



FOR SALE OR LEASE



SECURE PARKING AVAILABLE!

15 Parking Spaces - \$150/Stall

636 NW 21ST AVE OFFICE SPACE

2nd-Generation Retail / Office Space with Secure Parking

Office: 3,921 SF Total | **Building:** 20,000 SF | **CAP Rate:** 7.01%

Lease: \$25 - 30 psf + NNN | **Sale Price:** \$3,200,000 (\$162/SF)

636 NW 21st Ave, Portland, OR 97209

- Interior Parking Garage with **15 Parking Spaces for Rent**
- Available Now: Owner User Opportunity for over 50% of the Building (Including Parking Garage)
- Two Floors: 3,921 SF Total | 2,283 SF Ground Floor and 1,638 SF 2nd Floor
- Desirable Location on NW 21st Ave in NW Portland
- Built Out Suites
- Creative Landlord Will Look at all Lease/Use Options

MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR

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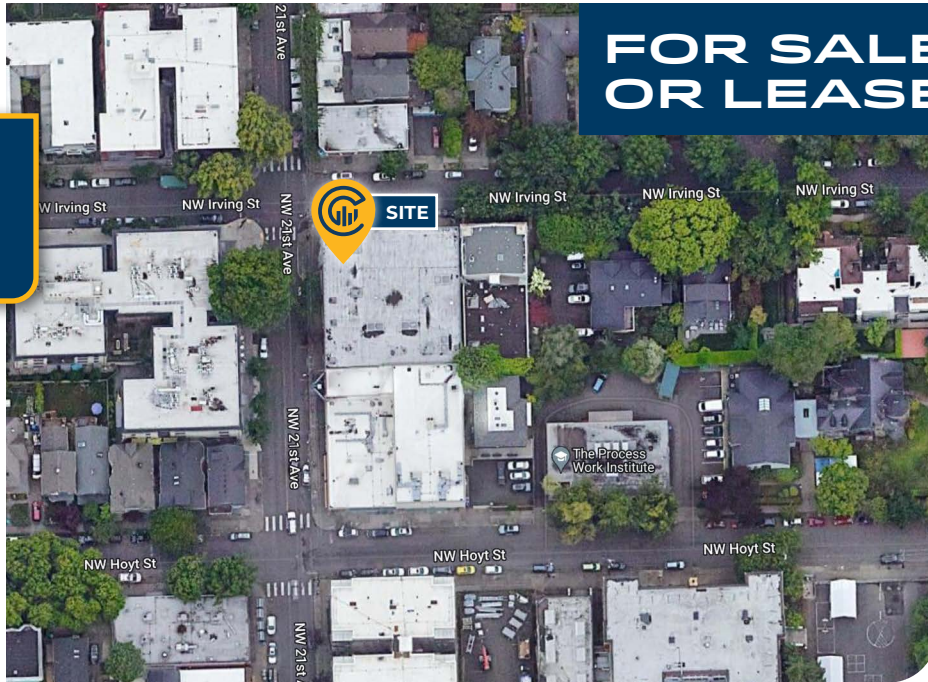
NICHOLAS G. DIAMOND

