



Retail Condominiums For Sale

Offering Memorandum

2109 NW Irving Street | Portland, OR 97209
Units C1 & C2

Tamer Riad

Senior Associate
+1 503 407 4328
tamer.riad@colliers.com

Robbie MacNichol

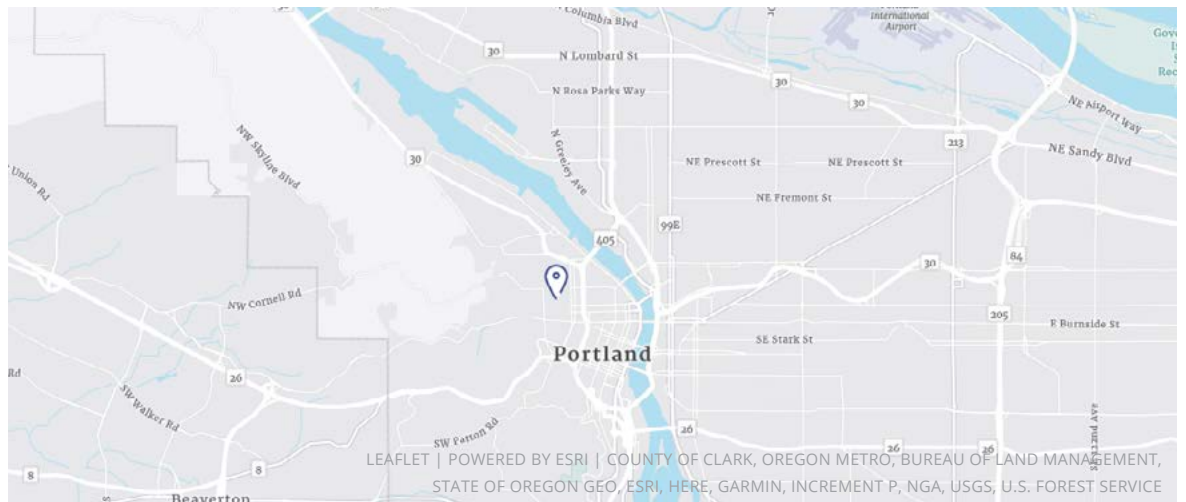
Senior Associate
+1 503 819 1110
robbie.macnichol@colliers.com

Accelerating success.



Property Overview

Address	Irving Street Towers 2109 NW Irving Street Units C-1 and C-2 Portland, OR 97210
Price	C-1: \$129,000 C-2: \$189,000
Neighborhood	Northwest Portland
County	Multnomah
Zoning	C2
Lot Size	0.23 acres (10,000 SF)
Building Size	C-1 736 SF C-2 1650 SF
Year Built	1910
Construction	Masonry
Stories	4
HOA	C-1: \$853.29 per month C-2: \$1,912.94 per month
Building Notes	Ground floor includes retail condominiums with 54 multifamily residences above.



Location Overview

Position your business in Portland's thriving NW Shopping District.

Irving Street Towers offers two ground-floor retail suites at 2109 NW Irving Street, ideally located in one of Portland's most dynamic, high-foot-traffic neighborhoods. Surrounded by boutique shopping, acclaimed dining, and cultural destinations like 23rd Avenue two blocks to the west and the Pearl District just a few blocks to the east, the property benefits from strong daily pedestrian activity. Nearby staples such as Kell's, Ken's Bakery, Cinema 21, Trader Joe's, and more, further drive consistent neighborhood engagement, making this an exceptional opportunity for retailers seeking visibility and connectivity.

With prominent street frontage and quick access to Portland Metro, these suites provide excellent exposure and accessibility, ideal for boutique retail, service concepts looking to establish a presence in a premier urban setting at an affordable price.

