

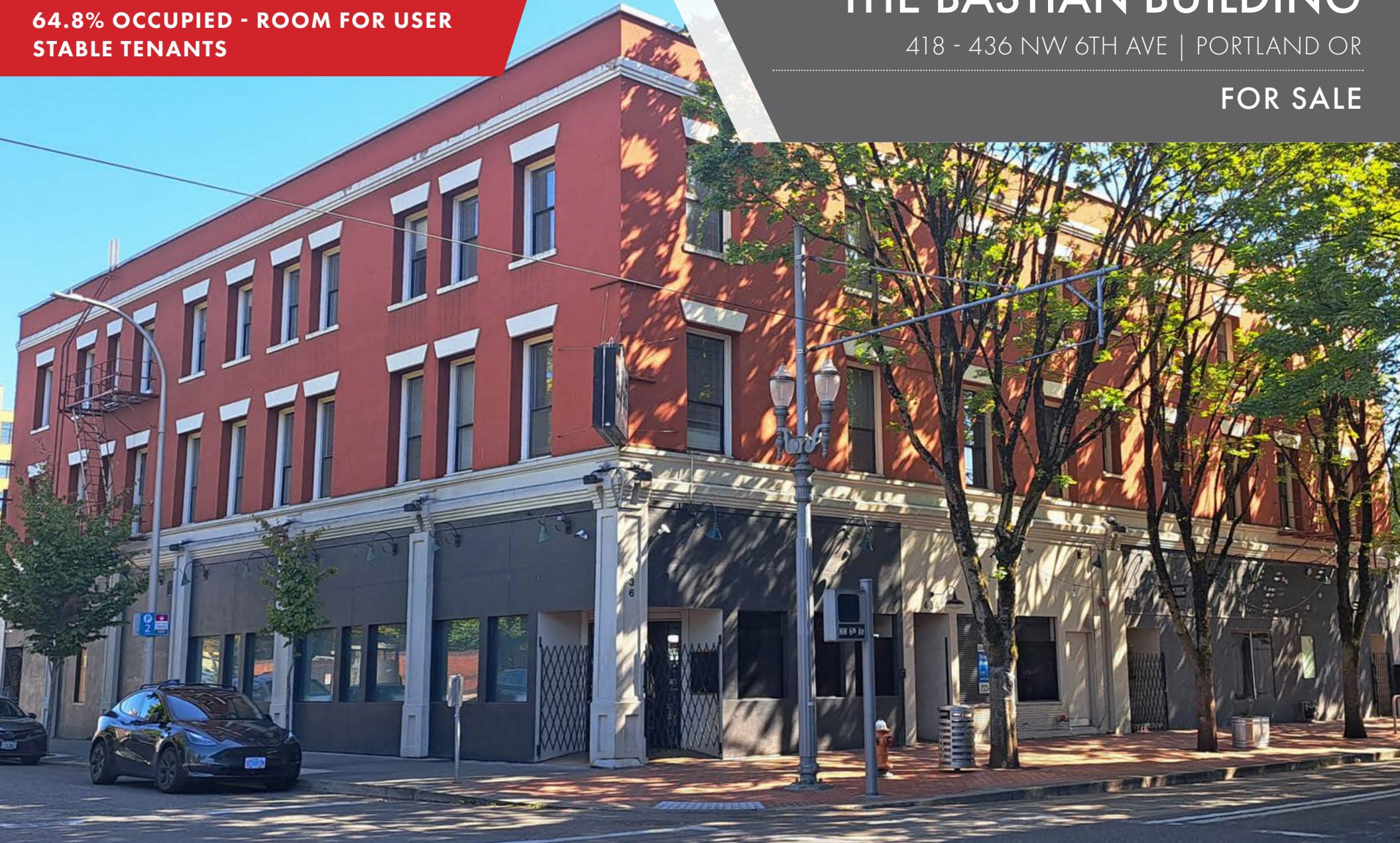
IMPROVED PRICE: \$90/SF

**64.8% OCCUPIED - ROOM FOR USER
STABLE TENANTS**

THE BASTIAN BUILDING

418 - 436 NW 6TH AVE | PORTLAND OR

FOR SALE



Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

TCN
WORLDWIDE
REAL ESTATE SERVICES

AMO

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

NOV 2025

EXECUTIVE SUMMARY



THE OFFERING

Norris & Stevens is pleased to present for sale the Bastian Building. Originally built in 1915, the property has been painstakingly upgraded over the years by the ownership. Multiple seismic reinforcements have been completed giving the building an A2 Occupancy Rating allowing it to serve as the home of Portland's Harvey's Comedy Club for many years and currently home to the Calle 6 Nightclub. Located at the intersection of NW 6th and NW Glisan St, the property provides easy access to Portland's award-winning public transit system. Current income streams in place will offset the cost for an owner/user looking to relocate into a move-in ready building. The property is poised to benefit from the Broadway Corridor redevelopment project, as this part of Old Town, China Town, and the Pearl District is reshaped into the gateway of downtown Portland.

INVESTOR

- 64.8% Occupied – Stable Tenants, Popular Ground Floor Tenant
- \$132,058 Positive Cash Flow Annually with Upside
- Dynamic Future Neighborhood – Made In Old Town, Broadway Corridor Development

OWNER/USER

- 7,900 SF available for User – Offices Built Out with Amenities
- Two-story atrium – Common Area with seating
- Elevator served & Air Conditioned
- Recently upgraded mechanical and lobby finishes
- Monthly parking available on same block

PROPERTY SUMMARY



THE BASTIAN BUILDING
OFFERING MEMORANDUM



PROPERTY SUMMARY

Address:	418 - 436 NW 6th Ave
City/State/Zip:	Portland, OR 97204
County:	Multnomah
Parcel Number:	R140454
Land Size	± .23 AC (10,019) SF
Building Size:	± 27,600 SF (not including basement)
Floors	3 + Basement
Elevators	1
Zoning:	CXD
Class:	B
Occupancy	64.8%
Price:	\$2,500,000

1984 the building received A2 Occupancy Rating for remodel of the ground floor. (Harvey's Comedy Club)

1998 seismic bracing was added to basement structural posts.

2000 seismic bracing was added with addition the of elevator shaft.

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PROPERTY TAX INFORMATION

Address: 418 - 436 NW 6th Ave

City/State/Zip Code: Portland, OR 97204

2024 ASSESSMENT

Improvements	\$2,129,040
Land	\$1,580,390
Real Market	\$3,709,430
Assessed Value	\$1,323,380

