



FOR LEASE



BACK ON THE MARKET!

ARCIFORM BUILDING

Warehouse Space: 9,500 SF

2303 N Randolph Avenue, Portland, OR 97227

- Grade level warehouse space available for Lease as well as optional office space if needed
- One (1) grade level door and high ceilings.
- Great North Portland location which provides easy access to I-5, I-84, I-405 and Downtown Portland

KENNY HOUSER, SIOR
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**FOR
LEASE**



PROPERTY DETAILS

Address	2303 N Randolph Avenue, Portland OR
Available Space	9,500 SF
Optional Office Space Available	Up to 3,000 SF
Clear Height	26'
Dock Loading	N/A
Grade Loading	One (1) Grade Level Door
Power	Heavy
Lease Rate	Call Brokers for Rates

Location Features

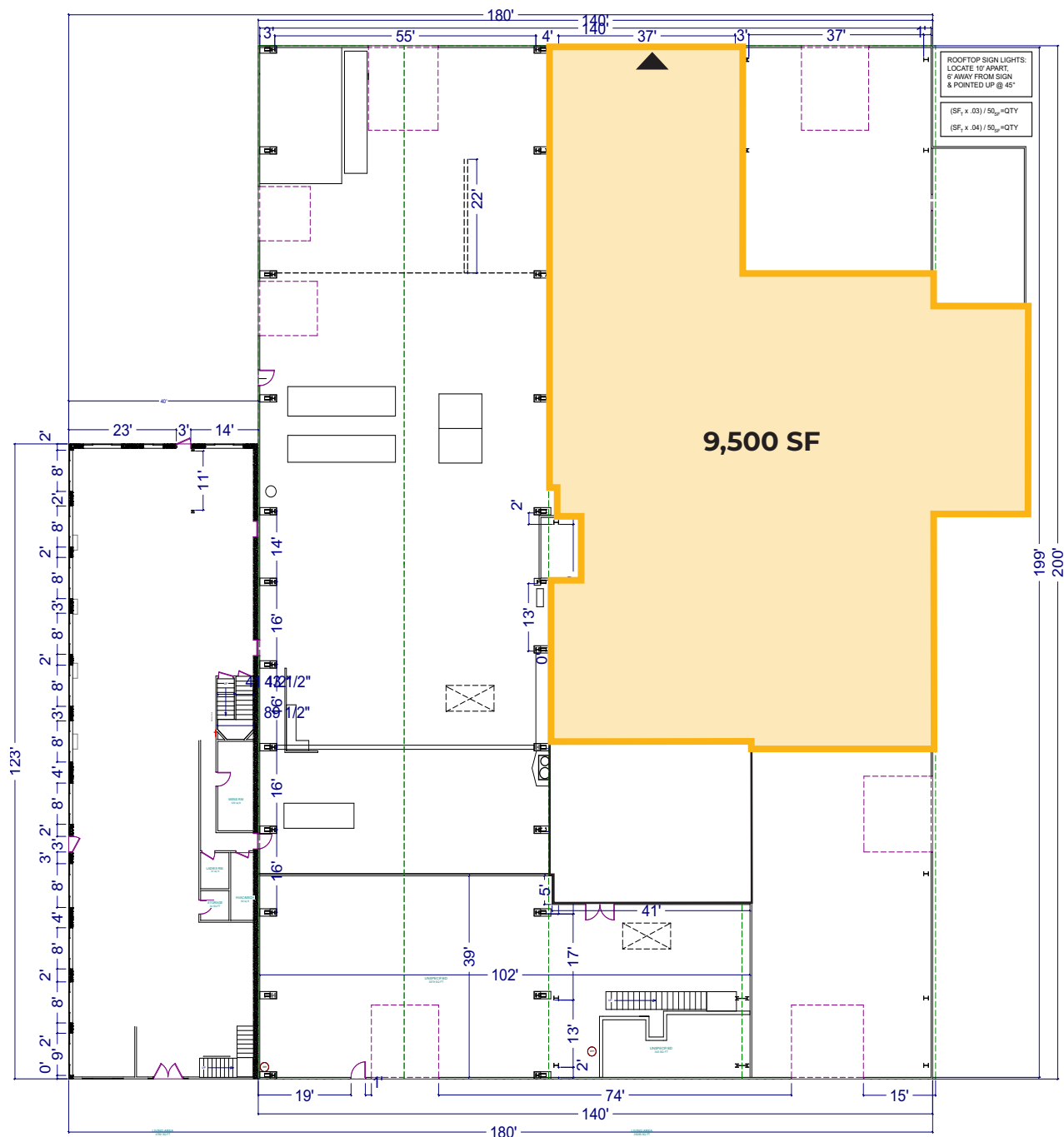
- Great North Portland location which provides easy access to I-5, I-84, I-405 and Downtown Portland
- Ten minute walk to Albina/Mississippi MAX Station
- Convenient street parking on N. Randolph, Nesmith, and Loring Streets