19,434



Traffic Count

86



Bike Score

100

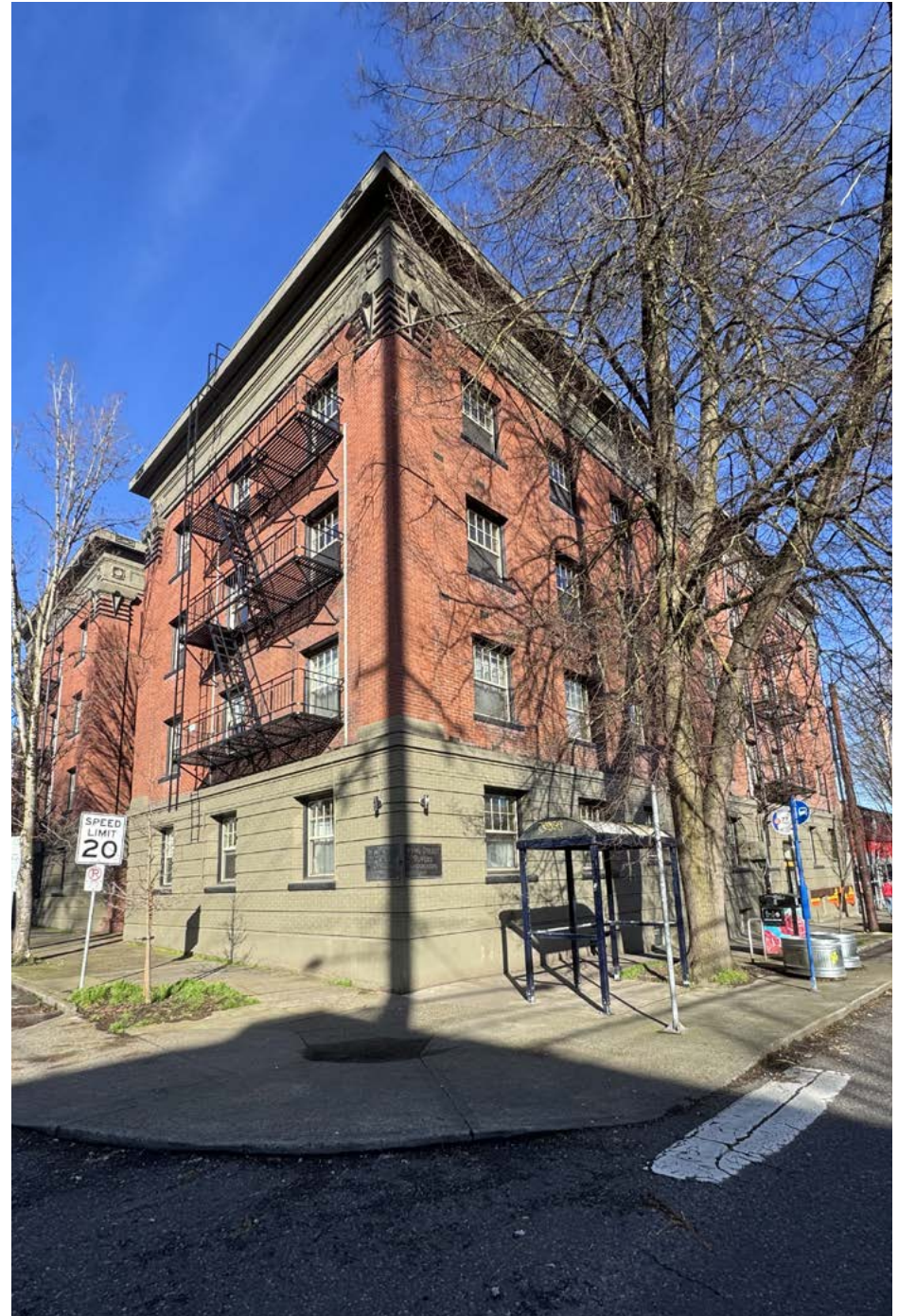


Walk Score

91



Transit Score

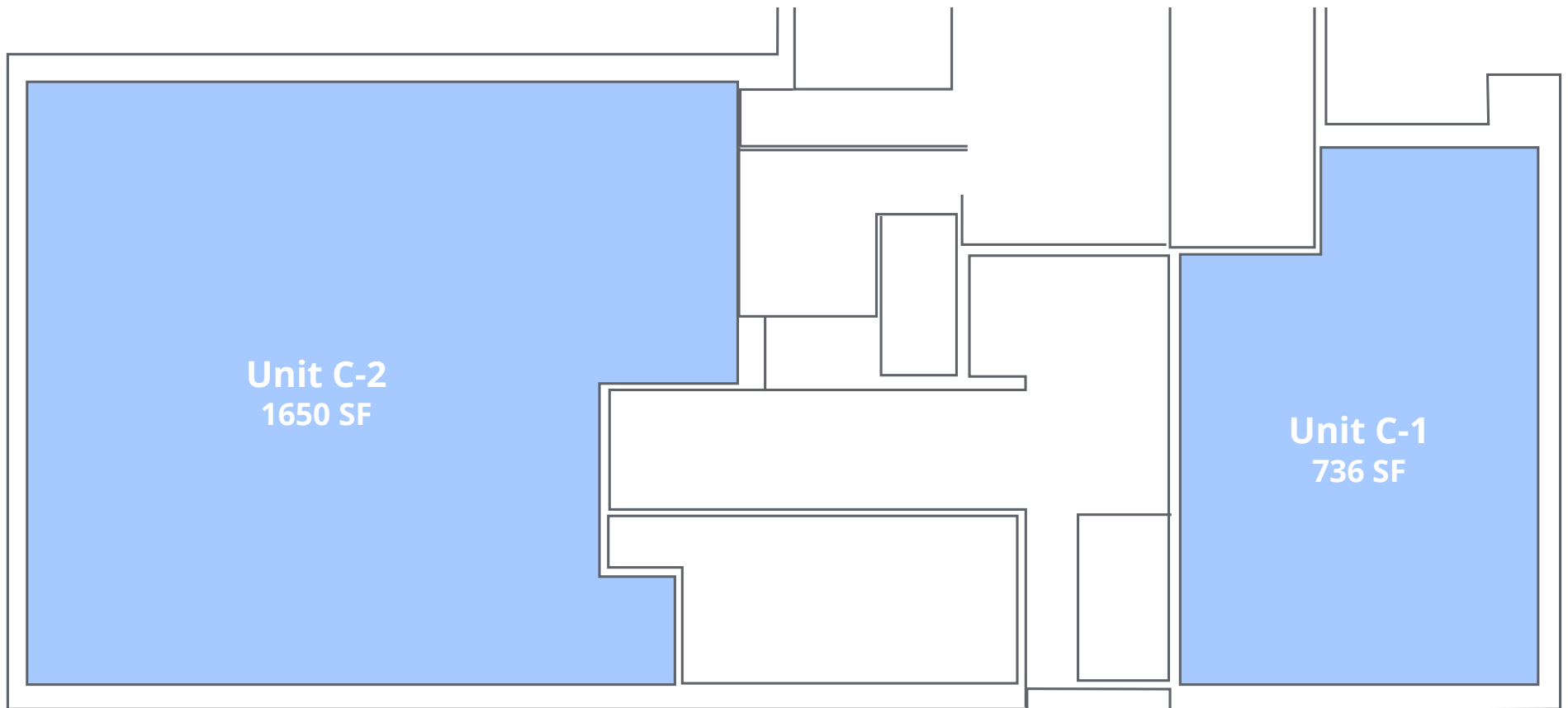






Irving Street Retail Condominiums

Floor Plans



Nearby Amenities

Irving Street Retail Condominiums



1 min
to Serratto Italian Restaurant



4 min
to Providence Park



1 min
to Coffee Time



1 min
to Fred Meyer

DINING

- 1 Serratto Restaurant & Bar
- 2 Calle 21
- 3 Negociant
- 4 San Sai Japanese Grill
- 5 North 45 Pub
- 6 Pope House Bourbon Lounge
- 7 Fireside
- 8 Papa Haydn
- 9 Escape from New York Pizza
- 10 Harlow
- 11 Takibi Japanese
- 12 Thai Bloom!
- 13 McMenamins Tavern
- 14 M Bar
- 15 Carina Lounge
- 16 Kells Brewery
- 17 Hostel Cafe
- 18 Cafe Nell
- 19 Ling Garden
- 20 Sweet Bacon Cafe
- 21 Coffee Time
- 22 Bhuna Indian Restaurant
- 23 Say When Bar
- 24 Side Eye