Property Taxes

2024	\$35,374
2023	\$34,014
2022	\$33,277



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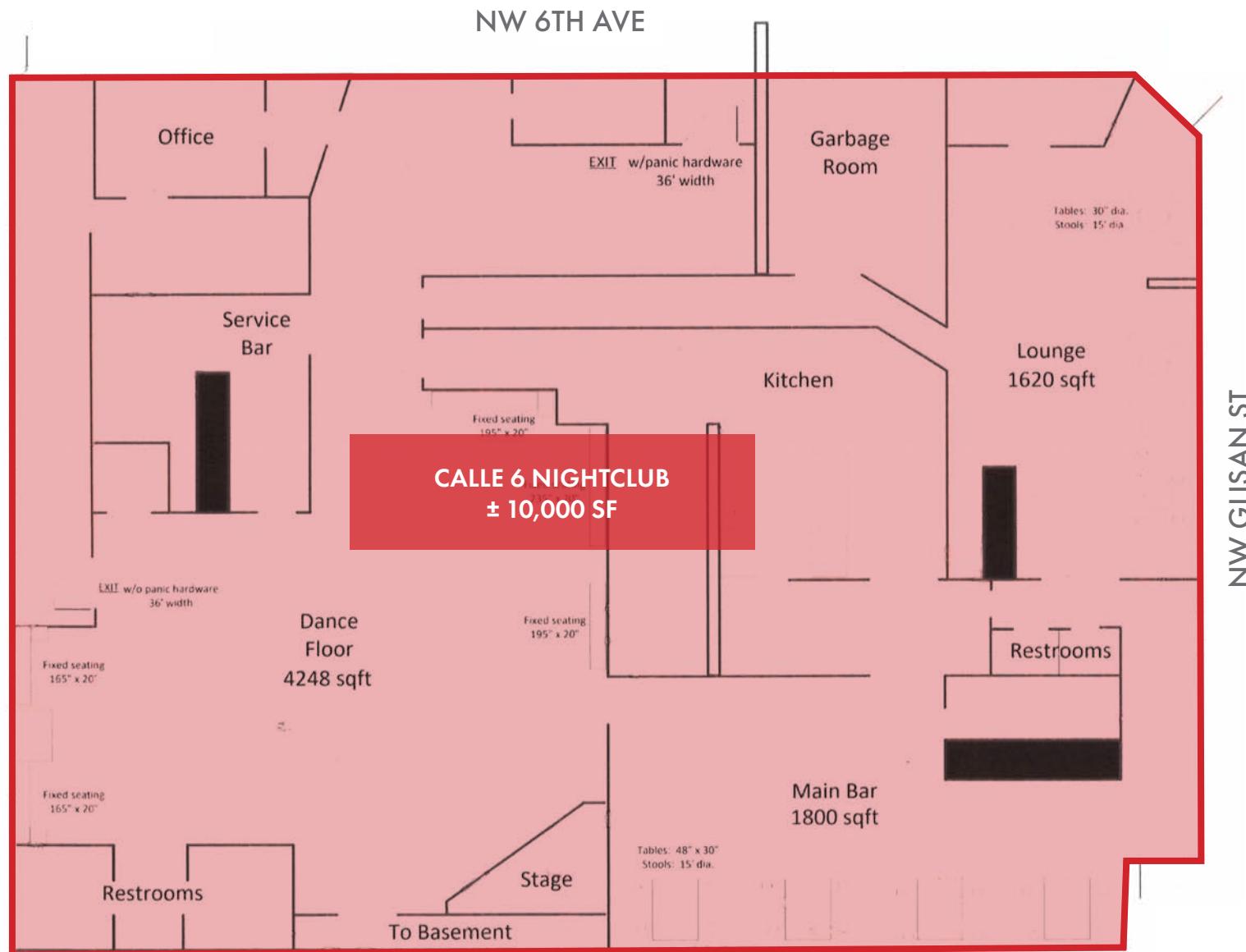
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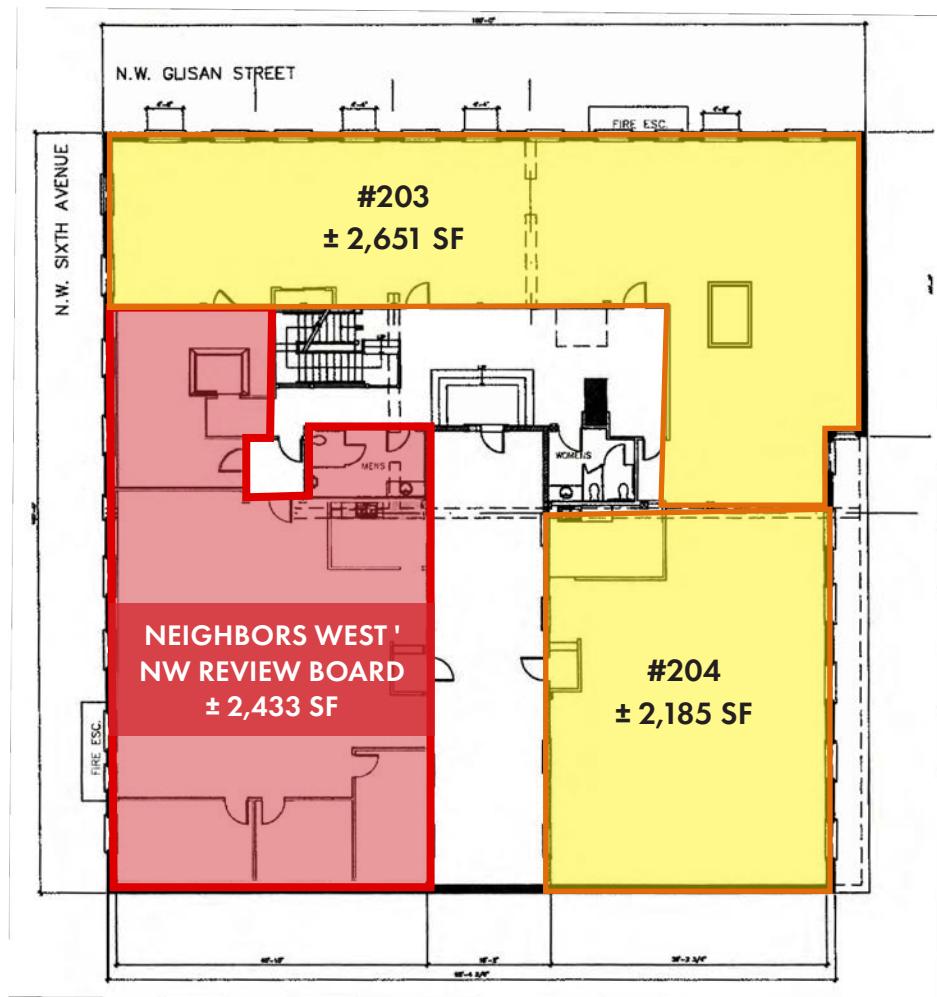
FLOOR PLANS

