

FOR SALE

919 NW 23RD AVENUE
PORTLAND, OR 97210

ALPHABET DISTRICT
PRIME OWNER/USER
OPPORTUNITY



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 **APEX**
REAL ESTATE PARTNERS

Prime Owner/User Opportunity

919 NW 23rd Avenue presents a rare owner-user opportunity along one of Portland's most established and pedestrian-driven commercial corridors. The property has been fully renovated with high-end finishes throughout and will be delivered vacant, allowing immediate occupancy without lease rollover risk or near-term capital requirements.

The building has four floors, offering flexibility for a wide range of owner-user and hybrid business models. The ground floor features a bar and tasting room with strong street visibility and presence along NW 23rd Avenue. The main floor is designed for assembly use and is complemented by covered outdoor seating, well suited for hospitality, experiential retail, or event-oriented concepts. The upper floor provides flexible space suitable for office,

studio, or creative use. The top floor is a renovated bonus space, offering additional functional square footage to support operational or creative needs.

Located in the heart of the Alphabet District, the property benefits from consistent foot traffic, destination retailers, food and beverage concepts, as well as proximity to dense, affluent neighborhoods that drive sustained demand.

Ownership provides long-term control over occupancy, branding, and operating strategy within a corridor defined by limited supply and durable performance. This offering delivers a turnkey, highly functional asset in one of Northwest Portland's most popular locations.

