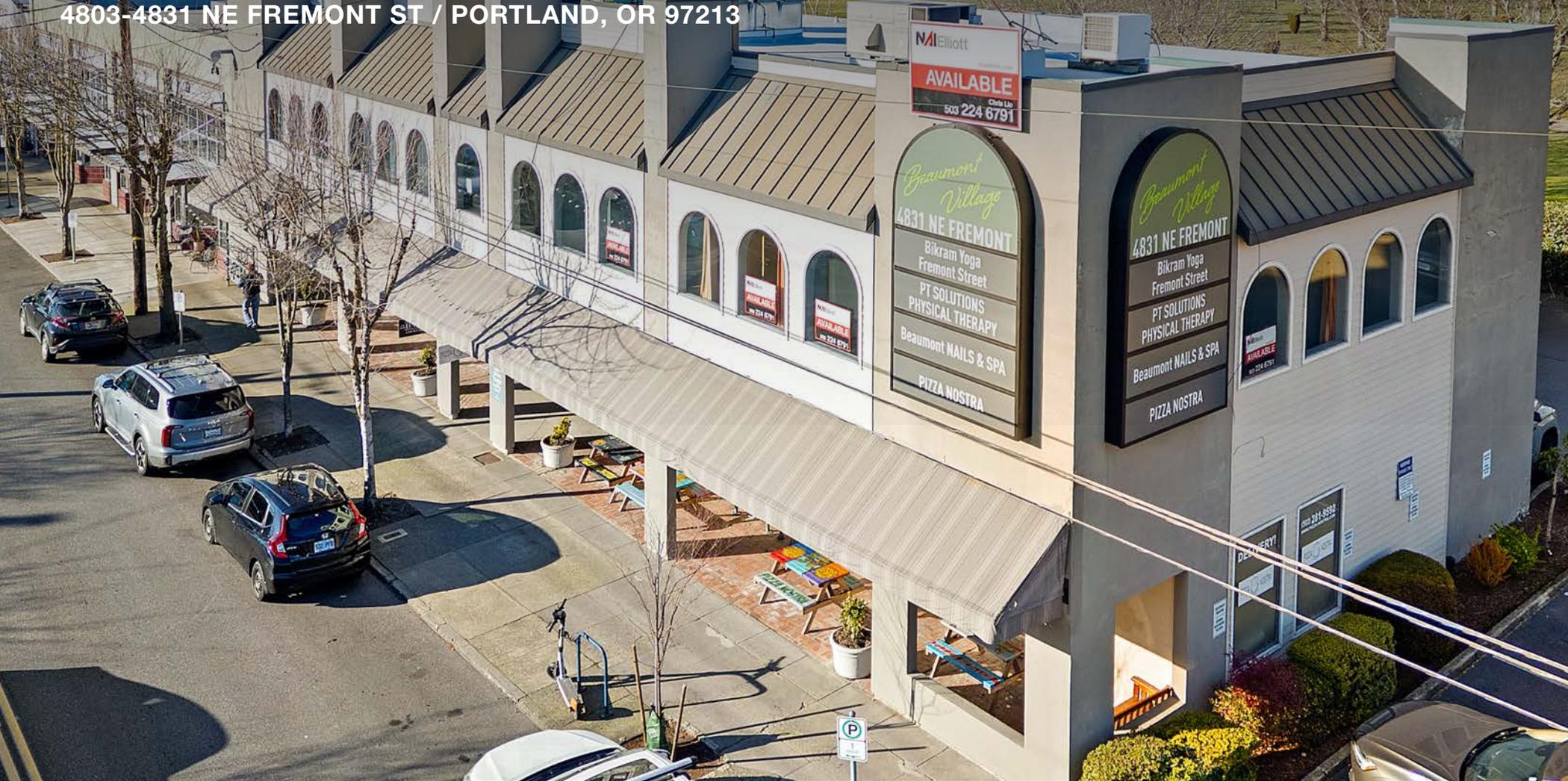


Beaumont Village

4803-4831 NE FREMONT ST / PORTLAND, OR 97213



RETAIL / OFFICE SPACE FOR LEASE

CONTACT

Chris Lio

503 804 2929 / 503 224 6791 / clio@naielliott.com

NAI Elliott

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures



Property snapshot

Beaumont Village is a walkable, mixed-use property in Portland's Fremont neighborhood offering both retail and office space. Located along NE Fremont Street, the property benefits from strong neighborhood traffic, surrounding shops and restaurants, and a built-in customer base. Retail spaces suit boutique and service users seeking visibility, while office spaces offer a professional setting within a vibrant community-oriented corridor.