1ST FLOOR



FLOOR PLANS

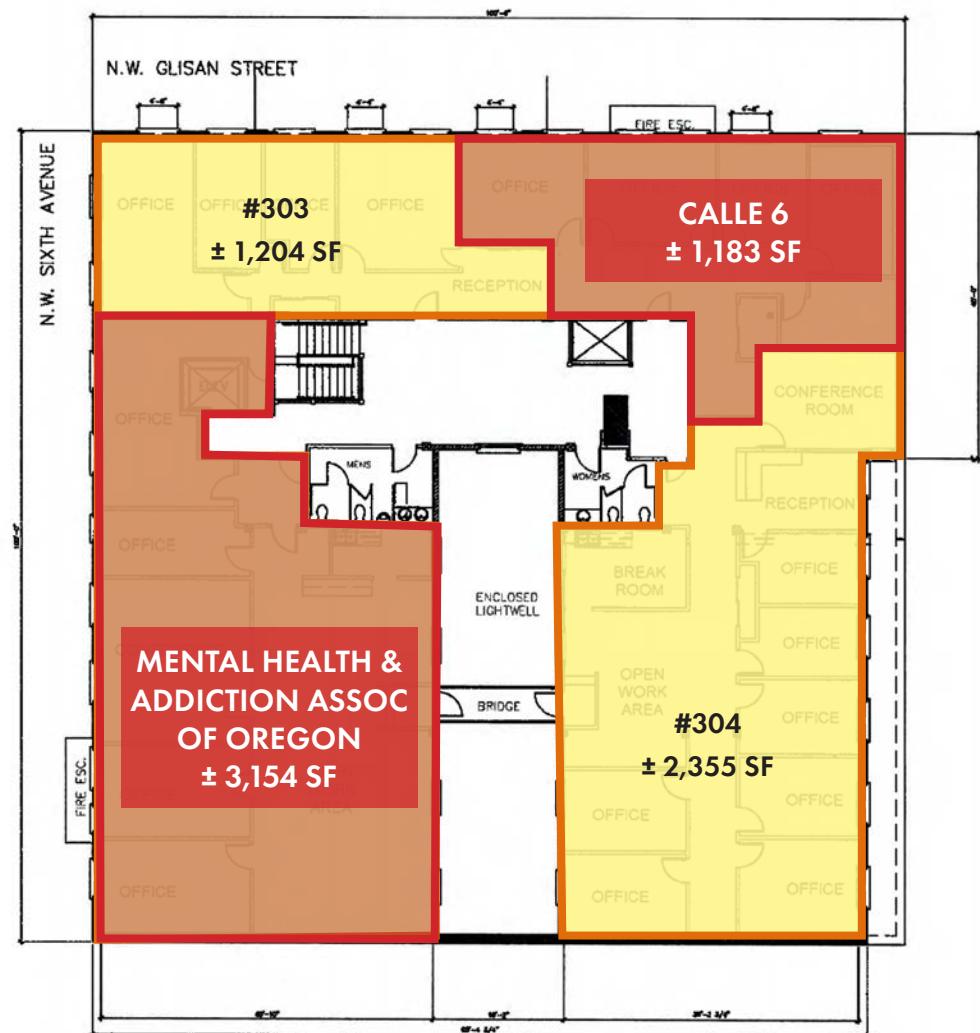
2ND FLOOR



LEASED

AVAILABLE

3RD FLOOR



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RENT ROLL

10/1/2025 - 09/30/2026

SUITE	TENANT	SQ. FT.	OCC. DATE	LEASE EXPIRATION	MONTHLY BASE RENT	RENT PER SF/YEAR	CURRENT ANNUAL RENT	SECURITY DEPOSIT	EXPENSE REIMBURSEMENT	OPTIONS	DELINQUENT
100	Calle 6 Nightclub	10,000	10/2022	9/2027	\$10,927	\$13.11	\$131,127	\$11,255.08	Modified Gross	2-5 yr	None
201/202	Neighbors West NW Review Board	2,433	3/2023	2/2028	\$2,652	\$13.38	\$32,543	\$3,156.19	Gross	None	None
203	Vacant					\$-	\$-				
204	Vacant	2,185				\$-	\$-				
301/302	Mental Health Addiction Assoc OR	3,254	07/2024	07/2027	\$3,249	\$12.07	\$39,279	\$3,346.00	Gross	None	None
303	Vacant	1,204				\$-	\$-				
304	Vacant	2,708				\$-	\$-				
305	Calle 6 Office	1,183	10/1/23	9/30/2027	\$1,236	\$12.54	\$14,832	N/A	Gross	None	None
	Common Area	1,585					\$-				
TOTAL:		27,600			\$18,065	\$7.85	\$217,781				

For a current income and expense statement, please contact brokers.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

PUBLIC TRANSPORTATION

THE BASTIAN BUILDING



Walk Score
99

Walker's Paradise

Daily errands do not require a car.

Transit Score
91

Rider's Paradise

World-class public transportation.

