



FOR LEASE



DENIZEN

\$5,000 Broker Bonus
for Leases Signed by August 31, 2025

DENIZEN RETAIL

Ground Floor Retail / Service / Restaurant Space

± 785 SF - ± 3,540 SF (4 Suites) | \$29 - \$34 psf + NNN

518 NE 20th Ave, Portland, OR 97232

- Ground Floor of a 212-Unit Apartment Building in the Kerns Neighborhood
- Restaurant Opportunities Available
 - Retail 3-B includes Grease Interceptor, Type 1 Venting for Restaurant Use, and Exclusive Outdoor Patio Space
 - Retail 4 includes Grease Interceptor, Type 1 Venting for Restaurant Use, Exclusive Outdoor Patio Space, One Single Occupancy Restroom, and HVAC Installed
- Seeking Beauty, Florist, Fitness, Café, Restaurant, Wine Bar, Taphouse, Medical, Dental

JOHN BAUSONE, MRED

Associate Broker | Licensed in OR

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MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR

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PROPERTY SUMMARY



**FOR
LEASE**

PROPERTY DETAILS

| | |
|------------------------|-------------------------------------|
| Address | 518 NE 20th Ave, Portland, OR 97232 |
| Available Space | ± 785 SF - ± 3,540 SF (Divisible) |
| N° of Suites Available | 4 Suites |
| Lease Rate | \$29 - \$34 psf + NNN |
| Use Type | Retail, Service, Restaurant |
| Availability | Now |

| Space | Size | Use Type |
|--|----------------------|-------------------------------|
| Retail 1 & 2 | 2,070 SF (Divisible) | Retail / Service |
| Retail 3 | 3,704 SF (Divisible) | Retail / Service/ Restaurant |
| Retail 4 | 1,620 SF | Retail / Service/ Restaurant |
| Retail 1-A & Retail 2-A Demising Options | | |
| Retail 1-A | 785 SF | Retail / Service |
| Retail 2-A | 1,285 SF | Retail / Service |
| Retail 3 Demising Options | | |
| Retail 3-A | 1,800 SF | Retail / Service / Restaurant |
| Retail 3-B | 1,904 SF | Retail / Service / Restaurant |