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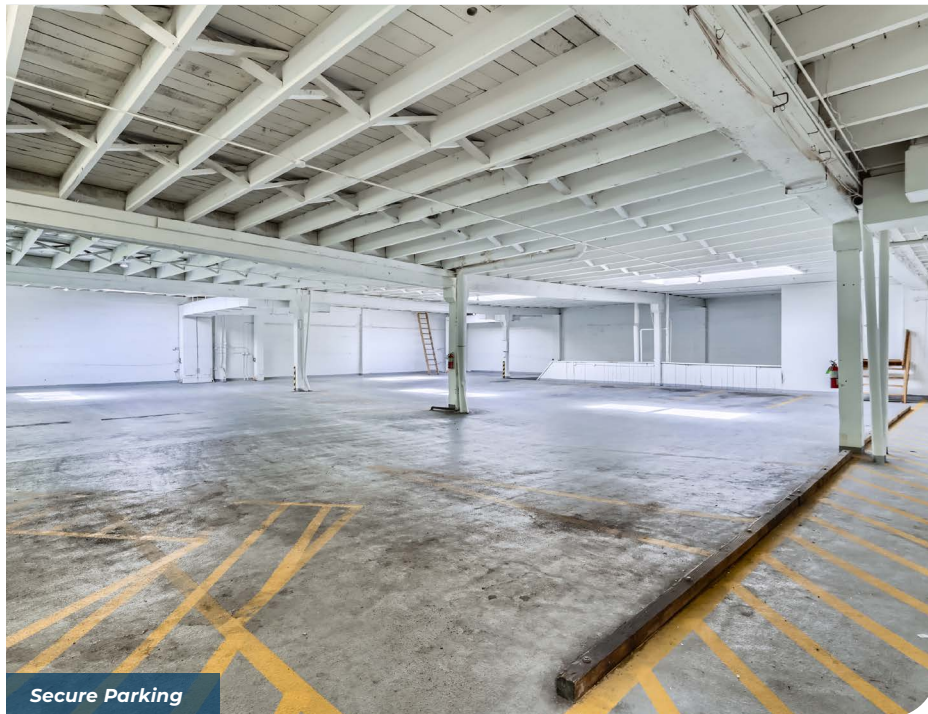
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PROPERTY SUMMARY

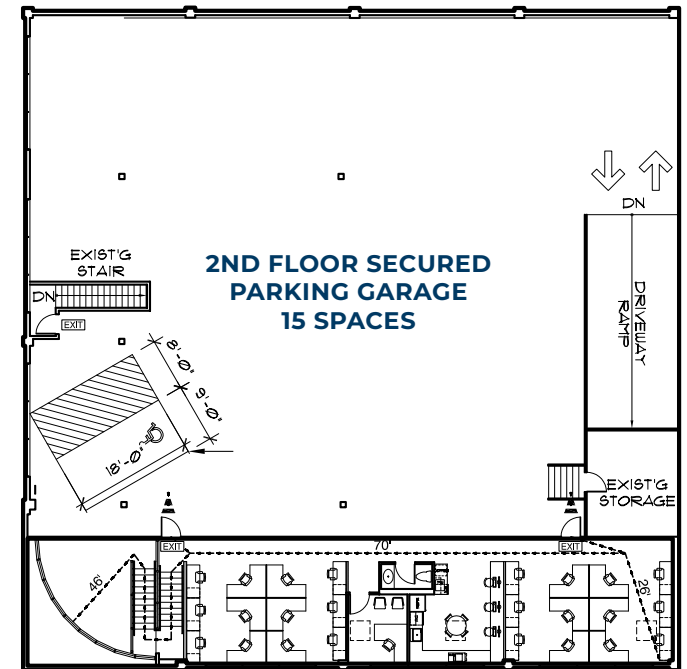


**FOR SALE
OR LEASE**



Secure Parking

PROPERTY DETAILS	
Address	636 NW 21st Ave, Portland, OR 97209
Sale Price	\$3,200,000 (\$162/SF)
Leased CAP Rate	7.01%
Total Building Size	20,000 SF (\$162/SF)
Total Rentable SF	10,839 SF (\$299/SF)
	Long Term Leases: Cinema21 and NW Nails + Spa
Lease Rate	\$25 - 30 psf + NNN
Available Space	Suite 1: 892 RSF Suite 2: 1,391 RSF Suite 3: 915 RSF Suite 4: 723 RSF Full Suite: 3,921 RSF
Use Type	Retail, Office, Service
Availability	Now
Space Condition	Open Floor Plan and Private Office. Kitchenette Upstairs