GROCERY

- 1 Trader Joe's
- 2 Natural Mart
- 3 Fred Meyer Grocery
- 4 Walgreens

HEALTH & WELLNESS

- 1 Boxing Oasis
- 2 Reign Fitness
- 3 VC Crossfit
- 4 The Core Collective

RETAIL

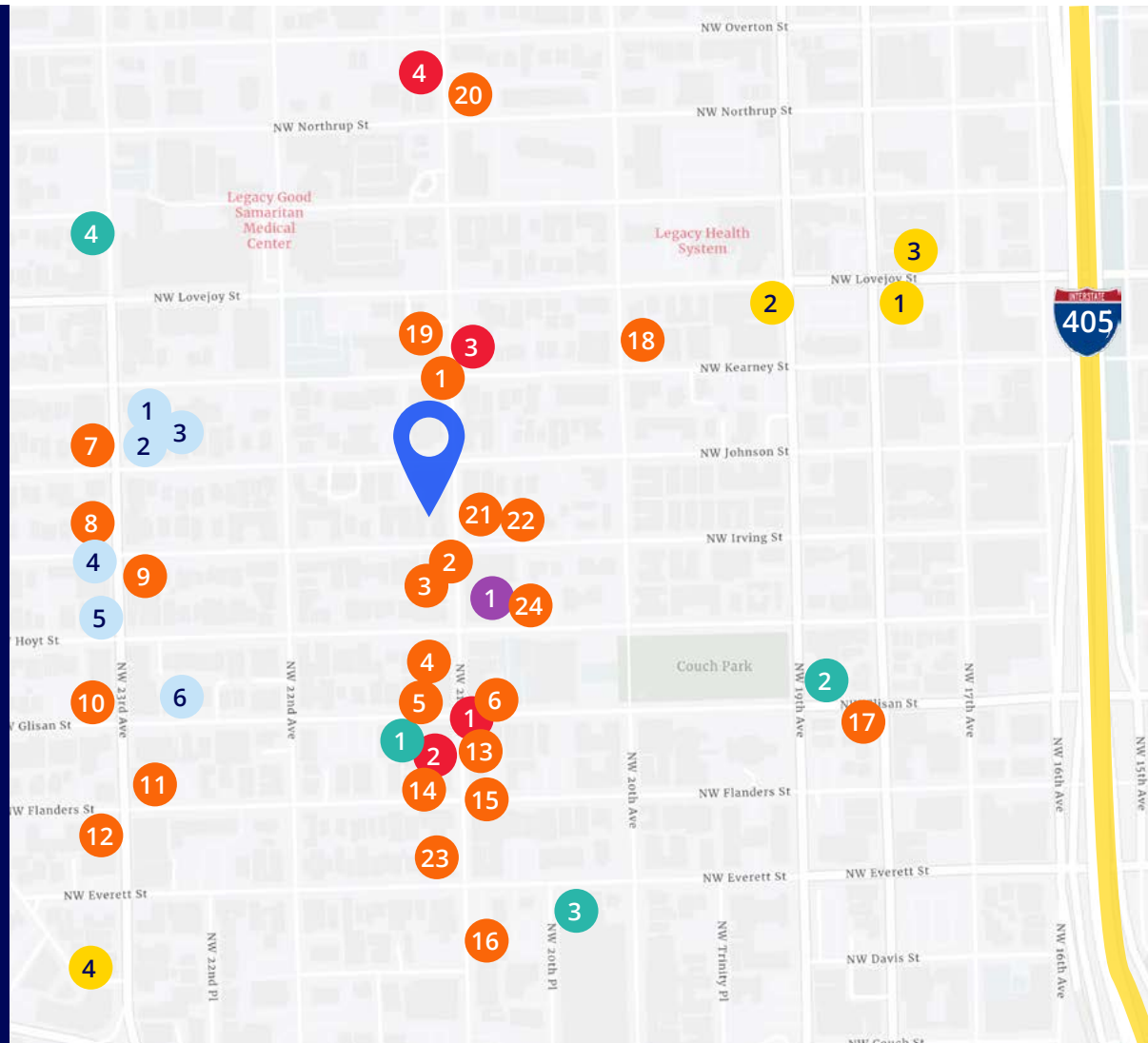
- 1 Marine Layer
- 2 Cotopaxi
- 3 Portland Leather
- 4 prAna
- 5 Arc'teryx
- 6 Brilliant Earth

