



FOR LEASE

535 NE 28TH AVE

PORTLAND, OR 97232

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

This CM2-zoned building offers a rare combination of industrial character and street presence, featuring a storefront entrance right on NE 28th Ave. Inside, the space boasts durable industrial finishes and three restrooms, making it well-suited for a range of commercial or flex uses. Dedicated, fenced parking adds an extra layer of security and convenience that's hard to find in the walkable, high-traffic corridor.

PROPERTY HIGHLIGHTS

- Fenced yard with dedicated parking.
- Clear span interior layouts with large rooms and three restrooms.
- Roll-up doors.

OFFERING SUMMARY

Lease Rate:	Contact Brokers
Available SF:	6,360 SF
Lot Size:	6,588 SF



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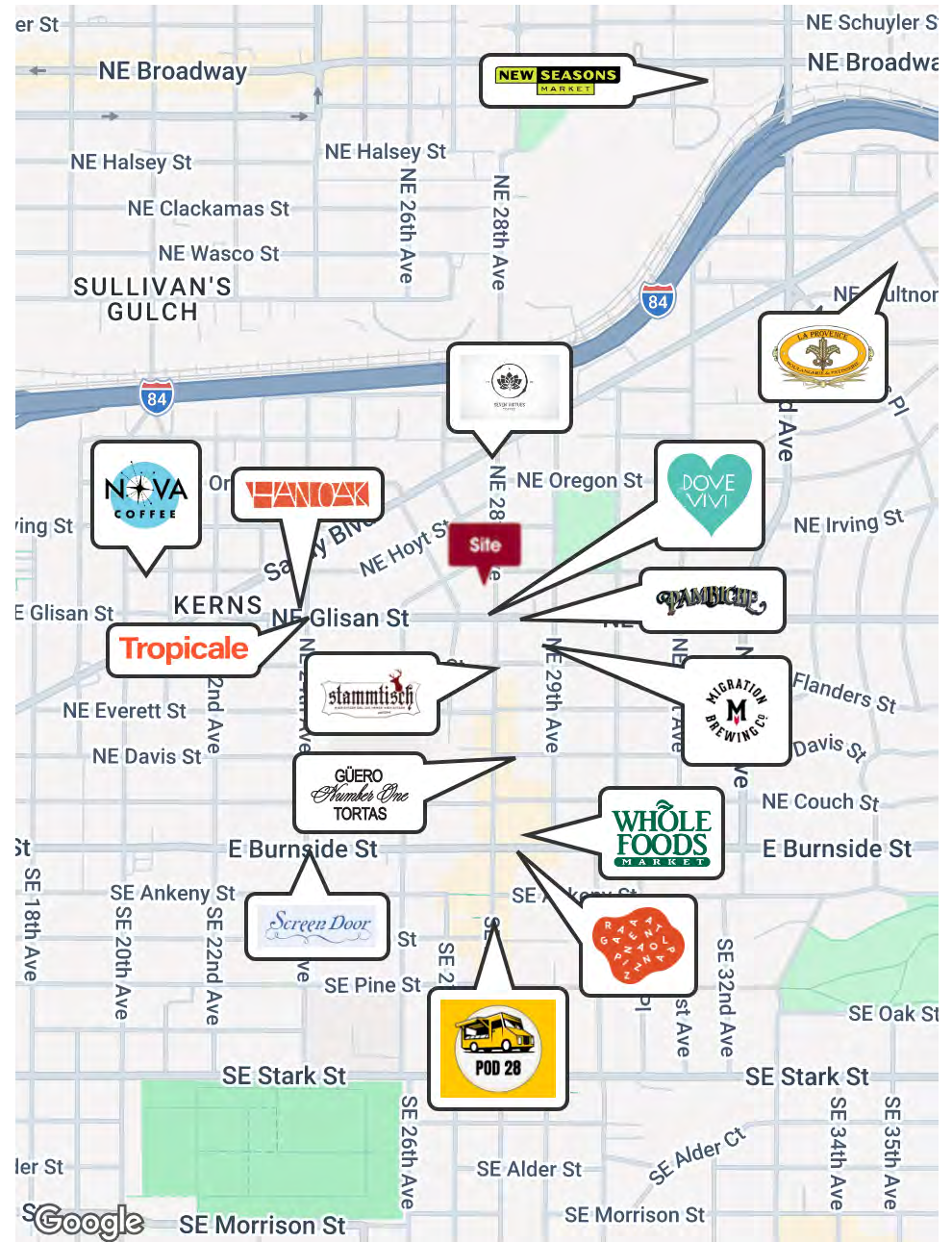


LOCATION OVERVIEW

Located in the heart of Portland's vibrant Kerns neighborhood, this property offers exceptional walkability with a Walk Score of 98 and Bike Score of 99, putting shops, cafes, and restaurants just steps away. Neighborhood favorites like Dove Vivi, Grana Pizza, Guero, Pod 28 Food Carts and Whole Foods are all within easy reach, giving the area a lively, eclectic feel. The location combines the energy of inner NE Portland with convenient access to major thoroughfares, making it a prime spot for businesses and visitors alike.

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,834	7,643	30,947
Average Age	35.1	35.2	37.7
Average Age (Male)	39.0	37.7	39.4
Average Age (Female)	35.0	34.7	37.2

2023 American Community Survey (ACS)



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