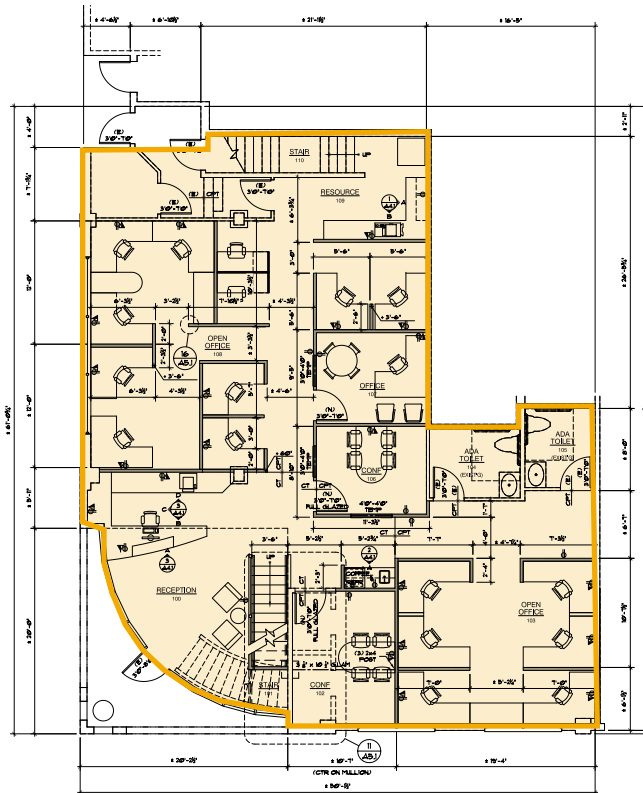
Secured Parking Garage with Exclusive Use of 15 Parking Spaces



