

REMODELED OFFICE / RETAIL ON NE BROADWAY

FOR LEASE | APPROXIMATELY ±1,883 SF OFFICE / RETAIL SPACE
3033 NE BROADWAY ST, PORTLAND, OR 97232



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	1,883 SF
Lot Size:	0.09 Acres
Year Built:	1924
Renovated:	2024
Zoning:	CM2

PROPERTY OVERVIEW

Recently remodeled office / retail / live-work standalone building on bustling NE Broadway St. The property features private offices and open workspaces, reception area, kitchen and kitchenette, ample storage, and off-street parking spaces behind the building. CM2 zoning allows for a wide variety of uses.

PROPERTY HIGHLIGHTS

- Extensive remodel recently completed
- Three private offices & two open workspaces
- Reception area, kitchen, & kitchenette
- Off-street parking available
- Excellent signage and traffic exposure
- Walking distance to breweries, restaurants, grocery, and more

MARISSA LEE

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Commercial Real Estate NW
7320 SW Hunziker Rd, Ste 203
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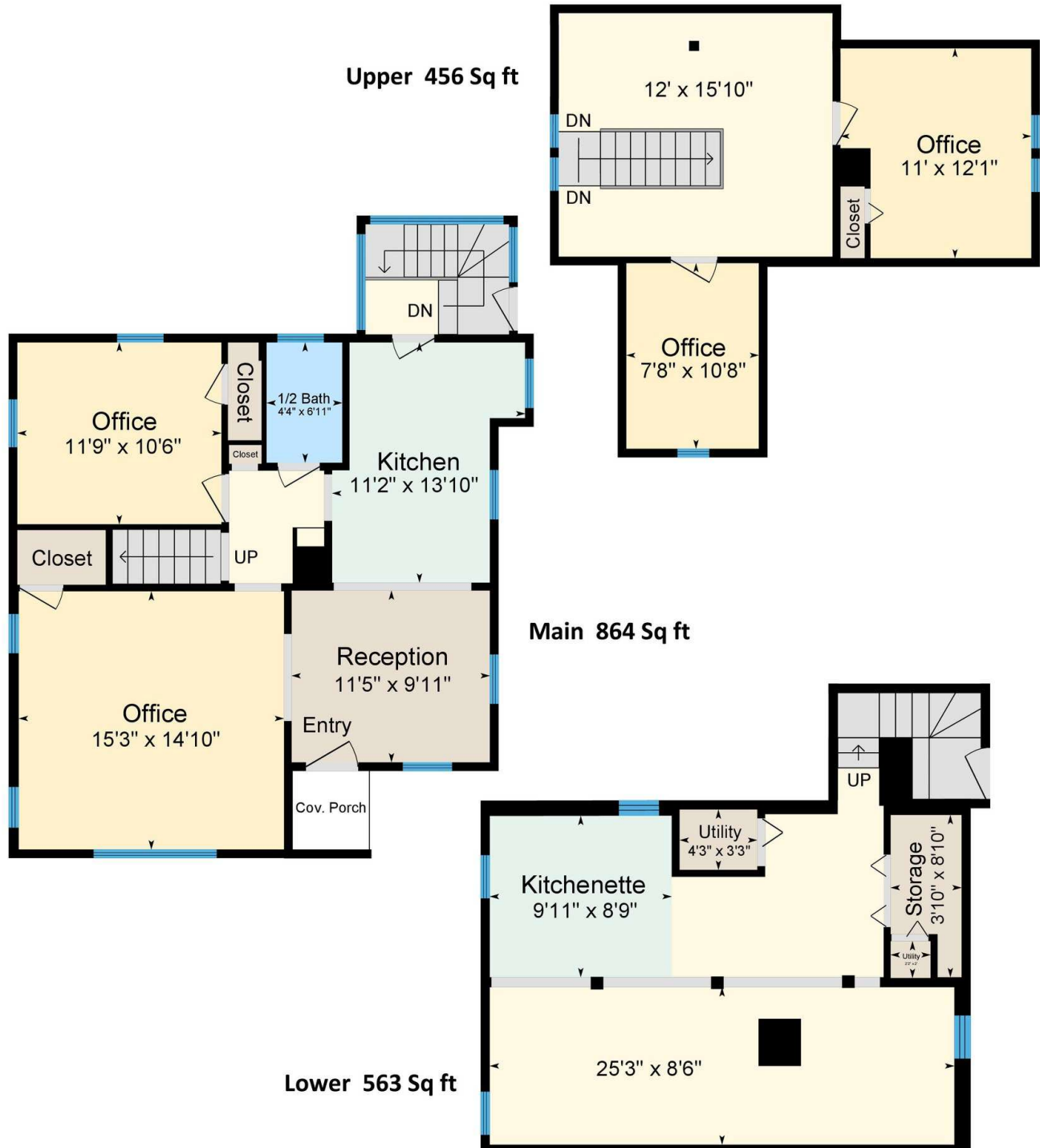
ADDITIONAL PHOTOS