MULTI-FAMILY & UNIT COUNT

- 1 Margaret Apartments | 16
- 2 Flandora Apartments | 14
- 3 Rex Manor | 17
- 4 Evelyn Apartments | 9

VENUES

- 1 Cinema 21





Why Portland?

Located at the confluence of the Willamette and Columbia Rivers, Portland is known as the Rose City and “Beervana” for having more microbreweries than any other city in the world. Once driven by timber, fishing, and agriculture, Portland’s economy now includes technology, healthcare, education, clean tech, manufacturing, software, and active wear. Fortune 1,000 companies like Nike and Precision Castparts are based here. Healthcare is a key sector, with Providence, Legacy, and Kaiser supporting over 45,000 jobs. Oregon Health & Science University employs over 19,000 people and serves approximately 3,000 students.



Portland software jobs up 50% since 2011.

Thriving Tech Scene



Cost of living is 9% below U.S. average.

Cost Advantage



Nearly 1M SF of creative space added.

Office Expansion

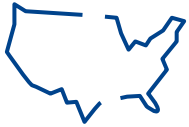


Shops, dining, transit; live and work with ease.

Vibrant Lifestyle



Market Overview



ONE OF THE BEST PLACES TO LIVE IN THE US

U.S. NEWS & WORLD REPORT, 2025-2026

Portland ranked high in its desirability, quality of life, and job market. To make the top of the list, a place had to have good value, be a desirable place to live, have a strong job market and a high quality of life



IN-MIGRATION

Portland is the #2 moving destination in the USA



EDUCATION

51.9% of residents have a Bachelor's degree or greater



BIKE-FRIENDLY

315+ miles of bike lanes throughout the city make it easy to get around by bicycle



PUBLIC TRANSIT

530+ square miles are served by various modes of public transportation



BEST AIRPORT

#2 Airport in the nation, ranked by Travel + Leisure 2022



COMMUTE

The average commute time is 23.9 minutes, below the national average of 26.8 minutes.