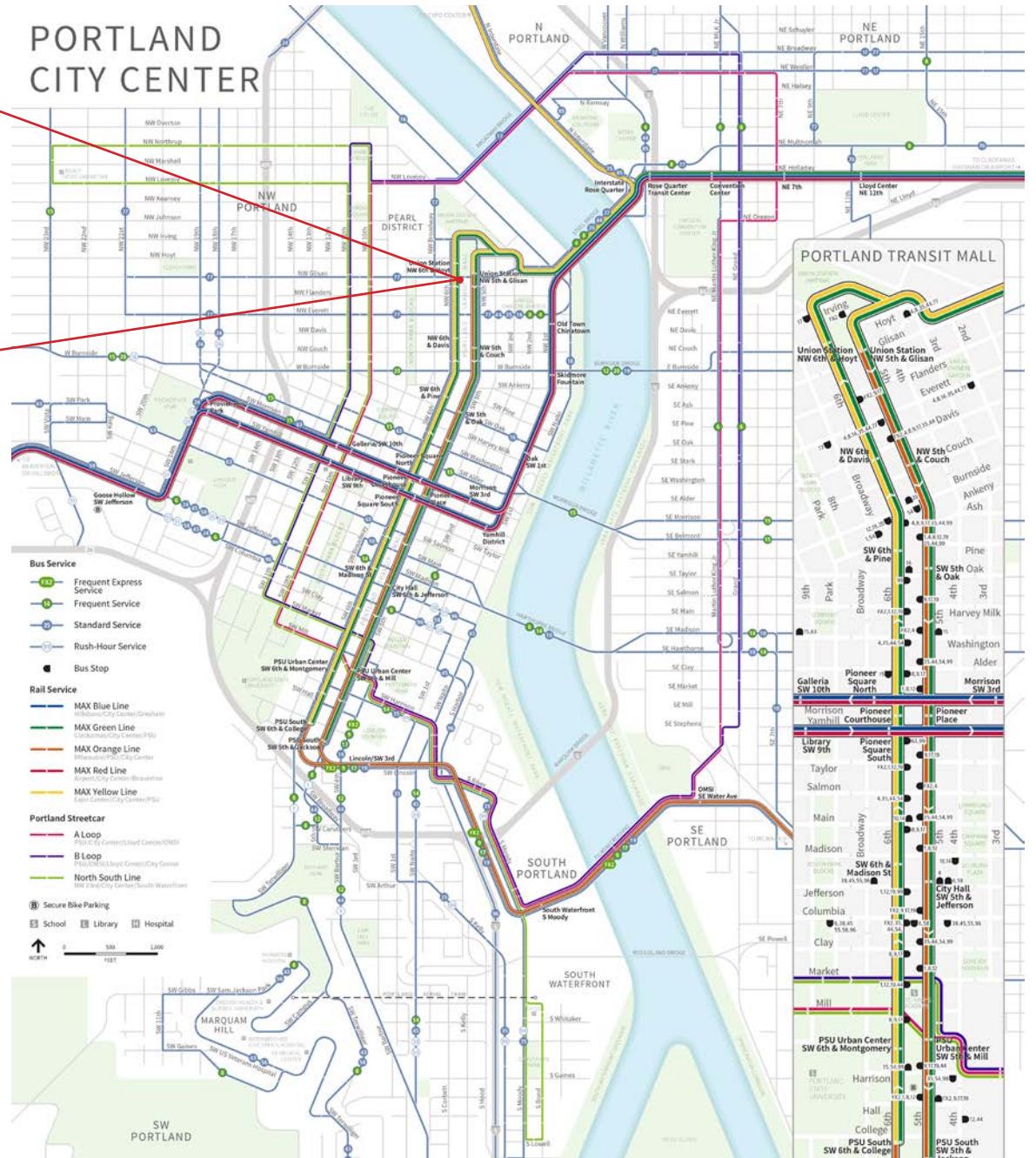
Bike Score
99

Biker's Paradise

Daily errands can be accomplished on a bike.

SOURCE: [HTTPS://TRIMET.ORG/SCHEDULES/INDEX.HTM](https://trimet.org/schedules/index.htm)

