

RETAIL / COMMERCIAL

NORTH PORTLAND GROUND FLOOR COMMERCIAL

1435 NORTH KILLINGSWORTH STREET, PORTLAND, OR 97217



FOR SALE & LEASE

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EXECUTIVE SUMMARY

1435 NORTH KILLINGSWORTH ST, PORTLAND, OR 97217



PROPERTY DESCRIPTION

This North Portland single tenant ground floor suite is a retail / commercial condo which includes an attached. single-car garage. It is a perfect opportunity for an owner-user or new tenant.

The suite includes an open multi-purpose space, a frontage facing office, a storage room, and a bathroom,. The adjacent garage is accessible by door from the suite. The building is LEED Platinum certified, bringing down operating expenses. The condo features air conditioning and gas heating. For tenants interested in leasing, gas + elec to be in the the tenant's name.

1435 N Killingsworth is in a dense, walkable neighborhood, with a walk score of 88 and a bike score of 100. The building includes an extensive bike room to take advantage of its location. It also features fantastic transit access to the Yellow Max Line and Bus 72. There are 404 residential units in place or under construction within a one block radius of the building.



CONDO SUMMARY

COMMERCIAL CONDO SF:	988
GARAGE SF:	200
YEAR BUILT:	2011
PARKING:	Attached Garage + Street Parking
TRANSIT:	MAX and Bus Lines
ZONING:	CM3 - Commercial/Mixed Use

SALE SUMMARY

PRICE:	\$497,000
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LEASE SUMMARY

LEASE RATE:	\$2,300 / MO + NNNs
NNNs:	Call Broker for Estimates

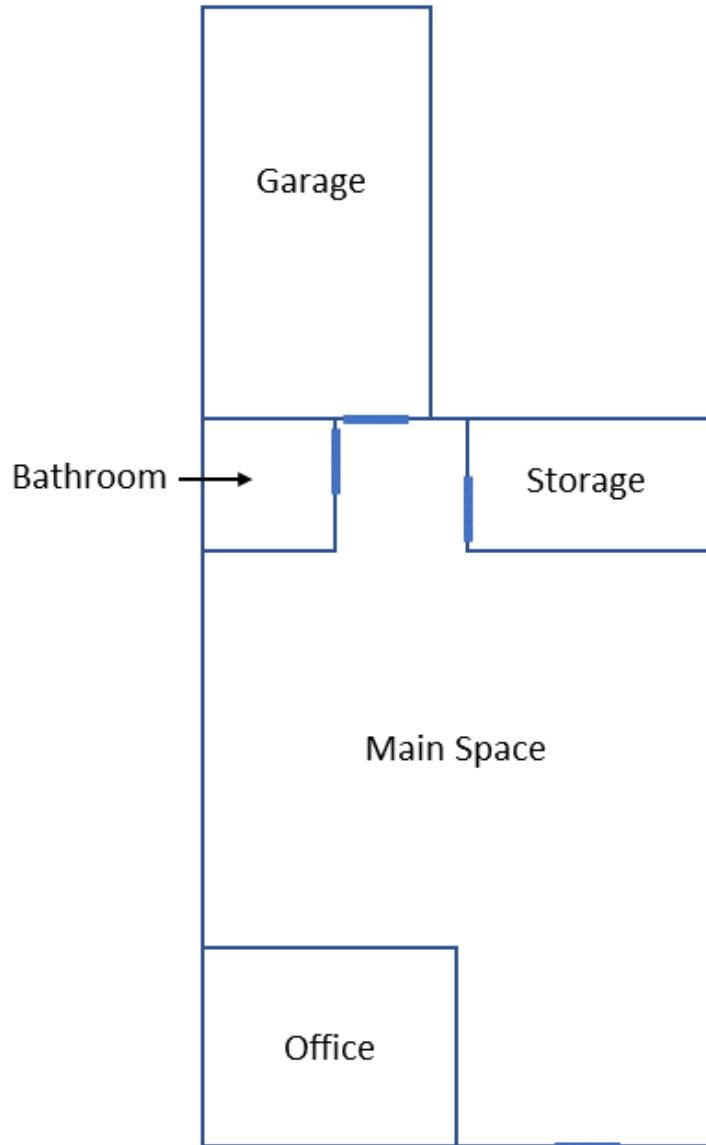
Recommended uses include Service, Office, Medical, Salon, and Small Fitness.