CURRENT AVAILABILITY

- **Suite 1B- 999 RSF**
Storefront pizza shop w/vent hood
Rate: \$34.00/PSF, NNN
- **Suite 2B- 1,468 SF**
Upstairs office w/reception, 5 privates and a restroom
\$27.00 SF/YR, GROSS

HIGHLIGHTS

- One of the East side's most desirable neighborhoods
- One off-street employee parking spot
- Excellent pedestrian and auto traffic
- Strong demographics
- Local neighborhood service tenant mix

Floor plan - Suite 1B

SUITE

Suite 1B

TENANT

Available

SIZE

999 RSF

LEASE TYPE

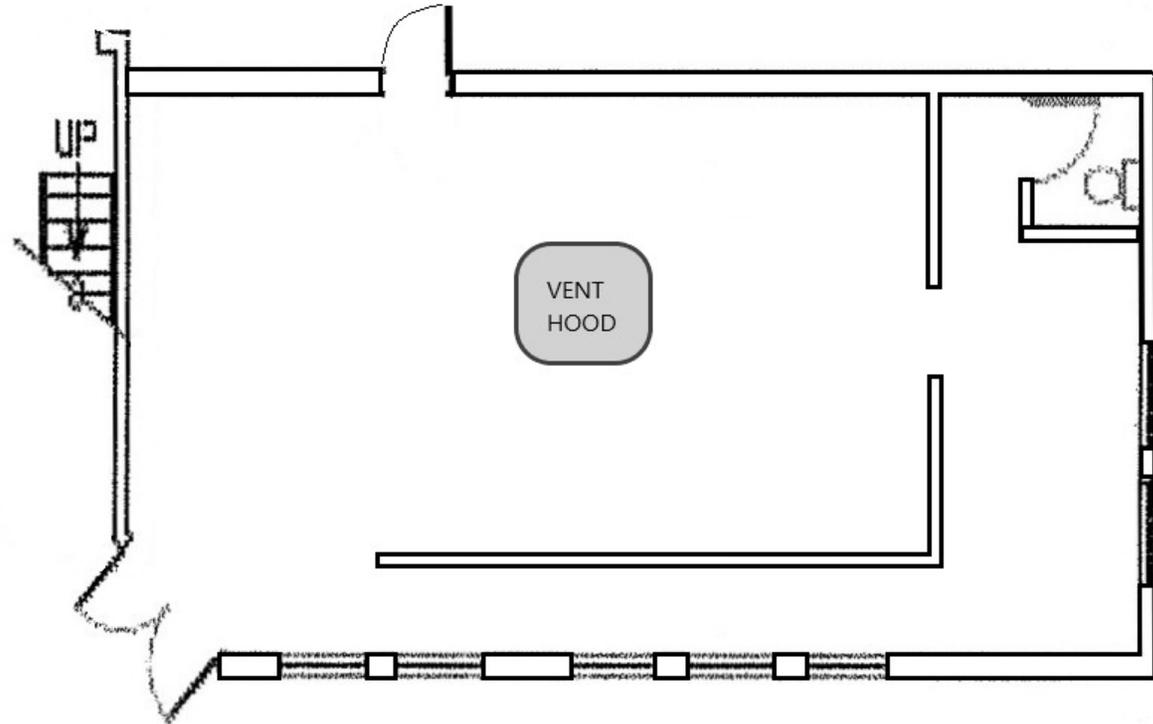
NNN

LEASE RATE

\$34.00 PSF

DESCRIPTION

Storefront pizza shop
w/vent hood and great
visibility



CONTACT

Chris Lio

503 804 2929 / 503 224 6791 / clio@naielliott.com

NAIElliott

Floor plan - Suite 2B

SUITE

Suite 2B

TENANT

Available

SIZE (SF)