PORTLAND CITY CENTER



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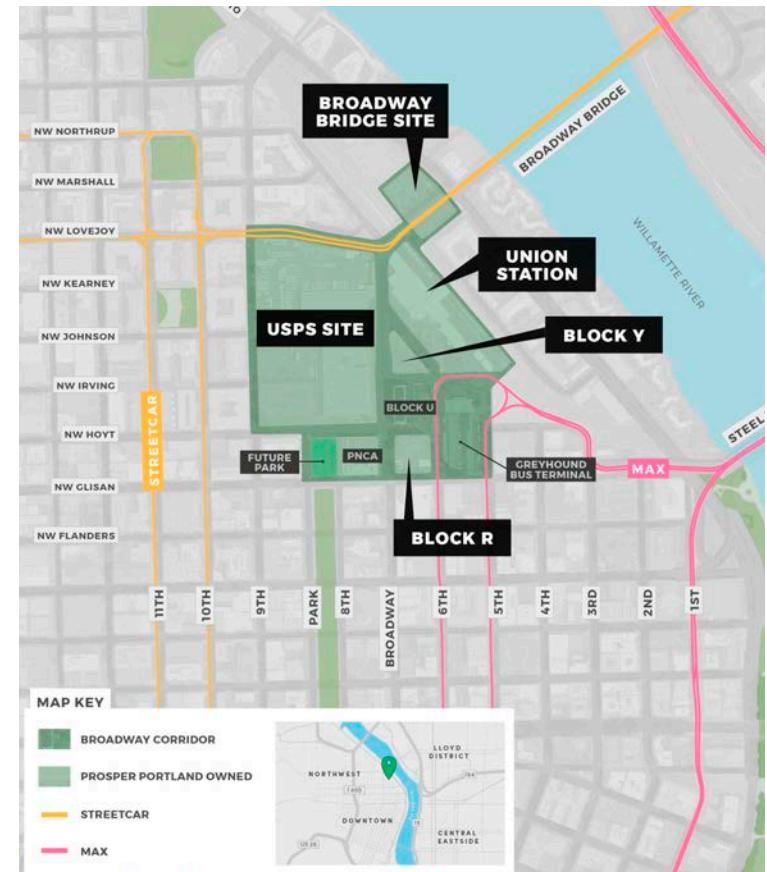
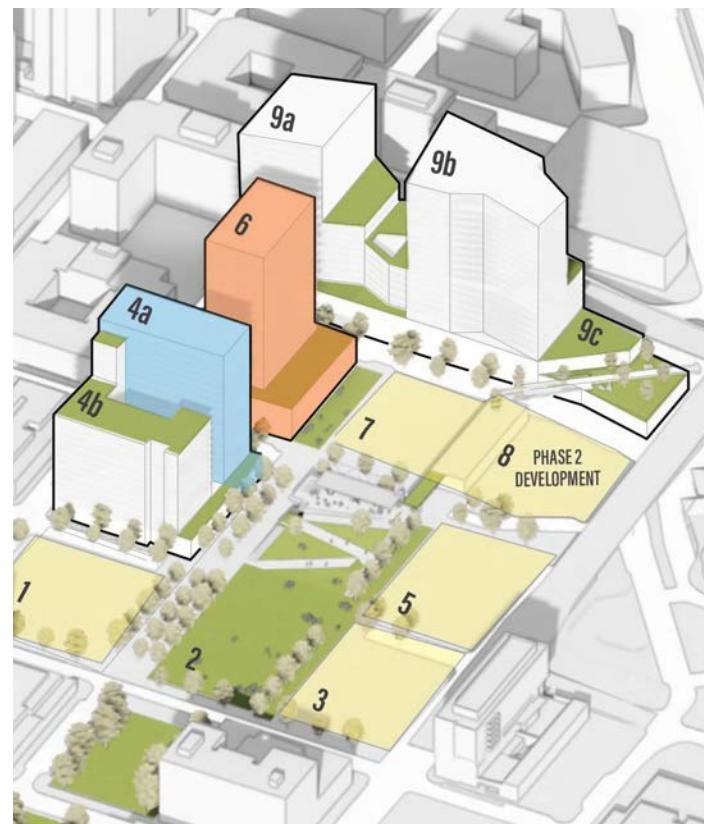
BROADWAY CORRIDOR