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Main + Upper + Lower = 1,883 Sq ft (Measured from Exterior)

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This property is zoned Commercial Mixed Use 2 (CM2). The following are the Allowed Uses and Limited/Conditional Uses that the City would accept for the future owner of this property.

The CM2 zone is a medium-scale, commercial mixed-use zone intended for sites in a variety of centers and corridors, in other mixed-use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

To learn more about this zoning, visit:

<https://www.portlandmaps.com/bps/zoning/#/zones/base/CM2>

Specific allowable uses include the following:

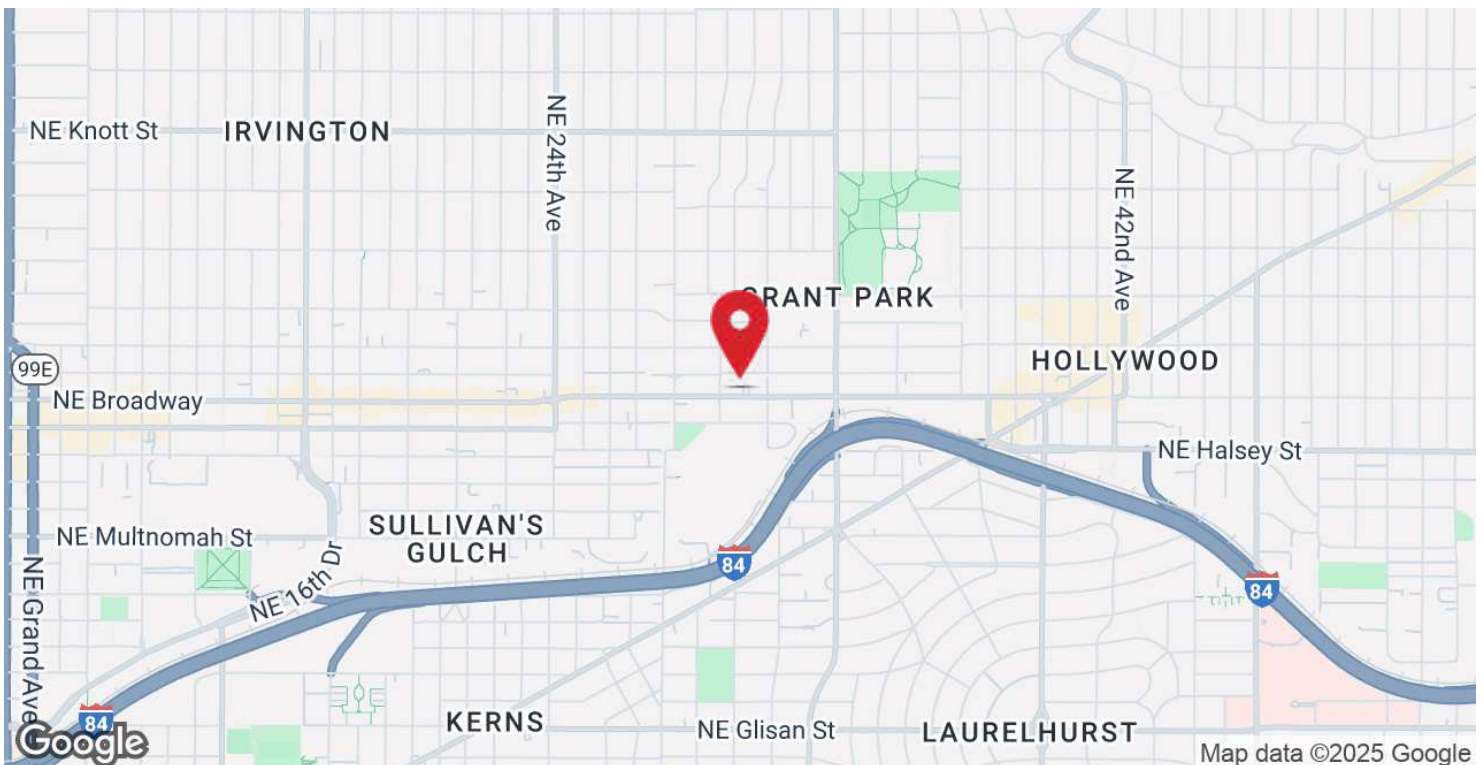
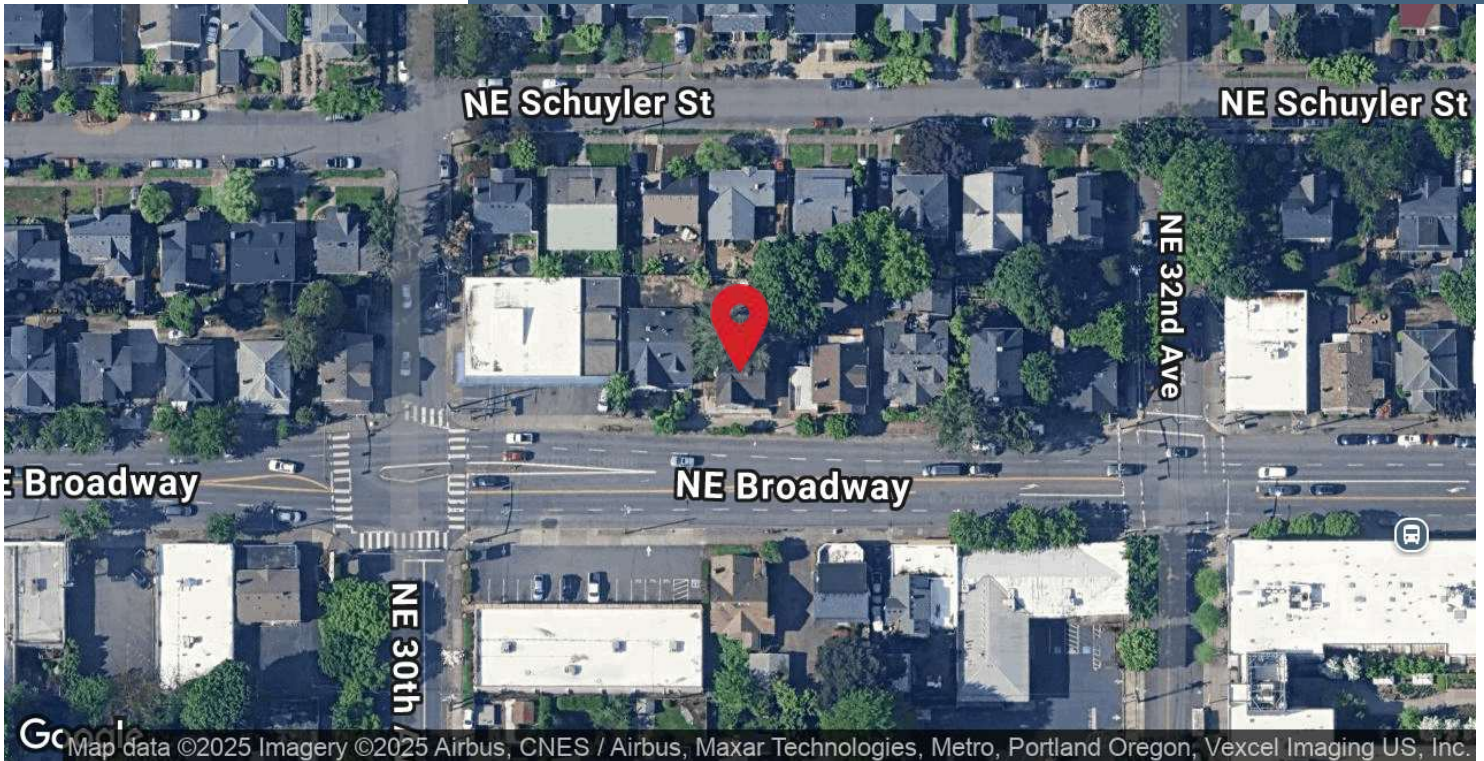
Allowed	Limited/Conditional
Household living	Quick vehicle servicing
Group living	Commercial parking
Retail Sales and Service	Major event entertainment
Office	Manufacturing and production
Vehicle repair	Wholesale sales
Commercial outdoor recreation	Industrial service
Basic utilities	Basic utilities
Parks and open areas	Community service
Schools & colleges	Agriculture
Medical centers	Radio frequency transmission facilities
Religious institutions	Rail lines and utility corridors
Daycare	