1,468 SF

LEASE TYPE

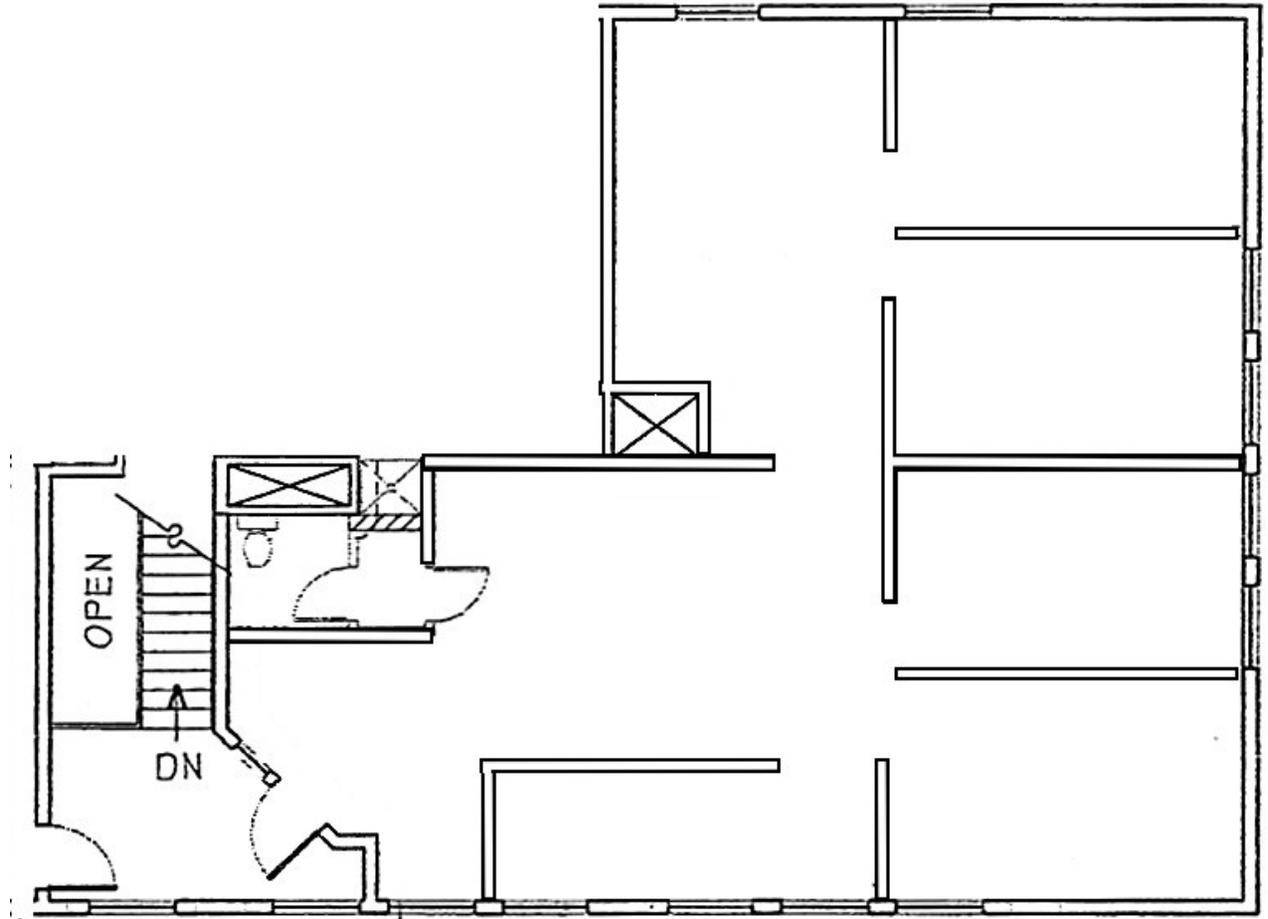
Gross

LEASE RATE

\$27.00 SF/yr

DESCRIPTION

Flexible and bright
upstairs office space



CONTACT

Chris Lio

503 804 2929 / 503 224 6791 / clio@naielliott.com

NAIElliott



CONTACT

Chris Lio

503 804 2929 / 503 224 6791 / clio@naielliott.com



Area map



RIGLER
ELEMENTARY
SCHOOL

Albertsons

NE Prescott St

NE Prescott St

NE Campaign St

NE Skidmore St

NE Skidmore St

NE 40th Ave

NE 41st Ave

NE 42nd Ave

NE 47th Ave

NE 49th Ave

NE 52nd Ave

NE Cully Blvd

NE Mason St

NE Shaver St

NE Beech St

BEAUMONT
MIDDLE SCHOOL

Little
Country
Market

happyday!