PROJECT OVERVIEW

The Broadway Corridor, which encompasses the downtown Portland U.S. Postal Service site, is a key opportunity site for high-density employment, mixed-income housing, and signature city attractions and amenities. This project will connect the Old Town/Chinatown and Pearl District neighborhoods with the goal to maximize community benefits, particularly to those groups that haven't benefitted from other urban projects.

Investment priorities for a first phase of development include:

- Infrastructure critical to catalyzing four million square feet of mixed-income development, work includes new streets, water, sewer, stormwater, and electric utilities. (Underway; complete fall 2026)
- Quality jobs and workforce training including monthly monitoring to ensure business equity and workforce equity performance goals are met and workforce training capacity is increased including through a commitment to on-site training opportunities. (Underway)
- Affordable and middle-income housing in two high-density, energy efficient, residential developments providing more than 450 units of housing on Parcel 4A and Parcel 6.



Infrastructure (ROW, utilities)

	2024	2025	2026	2027	2028
Affordable Housing (Parcel 4A)					
Middle-Income Housing (Parcel 6)					

Source: broadwaycorridorpdx.com

[Click here for more information](#)

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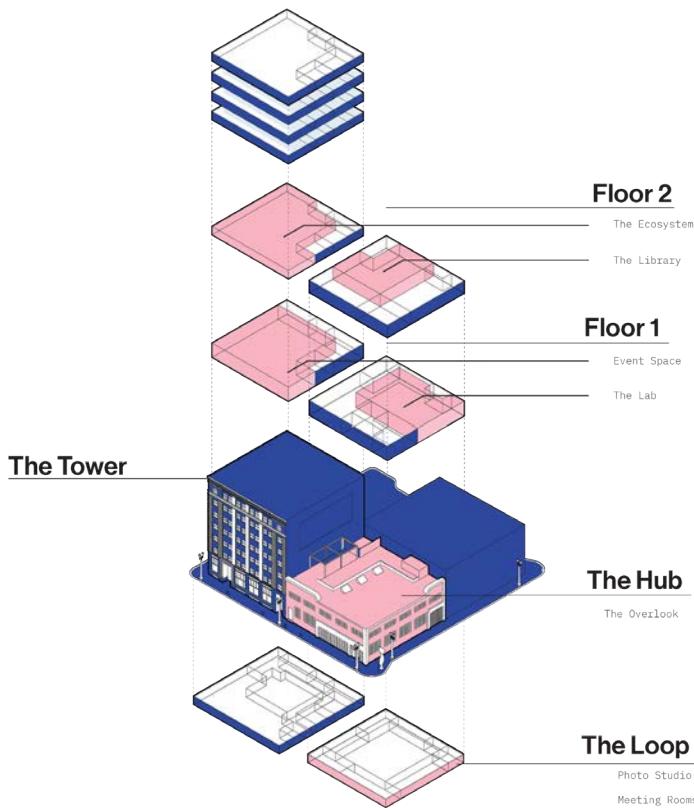