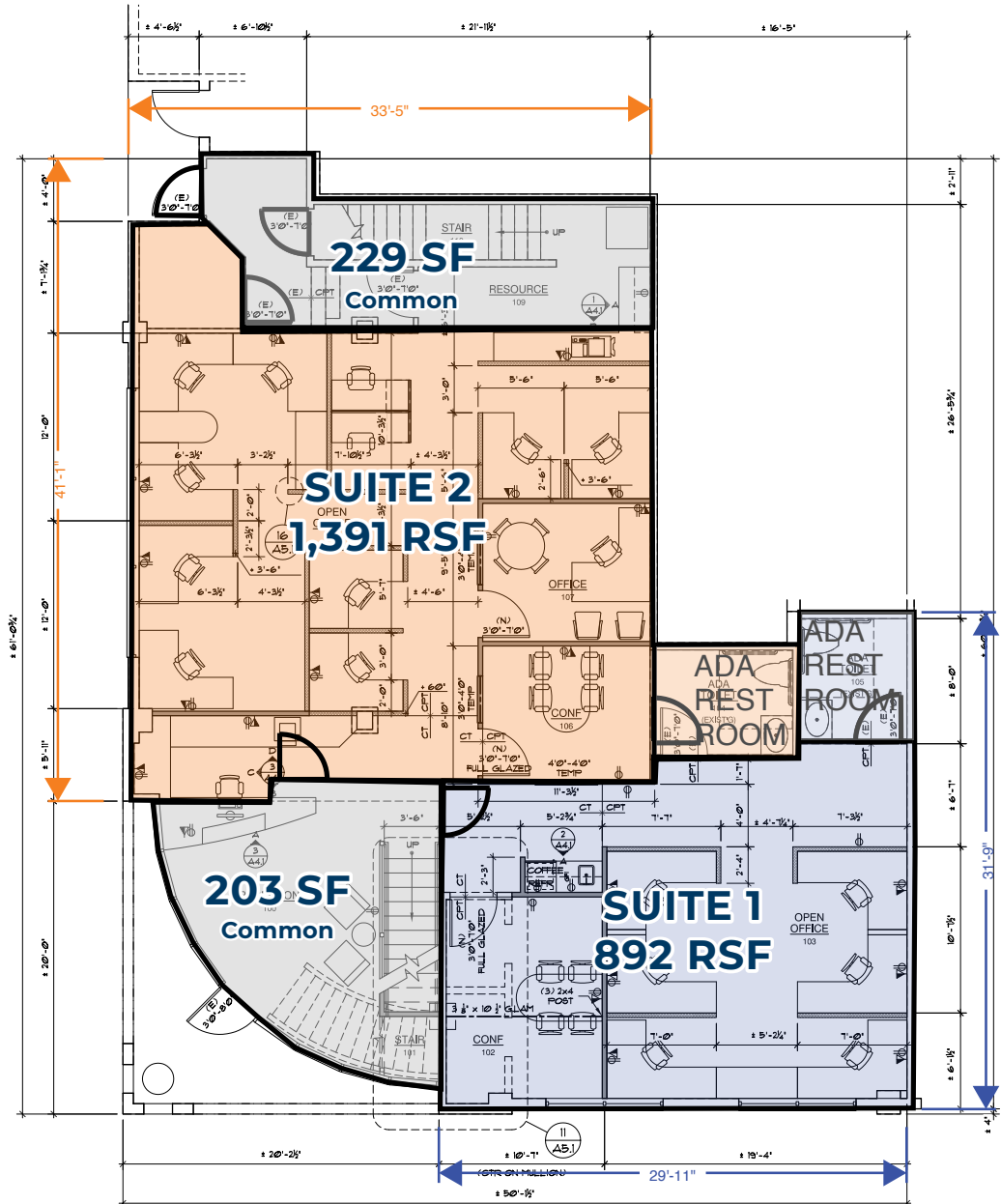
FLOOR PLAN

GROUND FLOOR DEMISING OPTION

LEASE RATES		
SUITE 1	892 RSF	\$30.00 / RSF + NNN
SUITE 2	1,391 RSF	\$30.00 / RSF + NNN
SUITE 3	723 RSF	\$28.00 / RSF + NNN
SUITE 4	915 RSF	\$28.00 / RSF + NNN
FULL SUITE	3,921 RSF	\$25.00 / RSF + NNN