ZOOM
care

PRINCE COFFEE

Starbucks

PIP'S
ORIGINALS

SITE

NICO'S
BOUTIQUE OF CLOTHES

NE Fremont St

NE Fremont St

Papa Murphy's

LOAN CENTER

NOHO'S
American Cafe

BANG
BANG
RESTAURANT

THE
COURT
HOUSE

NE Klickitat St

Google Earth

NE 40th Ave

NE 41st Ave

NE 45th Ave

NE 46th Ave

NE 47th Ave

NE 48th Ave

NE 49th Ave

NE 50th Ave

NE 51st Ave

NE 52nd Ave

NE 53rd Ave

NE 54th Ave

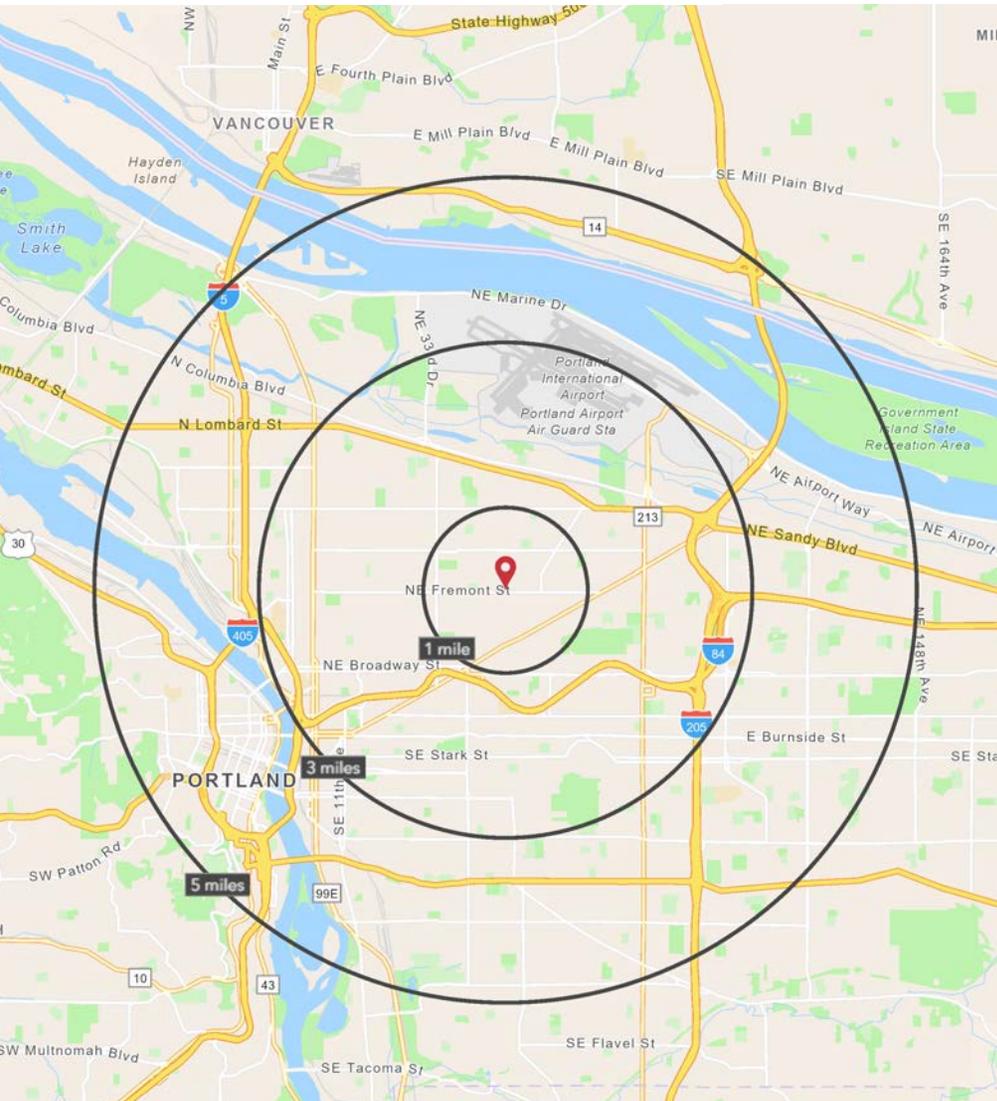
NE 55th Ave

NE 56th Ave

NE 57th Ave

NE Klickitat St

Demographics



	1 MILE	3 MILE	5 MILE
2025 TOTAL POPULATION	24,598	186,864	435,253
2030 TOTAL POPULATION	24,571	189,553	444,975
2025 AVERAGE HOUSEHOLD INCOME	\$169,039	\$137,197	\$129,264
2025 MEDIAN HOME VALUE	\$705,352	\$677,039	\$645,536
2025 TOTAL HOUSEHOLDS	9,966	83,602	199,921
2025 DAYTIME POPULATION WORKERS	9,098	124,549	393,673
2025 SOME COLLEGE OR HIGHER	88%	85%	82%

Source: ©2025 Esri

CONTACT

Chris Lio

503 804 2929 / 503 224 6791 / clio@naielliott.com

