alberta Arts District
- Excellent access to and from I-5

Nearby Highlights

- Auntea Ha
- Albina Press
- Double Mountain Taproom
- Just Botta Coffee
- La Perlita
- Lovely's Fifty Fifty
- McMenamins Chapel Pub
- New Seasons
- Pollo Bravo
- Portland Community College Cascade
- Prost!
- Satellite Tavern
- Spitz
- The Florida Room
- Tulip Shop Tavern
- Turn! Turn! Turn!
- Victoria Bar



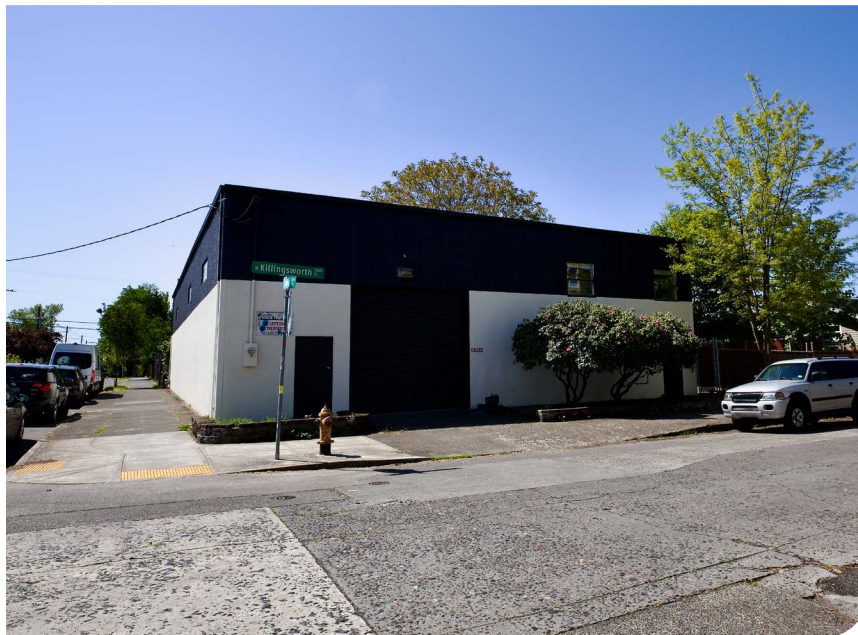
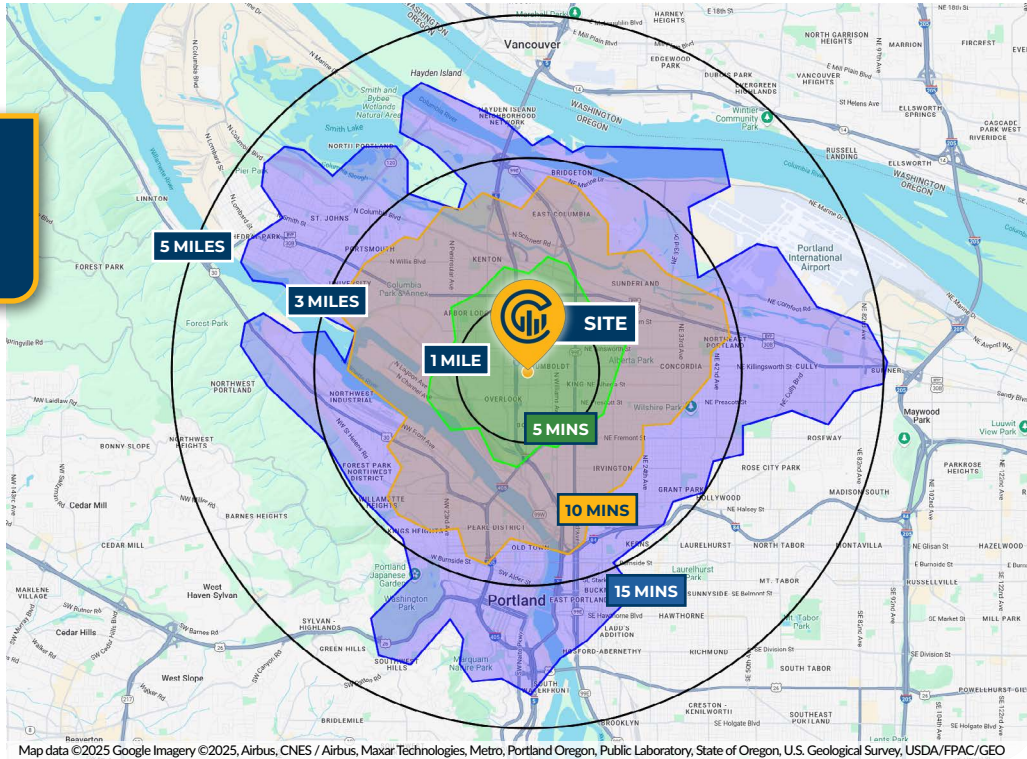
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	31,360	179,052	355,438
2030 Projected Population	32,409	179,737	355,993
2020 Census Population	31,983	170,478	344,433
2010 Census Population	25,485	140,378	294,839
Projected Annual Growth 2025 to 2030	0.7%	-	-
Historical Annual Growth 2010 to 2025	1.5%	1.8%	1.4%
Households & Income			
2025 Estimated Households	14,619	85,358	172,061
2025 Est. Average HH Income	\$138,899	\$136,513	\$138,275
2025 Est. Median HH Income	\$107,307	\$101,961	\$102,843
2025 Est. Per Capita Income	\$64,908	\$65,498	\$67,270
Businesses			
2025 Est. Total Businesses	1,774	16,990	33,929
2025 Est. Total Employees	9,617	162,791	305,621

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

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