Building Summary

ASKING PRICE



\$1,450,000

BUILDING SIZE



± 3,247 SF
Across
4 stories

TYPE



Modern Retail,
Event &
Creative Spaces

RETAIL OCCUPANCY



Main Floor 42
Ground Floor 39
Patio 32

YEAR BUILT



1906, Newly
Remodeled with
High-end Finishes

ACCESSIBILITY

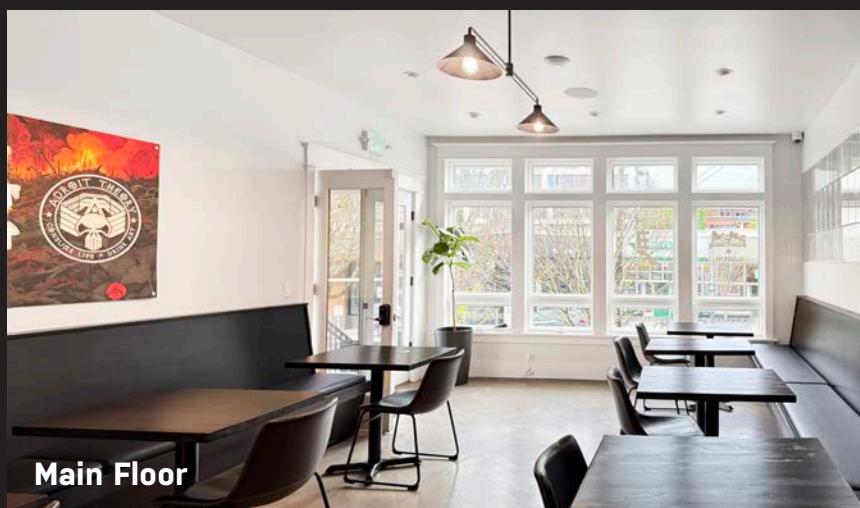


ADA
Accessible

LAND SIZE



± 0.08 AC /
± 3,333 SF with
Covered Patio



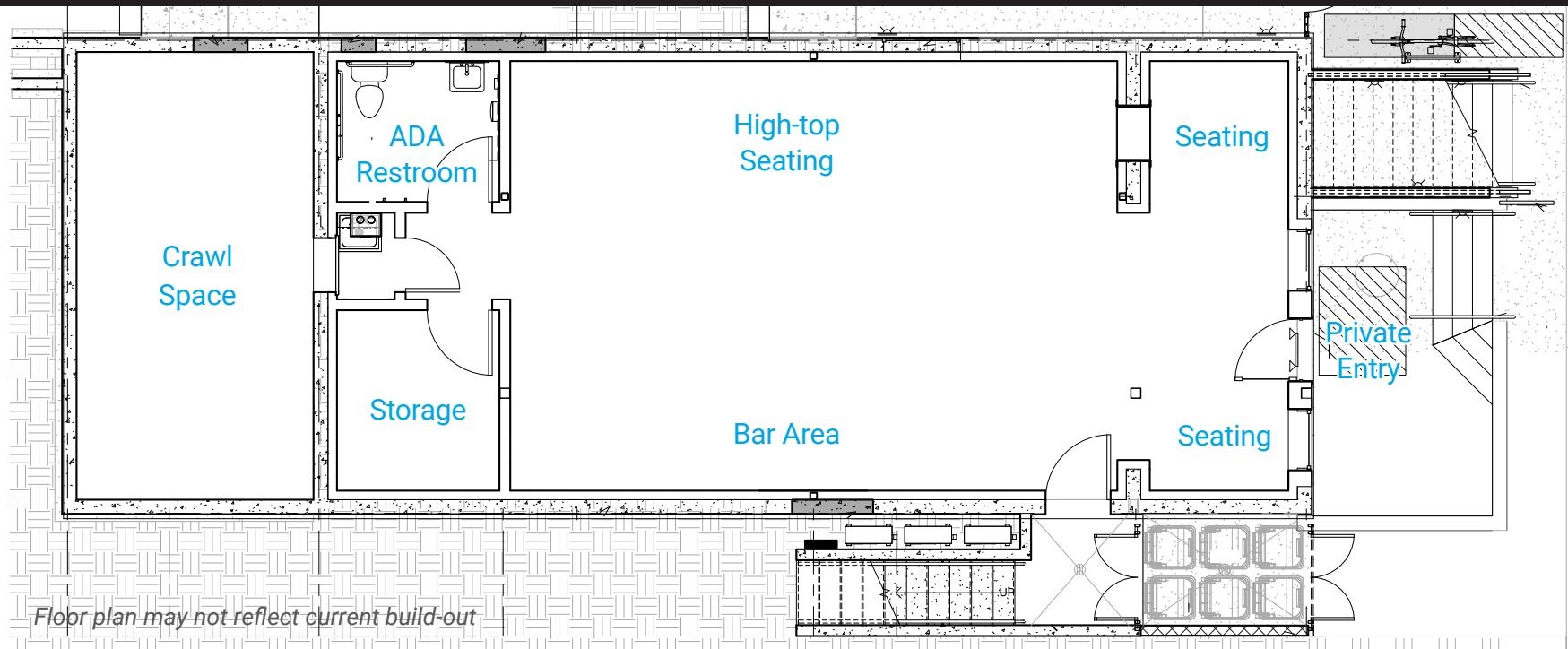
Highlights

-  Move-in ready retail, tasting room, bar, studio and office spaces across four floors
-  Newly renovated with contemporary, high-end finishes throughout
-  Signage & branding opportunity with excellent visibility
-  Spacious covered patio with ADA accessible access, along with a private 3rd floor balcony
-  Current bar FF&E available for purchase for a seamless owner/user opportunity
-  ADA compliant upgrades throughout
-  Security system and digital entry keypad
-  Secured bike storage
-  Surrounded by ample street parking
-  Prime Alphabet District location offering strong street presence within a vibrant, retail-rich corridor
-  Please do not disturb current tenant