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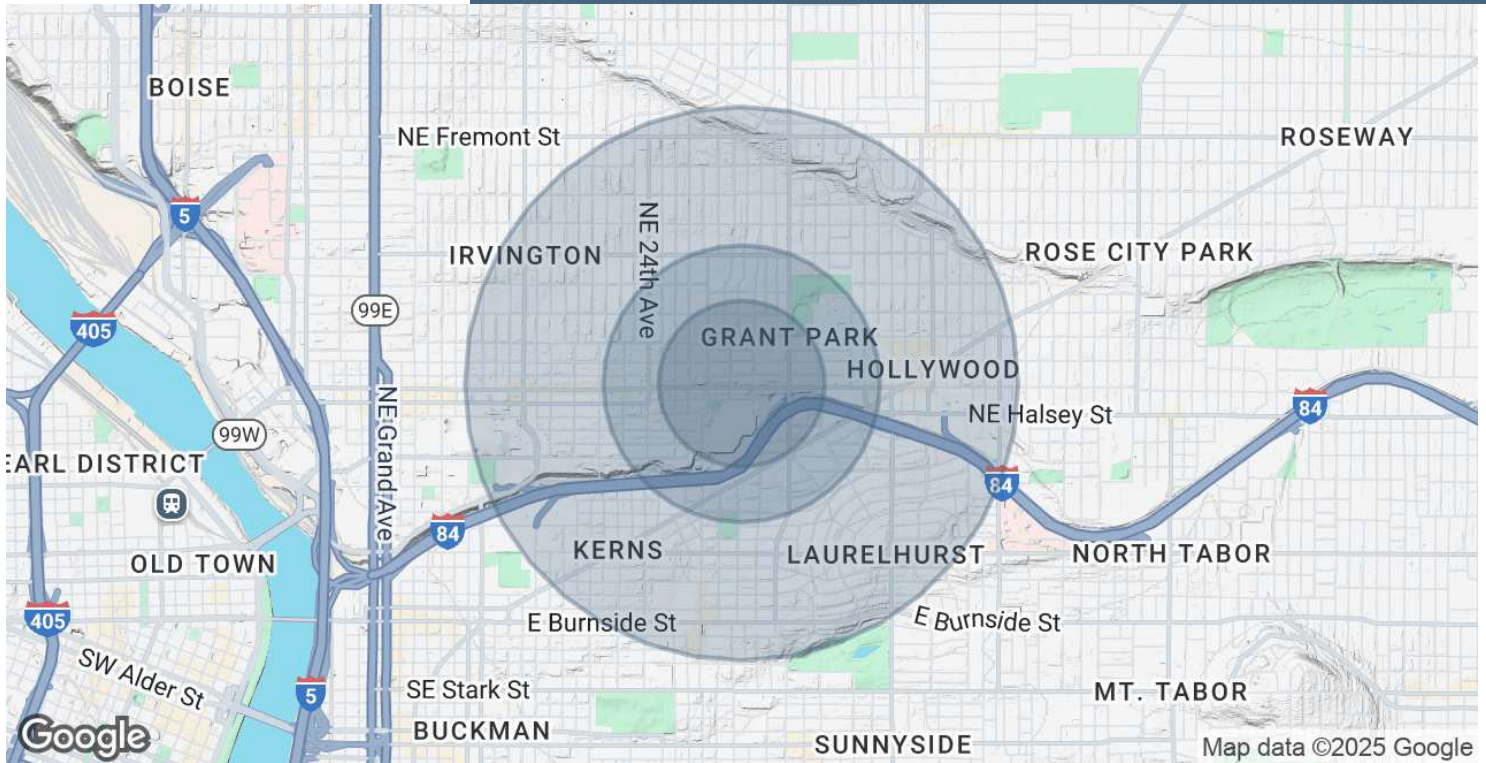
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,469	5,537	29,995
Average Age	41	41	42
Average Age (Male)	40	40	42
Average Age (Female)	41	41	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	714	2,550	14,305
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$154,386	\$171,639	\$162,745
Average House Value	\$1,006,846	\$960,635	\$894,690

Demographics data derived from AlphaMap

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