FLOOR PLAN AND AERIAL VIEW

1435 NORTH KILLINGSWORTH ST, PORTLAND, OR 97217



Floor Plan: 1435 N Killingsworth St, Portland



PHOTOS

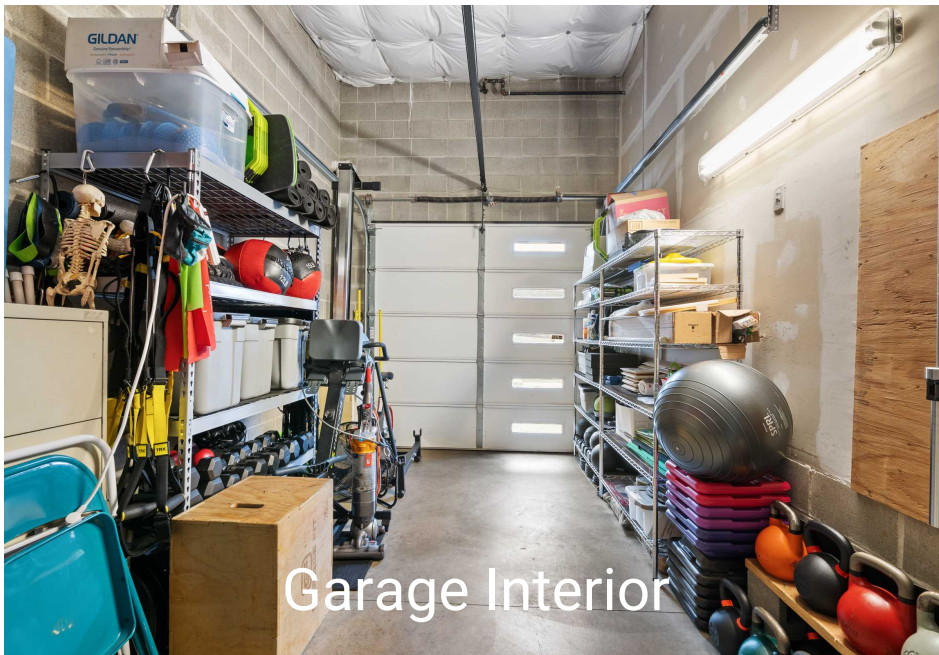
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Front Office