Nearby Highlights

- Seven Bridges Winery
- Bernstein's Bagels
- Widmer Brothers Brewing
- McMenamins White Eagle Saloon
- Tamale Boy
- Beam & Anchor
- Bridgetown CrossFit and Barbell Club
- Icon Tattoo
- Camellia Grove Kombucha
- Massage & Yoga Portland
- Findlay Hats
- Public Storage
- Lazy Days Brewing
- North St Bags
- Chuck J & S Grocery
- Metropolis Cycle Repair
- Paradise Tattoo

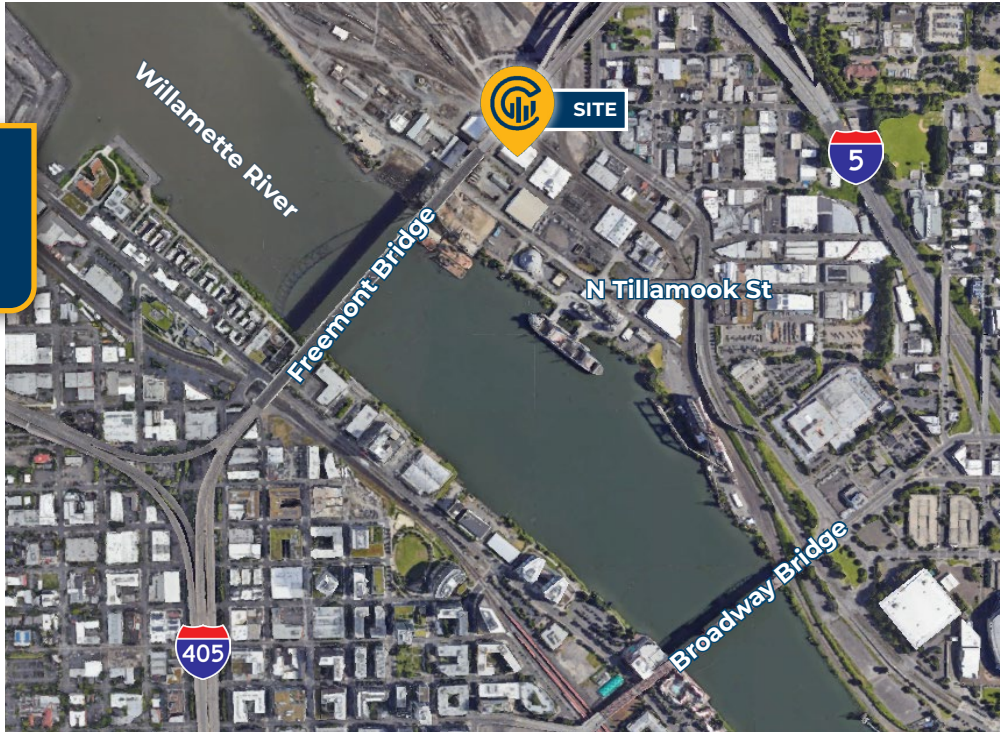


FLOOR PLAN





DEMOGRAPHICS



Map data 2023 © AlphaMap © Mapbox © OpenStreetMap




28

Walk Score®
"Walker's Paradise"


76

Bike Score®
"Biker's Paradise"


65

Transit Score®
"Good Transit"
Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	28,691	198,073	393,186
2028 Projected Population	28,498	195,162	379,389
2020 Census Population	27,230	195,993	397,364
2010 Census Population	15,446	161,873	344,142
Projected Annual Growth 2023 to 2028	-0.1%	-0.3%	-0.7%
Historical Annual Growth 2010 to 2023	7.6%	2.1%	1.5%
Households & Income			
2023 Estimated Households	17,009	105,014	190,910
2023 Est. Average HH Income	\$138,192	\$134,226	\$142,885
2023 Est. Median HH Income	\$98,957	\$99,806	\$103,868
2023 Est. Per Capita Income	\$82,670	\$71,624	\$69,782
Businesses			
2023 Est. Total Businesses	2,943	22,604	34,913
2023 Est. Total Employees	30,650	215,802	302,009

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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