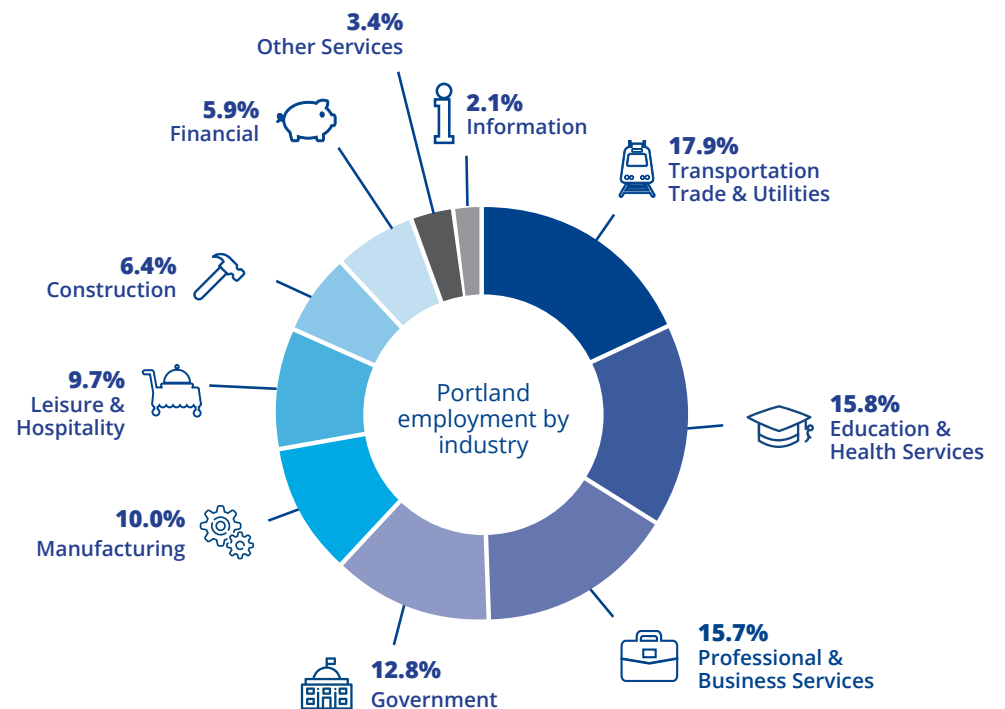
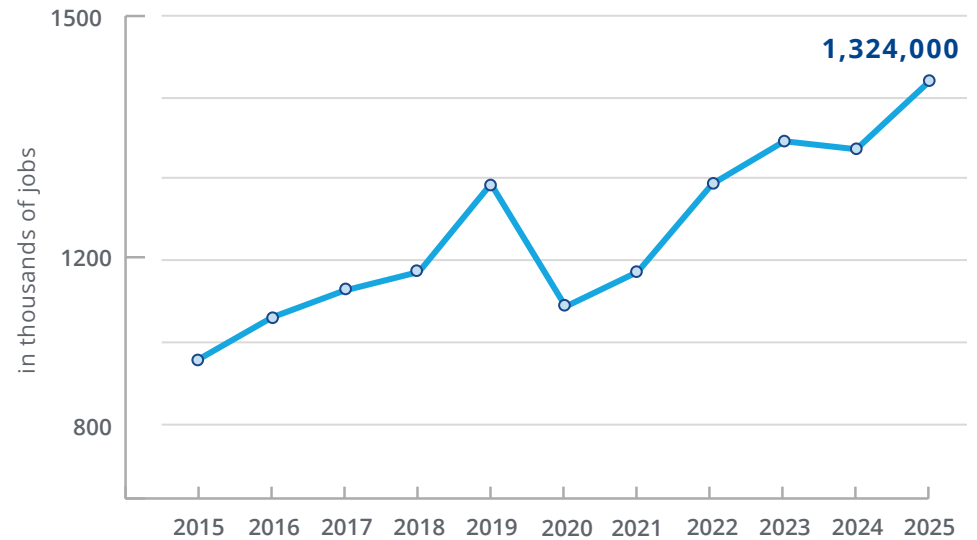
Employment Overview