Open Multipurpose Space



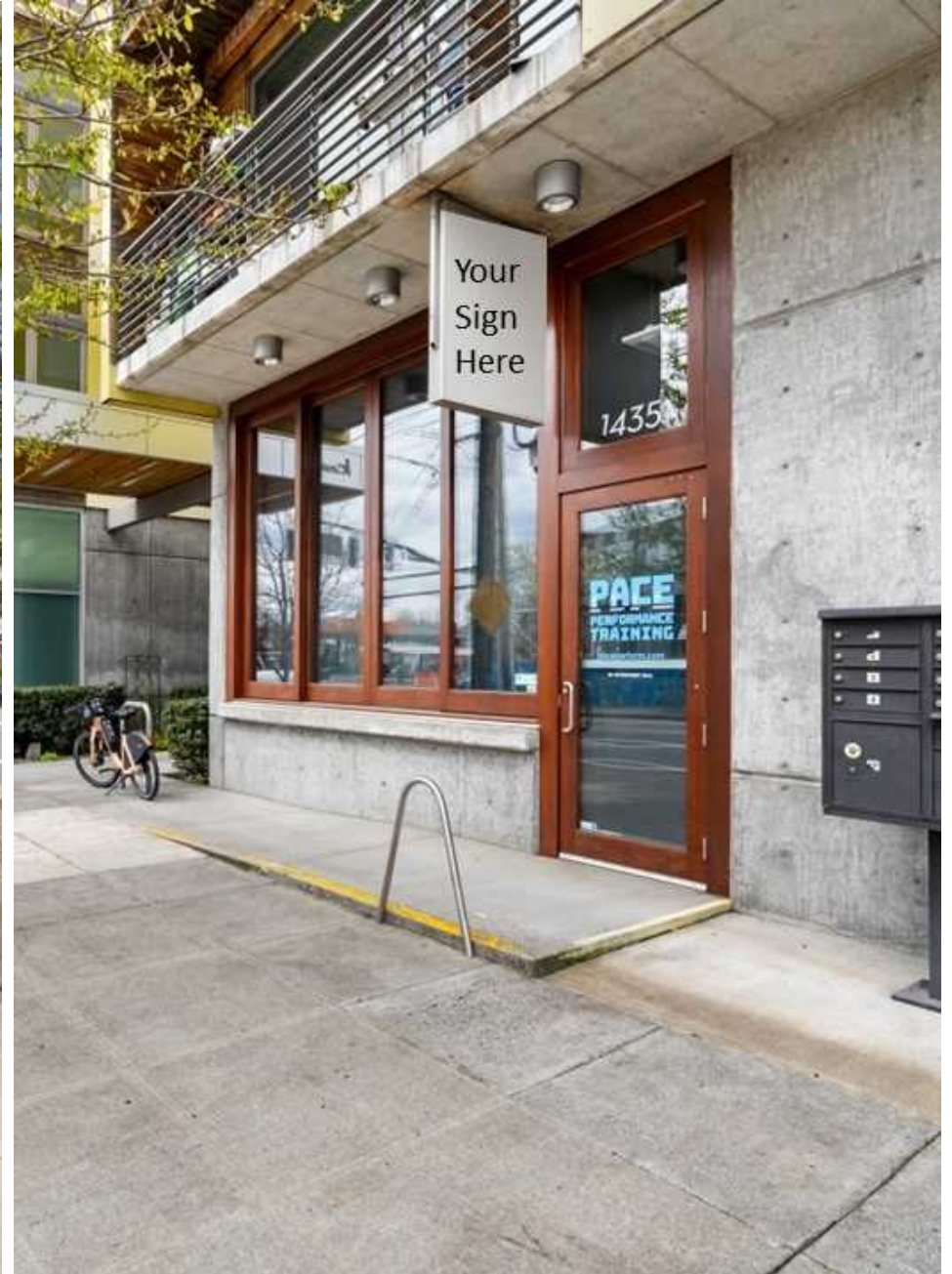
Garage Interior



Garage Exterior

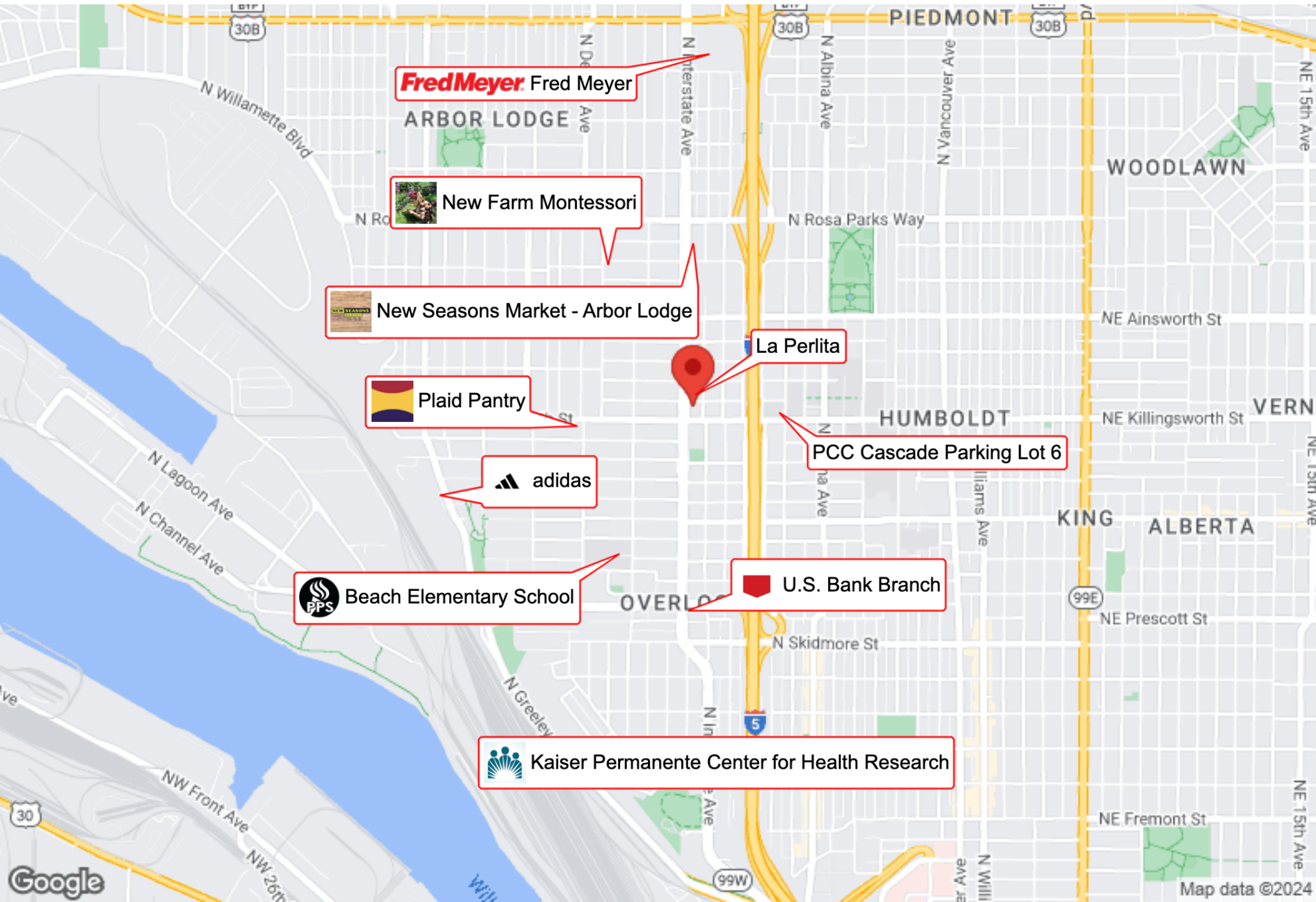
STREET FRONT

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BUSINESS MAP

1435 NORTH KILLINGSWORTH ST, PORTLAND, OR 97217



Fred Meyer Fred Meyer


 New Farm Montessori


 New Seasons Market - Arbor Lodge

La Perita


 Plaid Pantry

PCC Cascade Parking Lot 6

 adidas

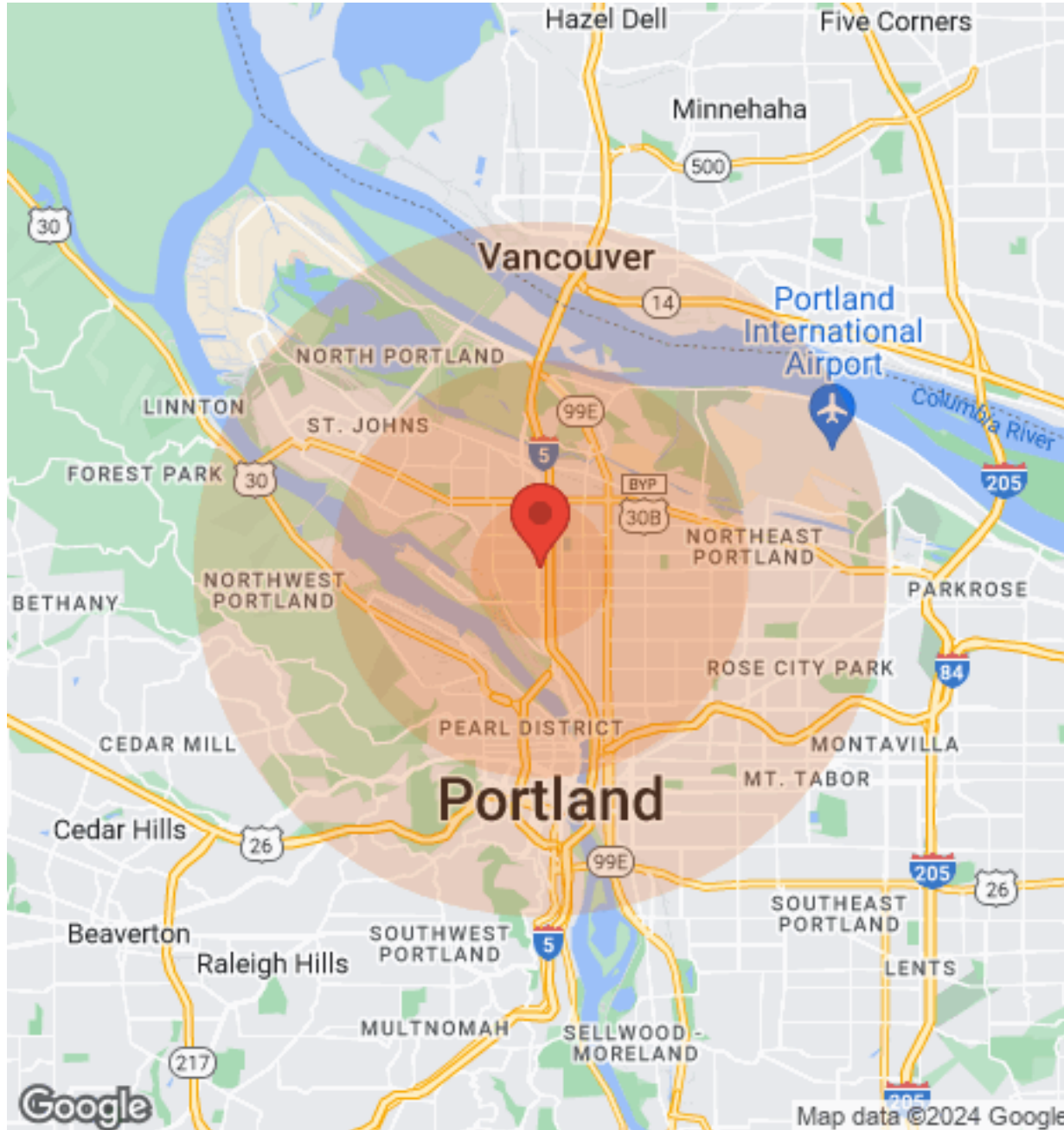
 Beach Elementary School

 U.S. Bank Branch

 Kaiser Permanente Center for Health Research

DEMOGRAPHICS

1435 NORTH KILLINGSWORTH ST, PORTLAND, OR 97217