Current Configuration - Open to Upstairs

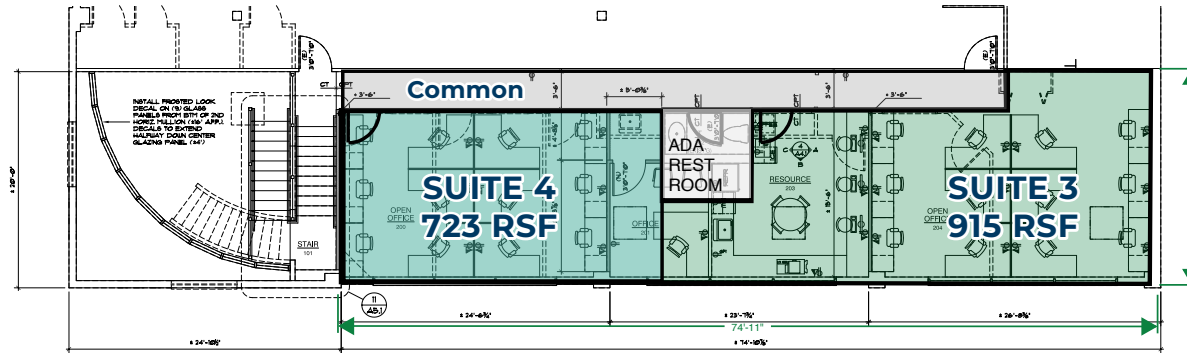


Ground Floor Plans - Example of Office Layout



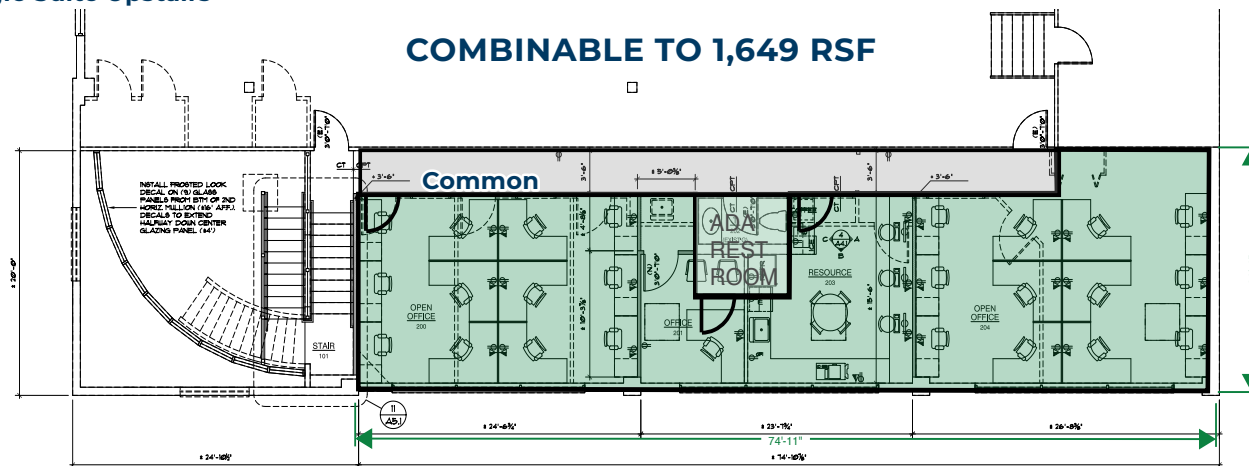
2ND FLOOR DEMISING OPTIONS

Scenario A - 2 Suites Upstairs



LEASE RATES		
SUITE 1	892 RSF	\$30.00 / RSF + NNN
SUITE 2	1,391 RSF	\$30.00 / RSF + NNN
SUITE 3	723 RSF	\$28.00 / RSF + NNN
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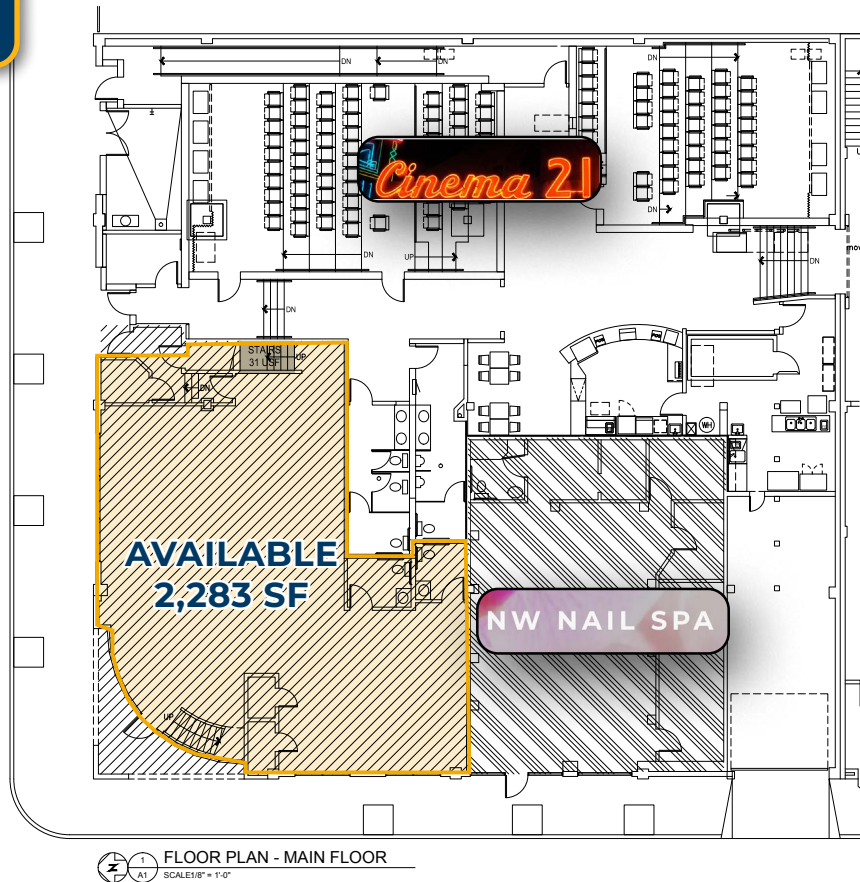
Scenario B - Single Suite Upstairs