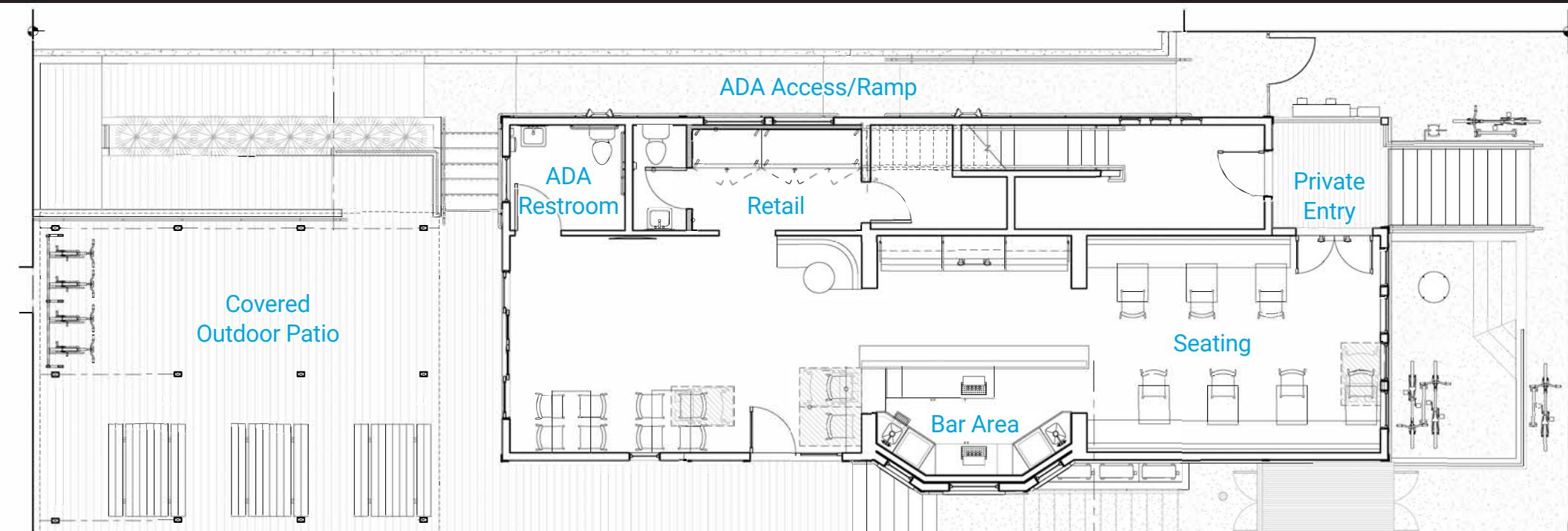
Ground Floor

- Refined cocktail space offering a full bar, high-top seating, and thoughtfully designed intimate seating areas
- Dedicated entrance providing separation and independent access from other floors
- Convenient access to upper outdoor patio



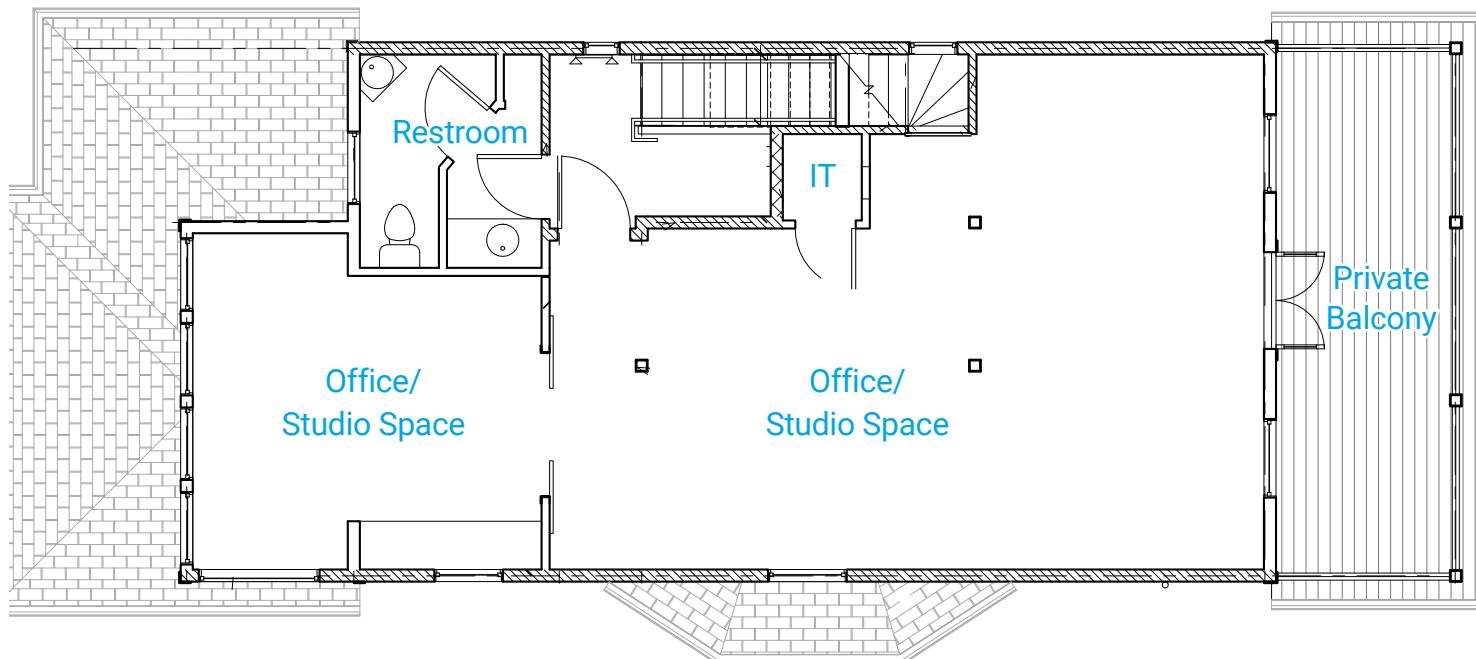
Main Floor

- Expansive, light-filled tasting room combining multiple seating options, integrated retail space, and a warm, inviting ambiance.
- Dedicated entrance providing separation and independent access from other floors
- Immediate access to covered outdoor patio with ADA access/ramp