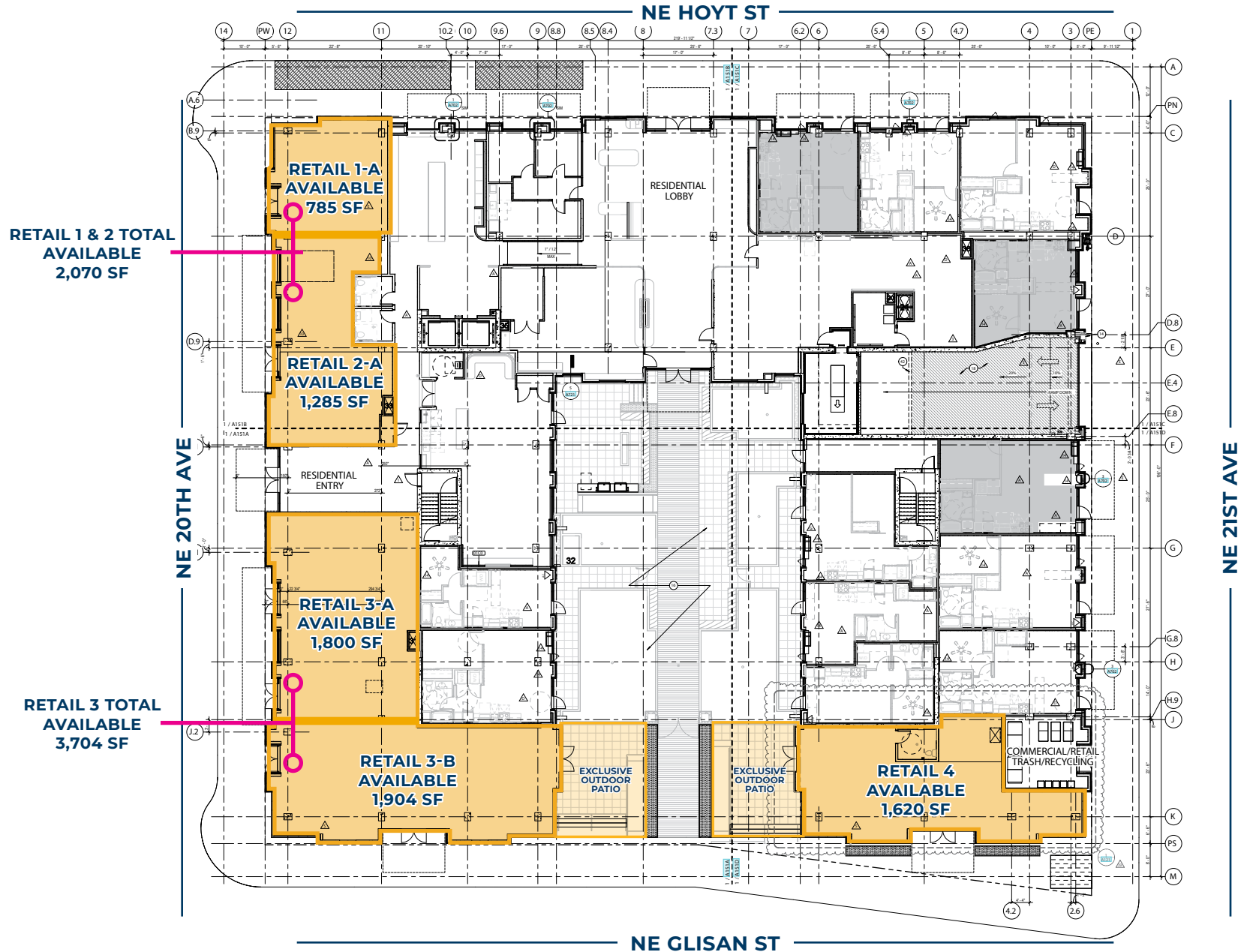
Nearby Highlights

- Henry Higgins Boiled Bagels
- Voodoo Donuts
- Nova Coffee
- Hanna Anderson
- Han Oak
- Providore Fine Foods
- Tropicale
- The Pie Spot
- Culmination Brewing
- ReRack
- Oregonians Credit Union
- Consolidated Community Credit Union (CCCU)
- Oregon Children's Theatre
- The Circuit Boulderling Gym
- The Children's Gym
- Pho Gia