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PROJECT OVERVIEW

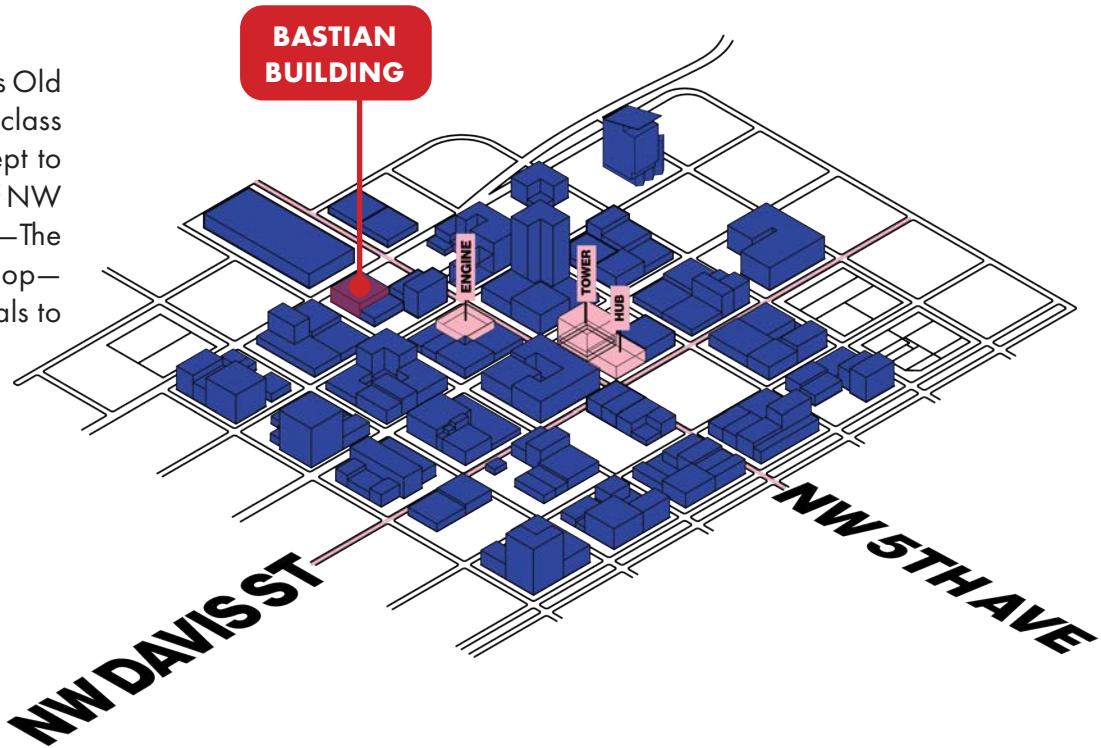
Made in Old Town is a footwear and innovation hub opening in Portland's Old Town neighborhood opening in January 2026. It is a collective of world-class resources and partners, helping brands and creatives move from concept to physical sample faster than ever before. The Hub building on the corner of NW Davis and NW 5th Ave brings every part of Made in Old Town together—The Lab, The Engine, The Ecosystem, The Library, The Overlook, and The Loop—creating a connected home for makers, brands, and creative professionals to work, learn, and grow.



Source: madeinoldtown.org

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THE LAB

Where makers bring their vision to life. A hands-on space for prototyping, experimentation, and turning ideas into reality.

THE ECOSYSTEM

A central hub to inspire, spark collaboration and foster new connections across disciplines.

THE OVERLOOK

Where perspective meets connection. An elevated rooftop retreat for fresh air, fresh perspective, and strong social moments.

THE LIBRARY

The gateway to creation. A living archive of textiles and components, connecting makers to the resources that fuel innovation.

THE LOOP

A creative circuit of workspaces and studios where members build, connect, and create.

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