Upper Floor

- Spacious layout offering open creative workspace with a separate office or studio area
- Contiguous with the renovated top bonus floor, providing additional functional area
- Access to private covered balcony

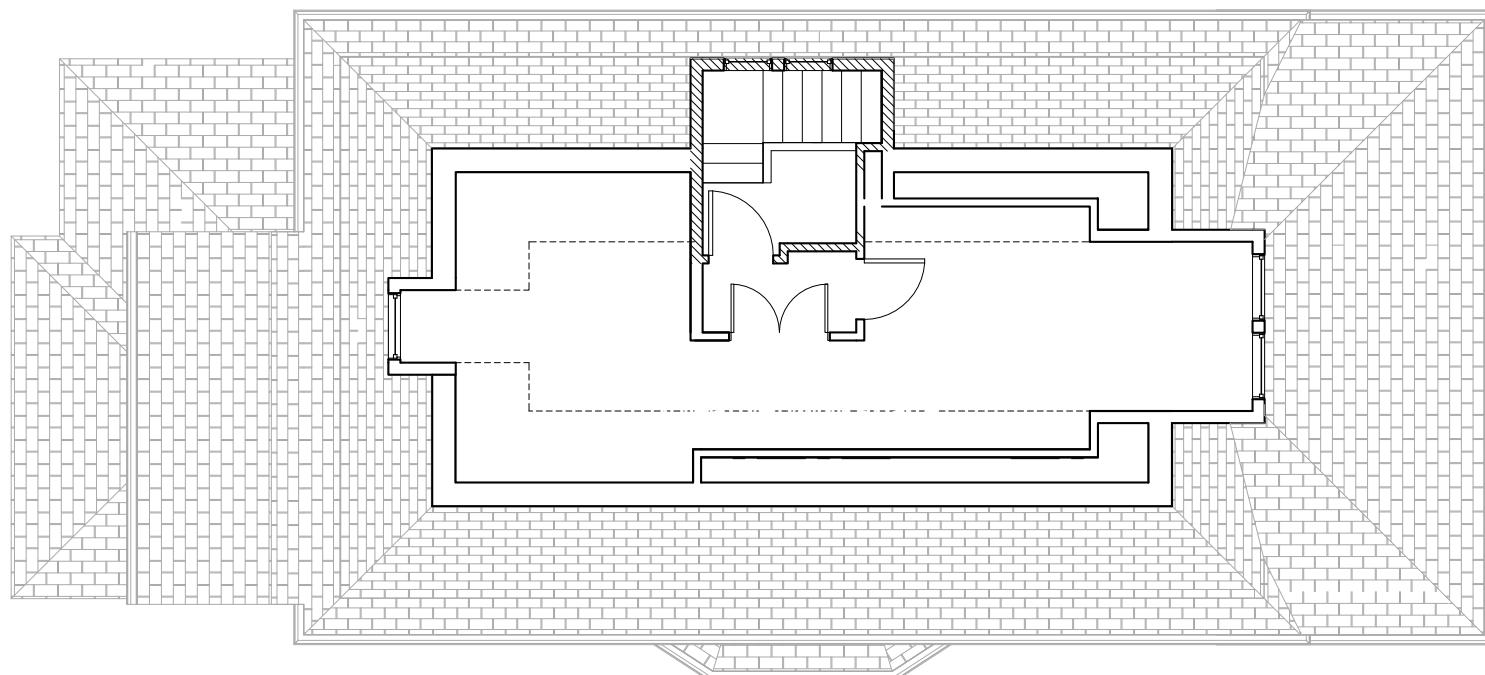


Bonus Floor

- Open layout offering creative workspace
- Contiguous with the 3rd floor for additional workspace
- Full ceiling height of 6'8" for completely usable space