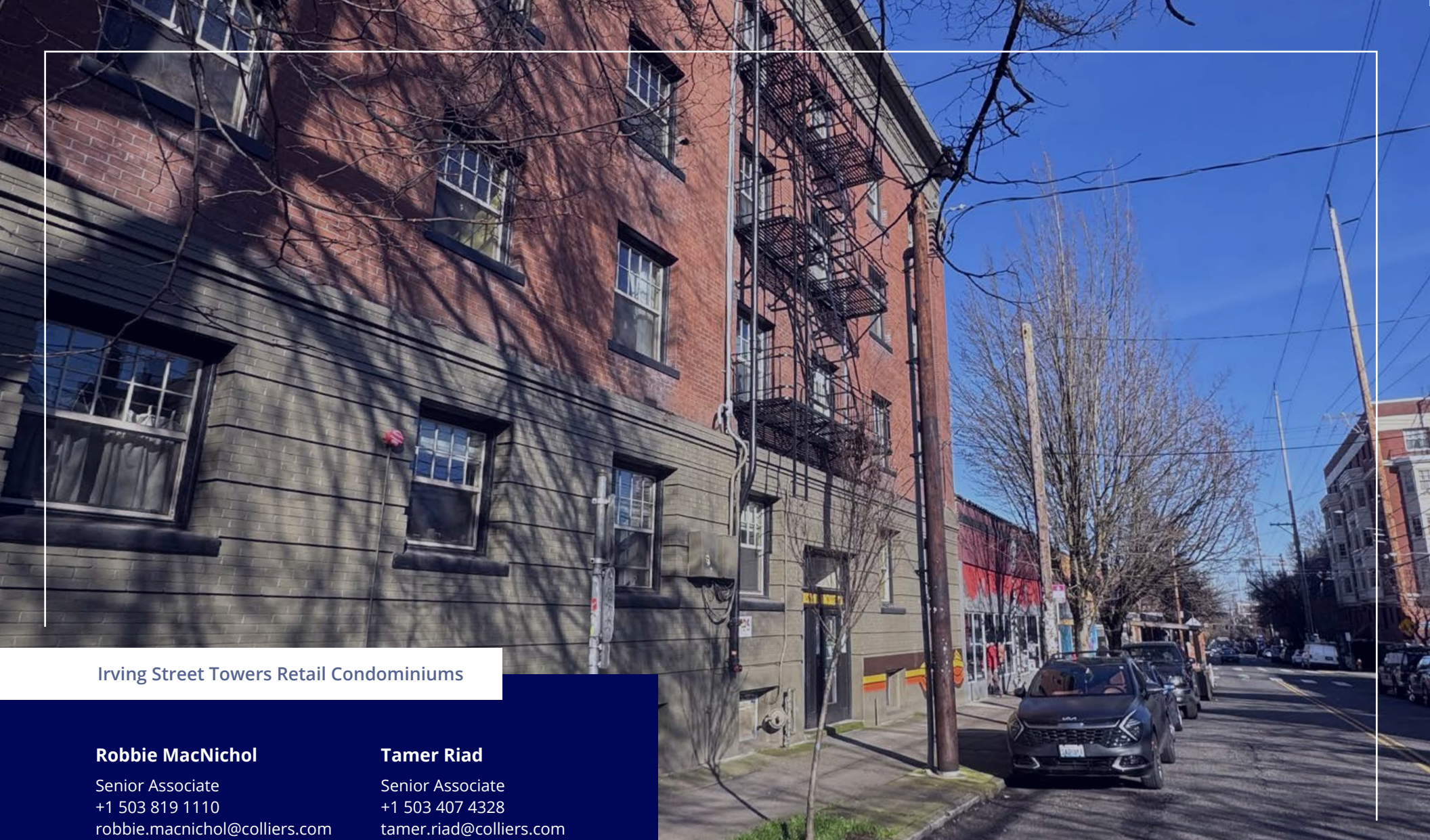
- Top 10 for Prosperity: Portland ranked 6th in overall prosperity in The Brookings Institution's 2023 Metro Monitor, which evaluates job growth, income, and housing values across large U.S. metros.
- High Median Income: With a 2024 median household income of \$85,876, Portland continues to offer strong earning potential and a competitive quality of life.

PORTLAND'S TOP EMPLOYERS 2024

Company	Employees
Providence Health	23,100
Intel	22,328
Oregon Health & Science University	19,603
Nike	15,522
Legacy Health	13,087
Kaiser Permanente	12,514
Fred Meyer	9,000
Portland Public Schools	7,111
City of Portland	6,753
Multnomah County	6,317
US Dept. of Veterans Affairs	4,845
Beaverton School District	4,600
Portland State University	3,731

PORTLAND'S JOB GROWTH





Irving Street Towers Retail Condominiums

Robbie MacNichol

Senior Associate
+1 503 819 1110
robbie.macnichol@colliers.com

Tamer Riad

Senior Associate
+1 503 407 4328
tamer.riad@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International OR, LLC



colliers.com/portland