



**1100-1118 NW 21ST AVE**  
**PORTLAND, OR 97209**

**CALL BROKER FOR PRICING**

Commercial Real Estate For Sale

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**BRENT MAXSON**

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**exp**  
REALTY







## BUILDING HIGHLIGHTS

Total SF:  
10,000 SF

APN/Parcel ID:  
R141276

### Key Features:

- CM2 Zoning
- Signage Opportunity
- TriMet Busline
- Plenty of Upgrades
- High Foot and Vehicle Traffic
- Multi-Tenant Opportunity

Located in the vibrant and highly sought-after NW Portland corridor, this expansive 10,000 square foot flex building presents a unique and compelling opportunity for investors, owner-users, and developers alike. Formerly the longtime home of Collision Rebuilders, the property has been extensively and thoughtfully upgraded over the years, offering a blend of industrial functionality and modern improvements that make it move-in ready for a wide range of uses. With five separate addresses and the ability to partition the interior to support up to five independent tenants, the building is ideally suited for multi-tenant occupancy, providing immediate income potential or operational flexibility for a growing business. The property is zoned CM2, one of Portland's most versatile mixed-use commercial designations, allowing for a broad spectrum of uses including light industrial, office, retail, and redevelopment. Situated in an area with strong foot traffic, excellent transit access, and proximity to popular NW amenities, this site is strategically positioned to benefit from ongoing growth and development in the area. Whether you're looking to invest in a stable, income-producing asset, establish a flagship location in one of Portland's most dynamic districts, or pursue a creative redevelopment project, this property offers the space, flexibility, and location to ensure future success.