Image Modified to Reflect Concept Space

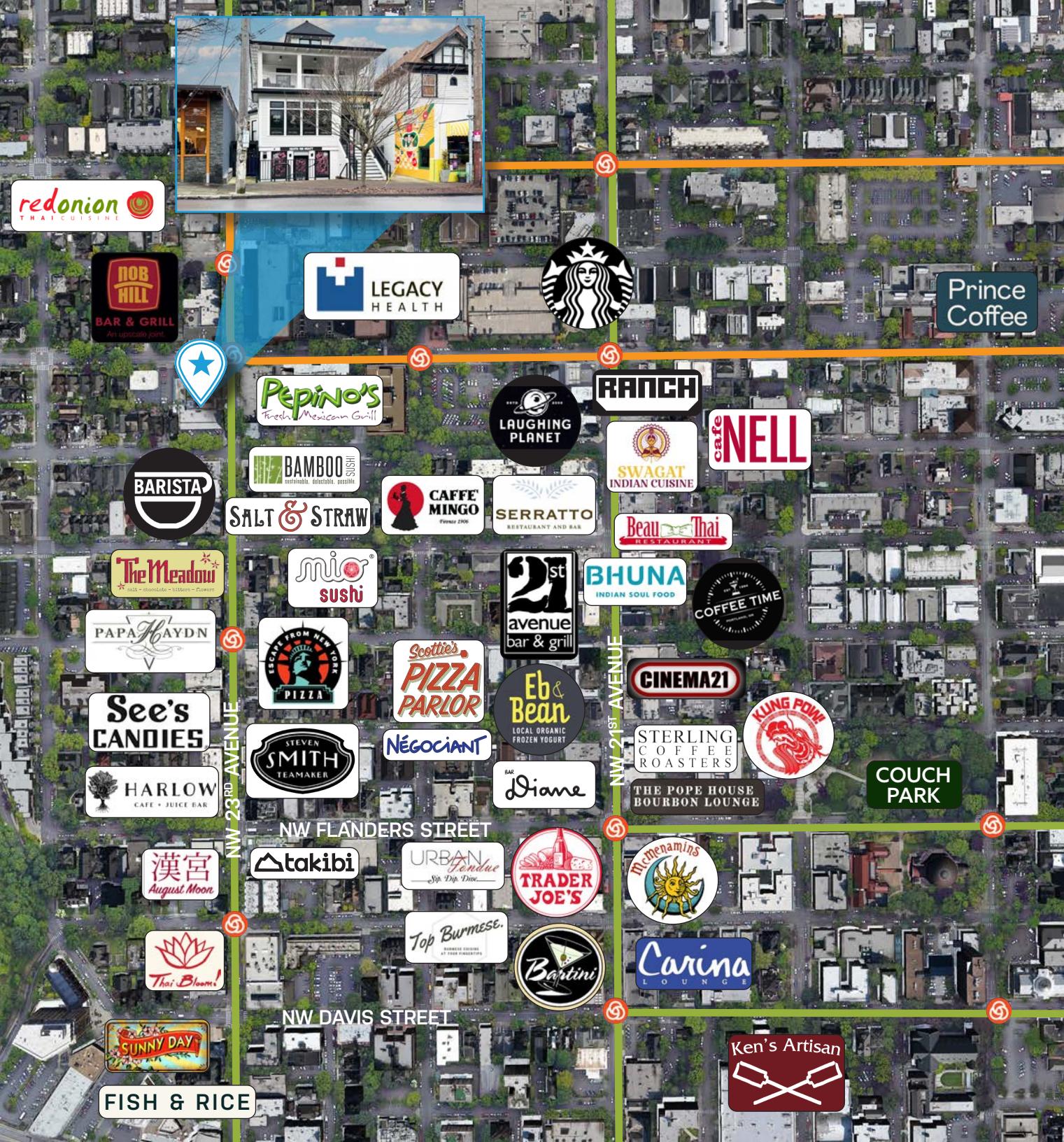


Prime Location

919 NW 23rd Avenue is in an excellent location in the heart of Portland's creative NW neighborhood. Situated mere steps from Portland's premier offering of restaurants, boutiques and amenities. Not only does the neighborhood provide for all the city has to offer on a cultural level, but it is an easily accessible location for employees and clients commuting from all over the Portland Metropolitan area via surrounding freeways, bridges and mass transit with the Portland Streetcar and TriMet bus just steps away.

WALKER'S PARADISE

Daily errands don't require a car



GOOD TRANSIT



TRIMET STOP (PARTIAL LIST)

TRIMET STOP (PARTIAL LIST)



TRIMET STOP (PARTIAL LIST)