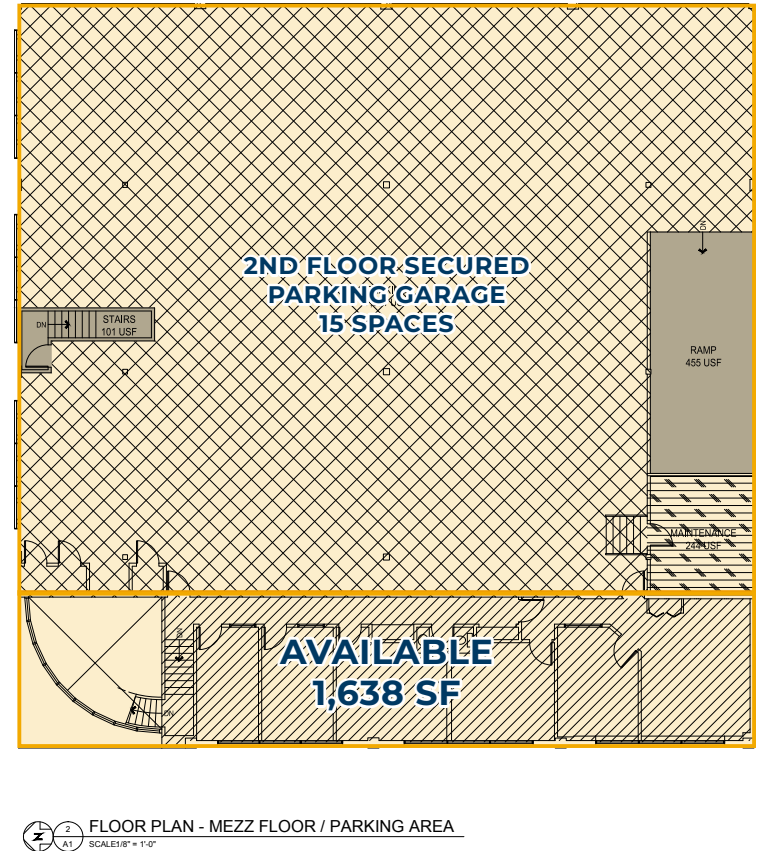


BUILDING OVERVIEW

BUILDING OVERVIEW



Owner/User or For Lease Opportunity



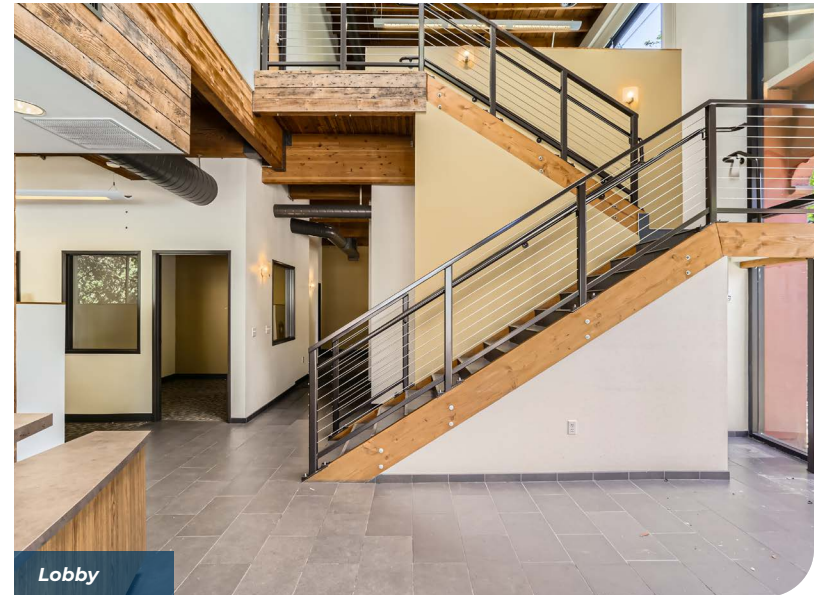
Owner/User or For Lease Opportunity



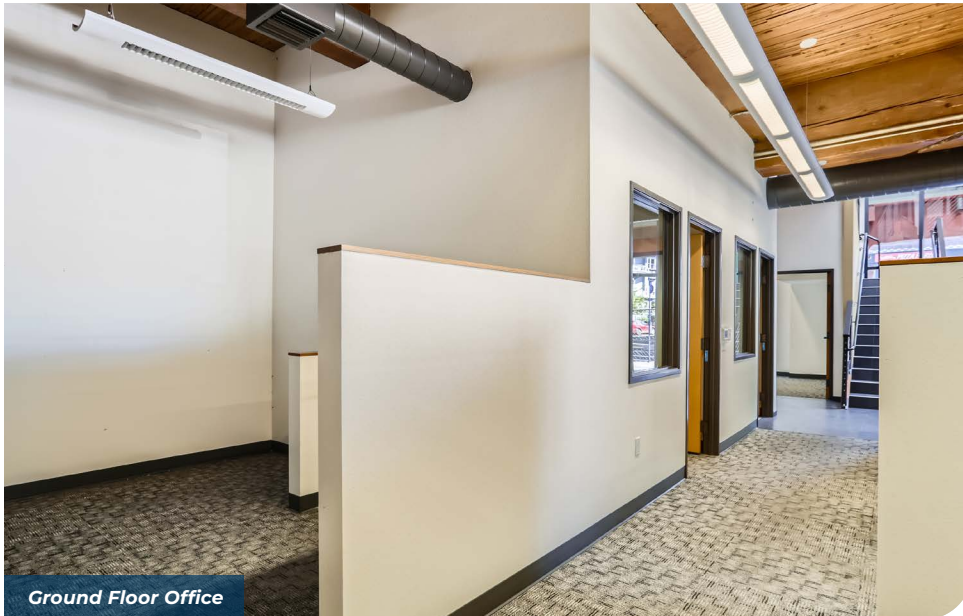
INTERIOR PHOTOS



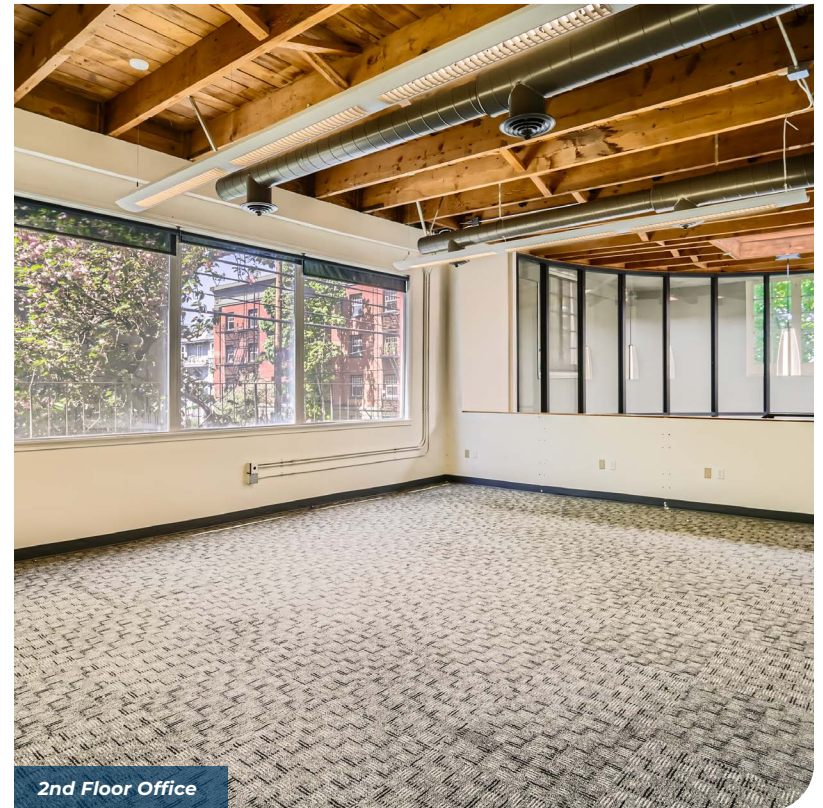
Lobby



Lobby



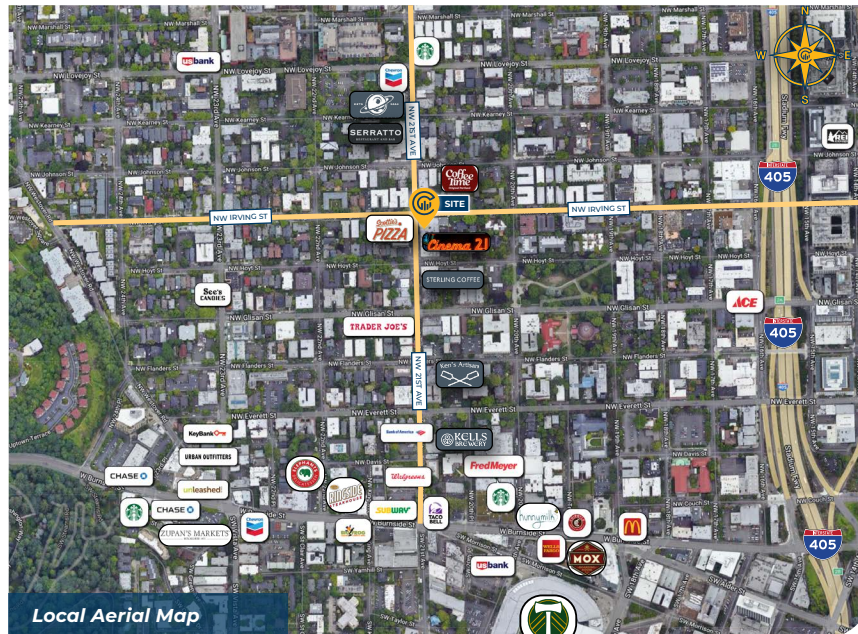
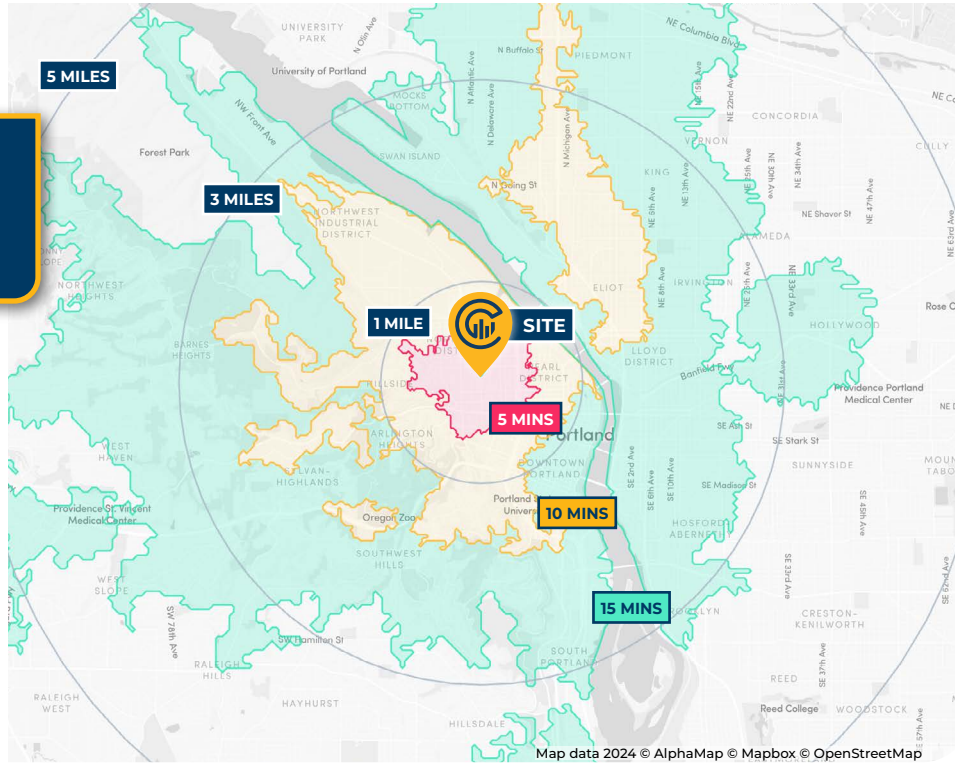
Ground Floor Office



2nd Floor Office



DRIVE TIMES & DEMOGRAPHICS



98

Walk Score®
"Walker's Paradise"

97

Bike Score®
"Biker's Paradise"

74

Transit Score®
"Excellent Transit"
Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	44,714	164,846	408,716
2028 Projected Population	43,248	163,817	394,770
2020 Census Population	43,022	160,190	412,001
2010 Census Population	33,675	128,299	357,233
Projected Annual Growth 2023 to 2028	-0.7%	-0.1%	-0.7%
Historical Annual Growth 2010 to 2023	2.5%	2.2%	1.1%
Households & Income			
2023 Estimated Households	30,508	92,336	198,319
2023 Est. Average HH Income	\$120,454	\$133,889	\$148,909
2023 Est. Median HH Income	\$91,490	\$100,124	\$107,312
2023 Est. Per Capita Income	\$82,912	\$75,512	\$72,621
Businesses			
2023 Est. Total Businesses	6,535	20,783	36,070
2023 Est. Total Employees	62,289	207,591	301,528

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 11/2023,
TIGER Geography - RS1

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636 NW 21ST AVE OFFICE SPACE

Brokers Have Ownership Interest in this Property