Population	1 Mile	3 Miles	5 Miles
Male	10,724	67,005	146,717
Female	11,225	67,506	147,322
Total Population	21,949	134,511	294,039

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,652	20,522	44,104
Ages 15-24	2,011	11,738	25,566
Ages 25-54	10,372	64,091	137,113
Ages 55-64	3,128	19,022	42,633
Ages 65+	2,786	19,138	44,623

Race	1 Mile	3 Miles	5 Miles
White	17,765	110,122	248,247
Black	2,224	12,057	17,265
Am In/AK Nat	27	372	904
Hawaiian	43	351	423
Hispanic	1,531	9,818	20,820
Multi-Racial	3,186	19,056	38,644

Income	1 Mile	3 Miles	5 Miles
Median	\$52,838	\$51,842	\$51,658
< \$15,000	1,454	10,962	22,433
\$15,000-\$24,999	840	6,570	13,890
\$25,000-\$34,999	1,241	6,489	14,889
\$35,000-\$49,999	1,232	8,068	17,615
\$50,000-\$74,999	2,085	11,334	23,782
\$75,000-\$99,999	1,078	6,789	15,253
\$100,000-\$149,999	1,063	6,892	15,454
\$150,000-\$199,999	226	2,736	5,787
> \$200,000	202	2,596	7,117

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,749	70,442	153,093
Occupied	10,210	65,150	141,794
Owner Occupied	5,789	31,055	69,605
Renter Occupied	4,421	34,095	72,189
Vacant	539	5,292	11,299

DISCLAIMER

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