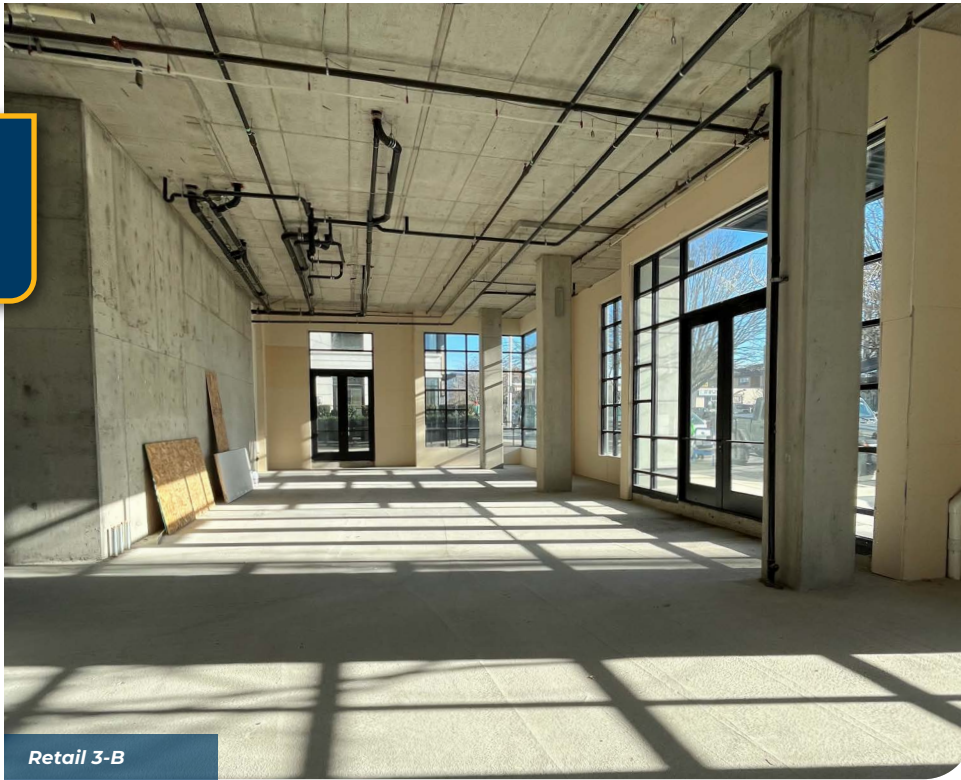
DEMISING OPTIONS

DEMISING OPTIONS

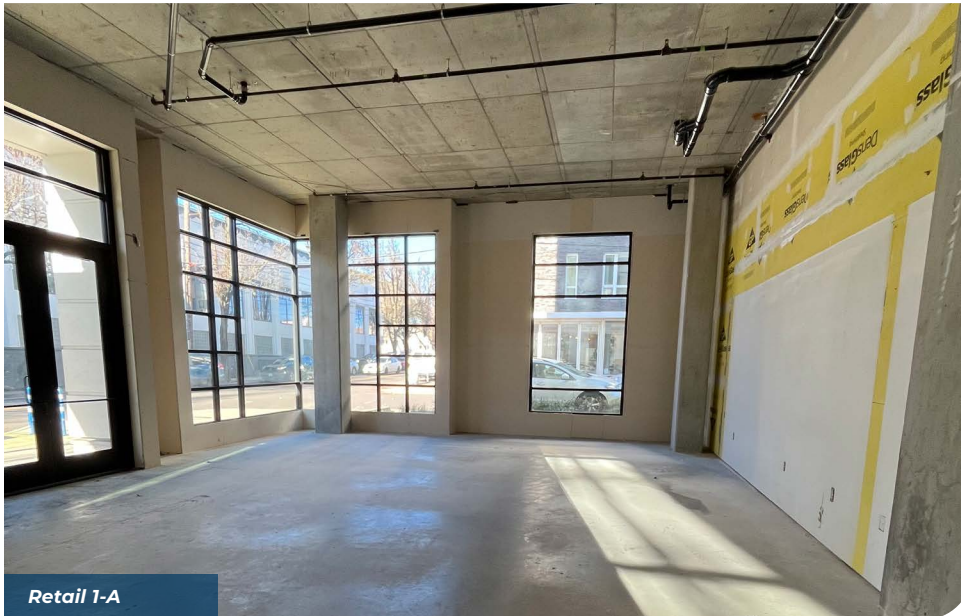




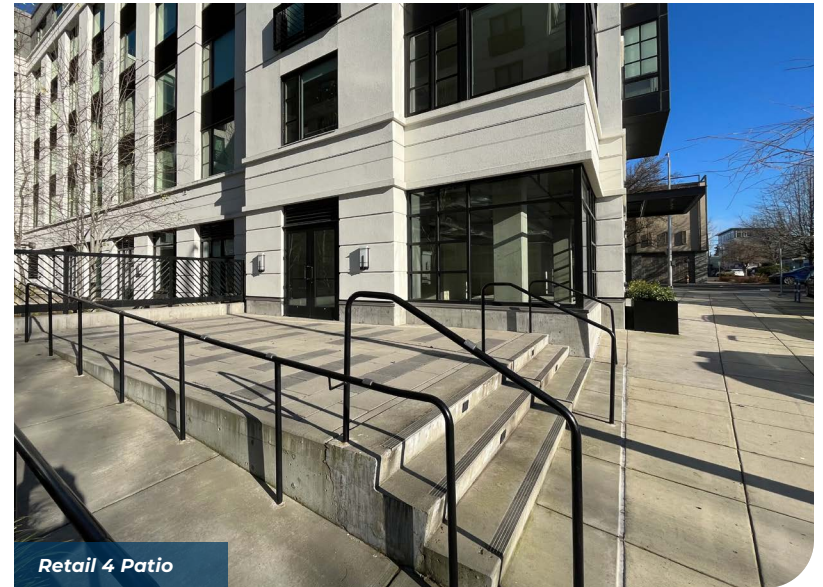
INTERIOR PHOTOS



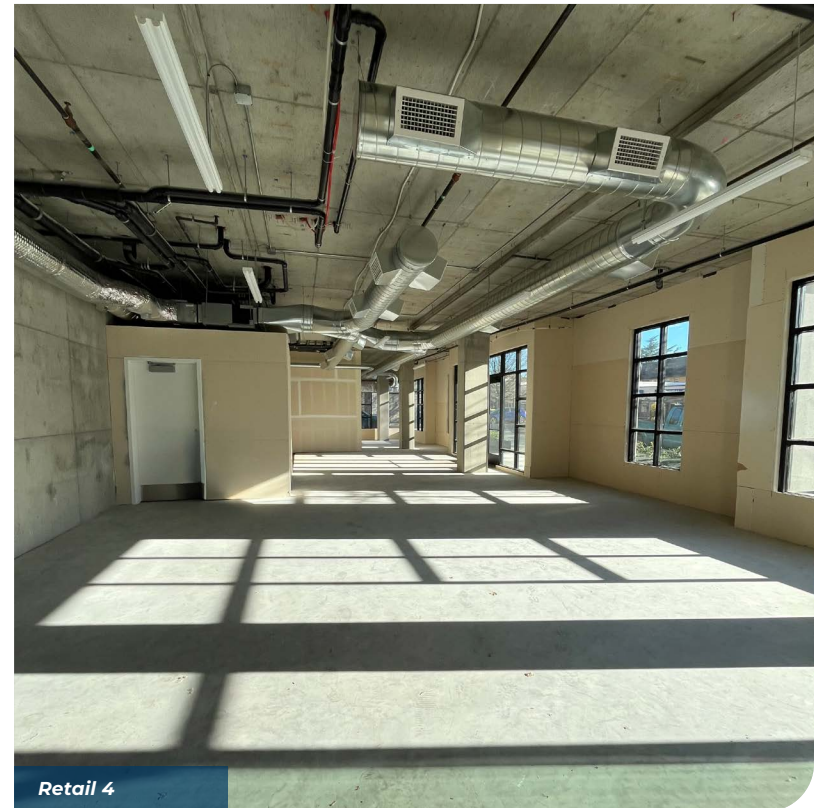
Retail 3-B



Retail 1-A



Retail 4 Patio



Retail 4



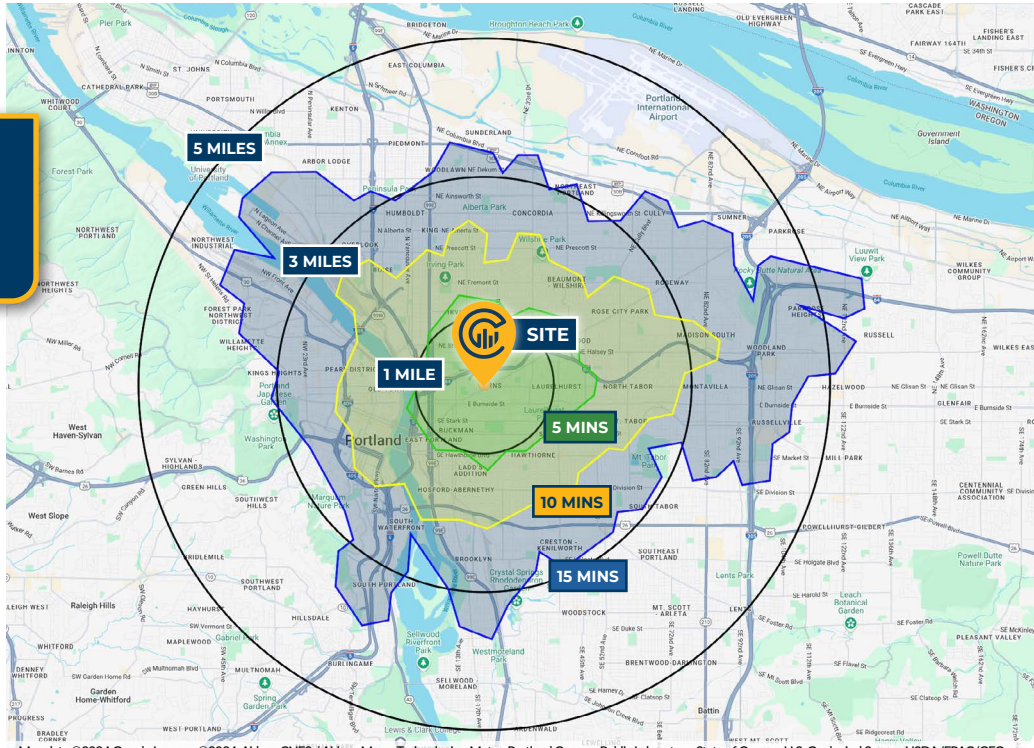
LOCAL AERIAL MAP



The Kerns Neighborhood is a vibrant and eclectic area known for its mix of historic homes, trendy restaurants, and bustling local businesses. It features a diverse, walkable environment with a blend of residential and commercial spaces and has a thriving arts scene.



DRIVE TIMES & DEMOGRAPHICS



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



AREA DEMOGRAPHICS

| Population | 1 Mile | 3 Mile | 5 Mile |
|--|-----------|-----------|-----------|
| 2020 Census Population | 33,870 | 250,184 | 453,963 |
| 2010 Census Population | 26,014 | 210,634 | 397,746 |
| Historical Annual Growth 2010 to 2024 | 2.0% | 1.3% | 0.9% |
| Households & Income | | | |
| 2024 Estimated Households | 19,071 | 129,613 | 212,621 |
| 2024 Est. Average HH Income | \$119,427 | \$135,438 | \$134,245 |
| 2024 Est. Median HH Income | \$86,023 | \$99,565 | \$100,607 |
| 2024 Est. Per Capita Income | \$68,908 | \$70,718 | \$64,248 |
| Businesses | | | |
| 2024 Est. Total Businesses | 3,782 | 25,431 | 38,152 |
| 2024 Est. Total Employees | 35,169 | 220,429 | 328,578 |
| Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1 | | | |

Neighborhood Scores

98

Walk Score®
"Walker's Paradise"

100

Bike Score®
"Biker's Paradise"

72

Transit Score®
"Excellent Transit"

Ratings provided by <https://www.walkscore.com>

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