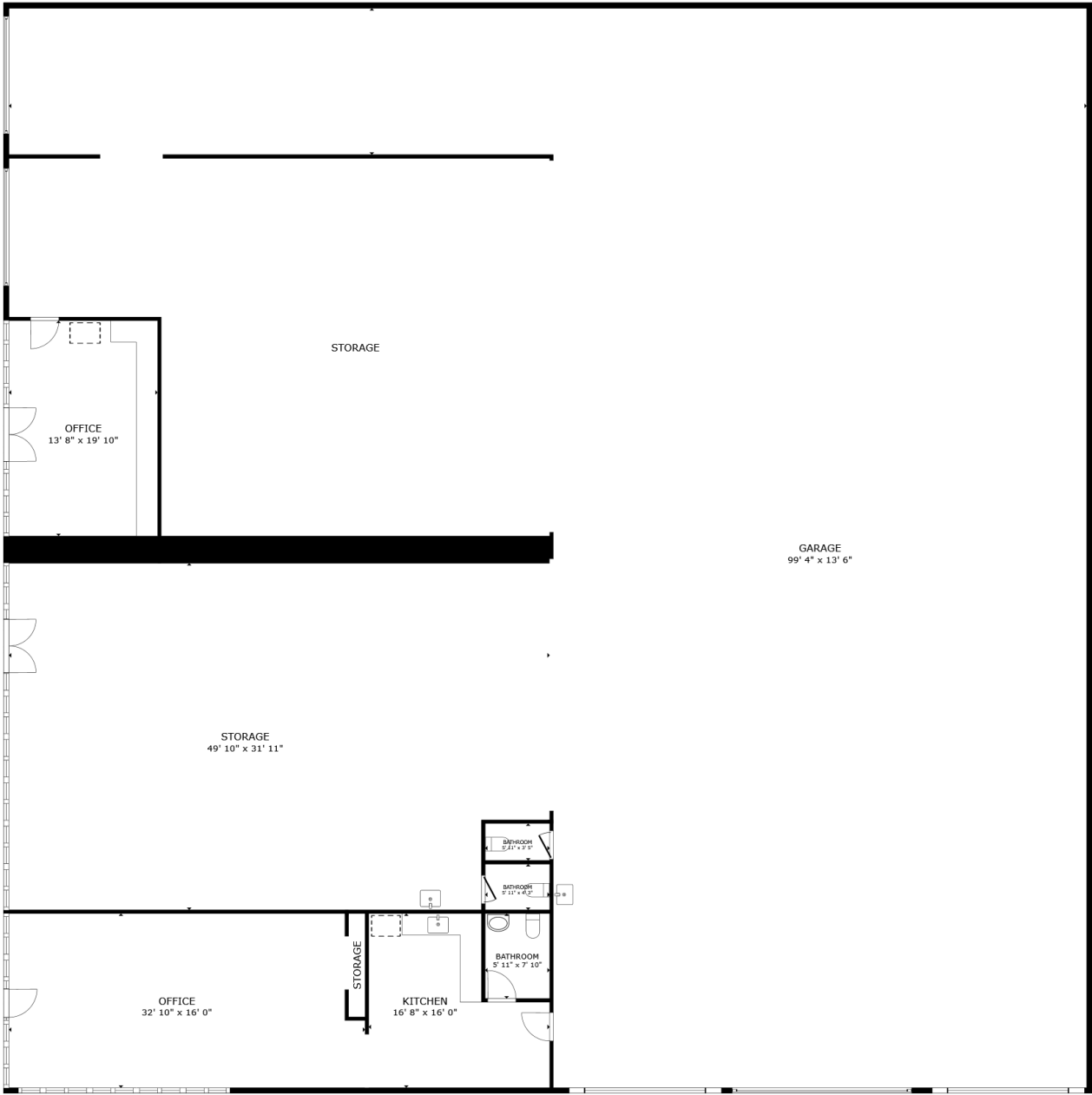




# ADDITIONAL PHOTOS



# FLOOR PLAN



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## KEY AMENITIES

- Legacy Good Samaritan Medical Center
- DoveLewis 24/7 Veterinary Emergency Hospital
- New Seasons Market - Slabtown
- Couch Park
- Portland Fire & Rescue Station 3
- Safeway
- Fred Meyer
- Trader Joe's
- Providence Park
- Jamison Square

## LOCAL BUSINESSES

- Starbucks
- Marrakesh
- Sweet Bacon Cafe
- Pro Photo Supply
- Cinema 21
- Bar West
- Gastro Mania Deli NW
- Swagat Indian Cuisine NW
- Serratto Restaurant and Bar
- Ling Garden Restaurant
- ComedySportz Portland
- Prince Coffee
- Portland Running Co. + The Run Pub
- Orangetheory Fitness
- Snow Peak
- Lovesac
- Pottery Barn
- KeyBank
- Papa Haydn
- Arc'teryx Portland Store
- Salt & Straw

## LOCATION HIGHLIGHTS

- Located in Bustling Nob Hill Neighborhood.
- Very close to schools, restaurants, cafes, health & fitness clubs, art galleries, foot cart pods, variety of shops and boutiques, churches and iconic Portland parks.
- Heavy Foot/Bike Traffic.
- Close to NW 23rd Ave.
- Only 23 minutes to PDX.



***“Walker’s Paradise”***



***“Biker’s Paradise”***





# DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population:	41,996	169,172	402,573
Households:	26,123	90,628	188,667
Median Age:	38.8	38.4	39.5
Median HH Income:	\$77,949	\$80,561	\$90,693
Daytime Employees:	52,126	327,011	435,213

# TRAFFIC

Streets	Traffic Volume	Count Year	Property Distance
NW Marshall St & NW 21st Ave (E)	575	2023	0.02 mi
NW Marshall St & NW 21st Ave (E)	752	2025	0.02 mi
NW 21st Ave & NW Kearney St (S)	8,113	2025	0.08 mi
NW Lovejoy St & NW 21st Ave (E)	6,746	2025	0.08 mi
NW 20th Ave & NW Marshall St (S)	515	2023	0.08 mi
NW 20th Ave & NW Marshall St (S)	513	2025	0.08 mi
NW 20th Ave & NW Lovejoy St (S)	386	2025	0.09 mi
NW Lovejoy St & NW 22nd Ave (W)	5,317	2018	0.10 mi
NW Northrup St & NW 20th Ave (W)	1,447	2025	0.11 mi
NW 21st Ave & NW Pettygrove St (N)	6,714	2025	0.12 mi





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