



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, MRRED**

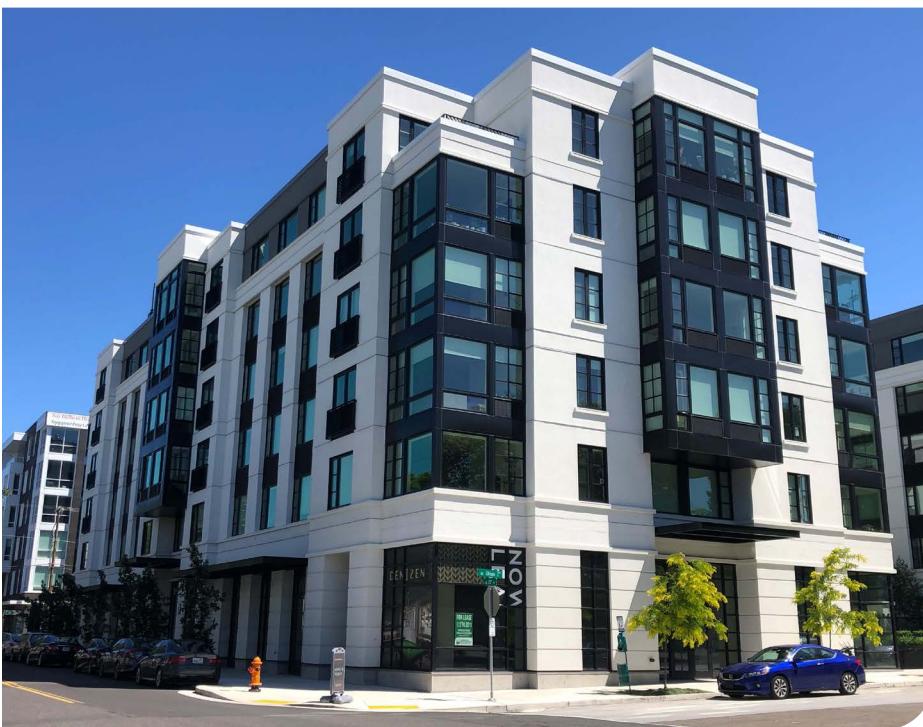
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**MICHELLE D. ROZAKIS**

Principal Broker | Licensed in OR  
**503-222-1195** | mrozakis@capacitycommercial.com



# PROPERTY SUMMARY



**FOR  
LEASE**

## PROPERTY DETAILS

|                               |                                     |
|-------------------------------|-------------------------------------|
| <b>Address</b>                | 518 NE 20th Ave, Portland, OR 97232 |
| <b>Available Space</b>        | ± 785 SF - ± 3,540 SF (Divisible)   |
| <b>Nº of Suites Available</b> | 4 Suites                            |
| <b>Lease Rate</b>             | \$29 - \$34 psf + NNN               |
| <b>Use Type</b>               | Retail, Service, Restaurant         |
| <b>Availability</b>           | Now                                 |

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

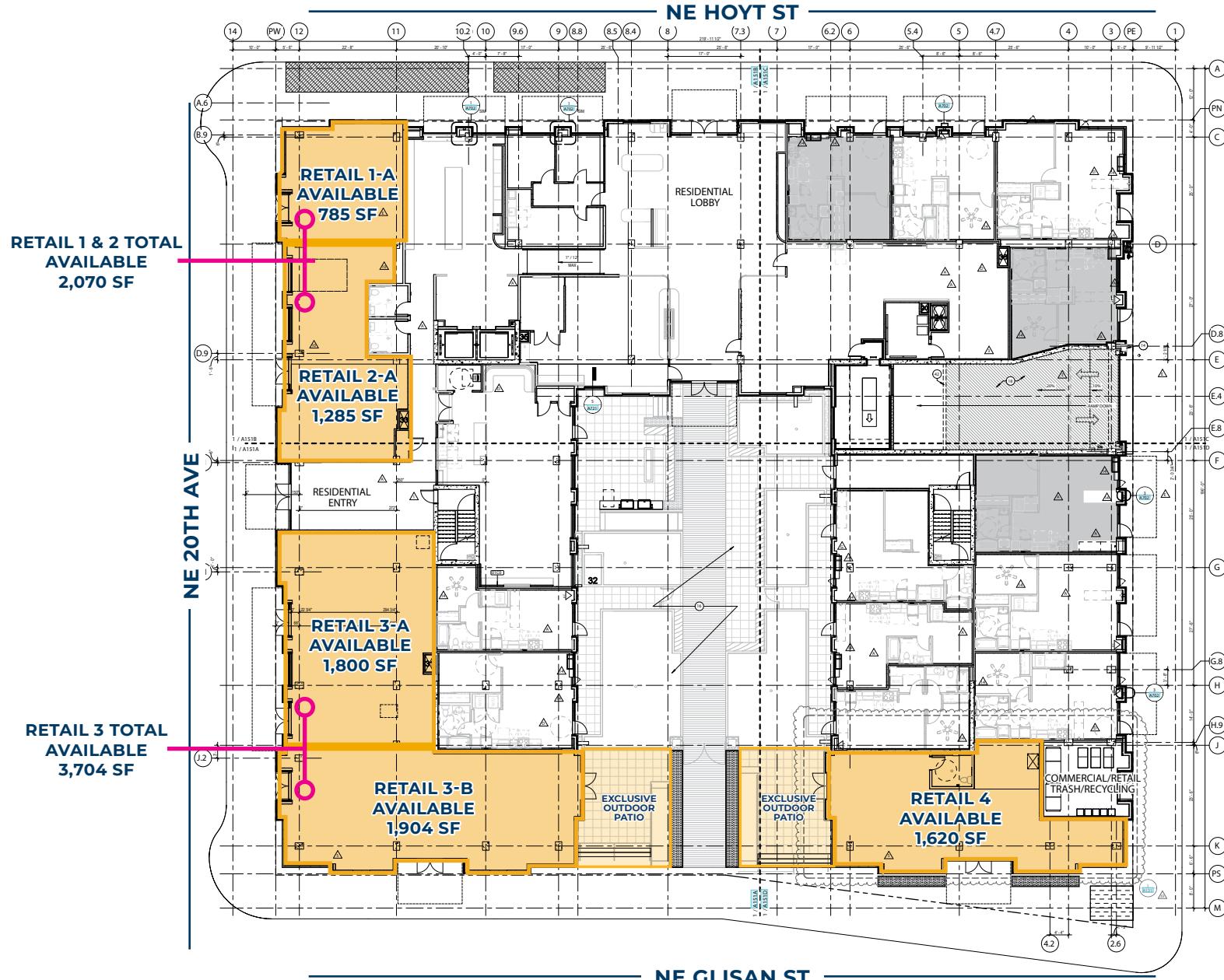
## Nearby Highlights

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



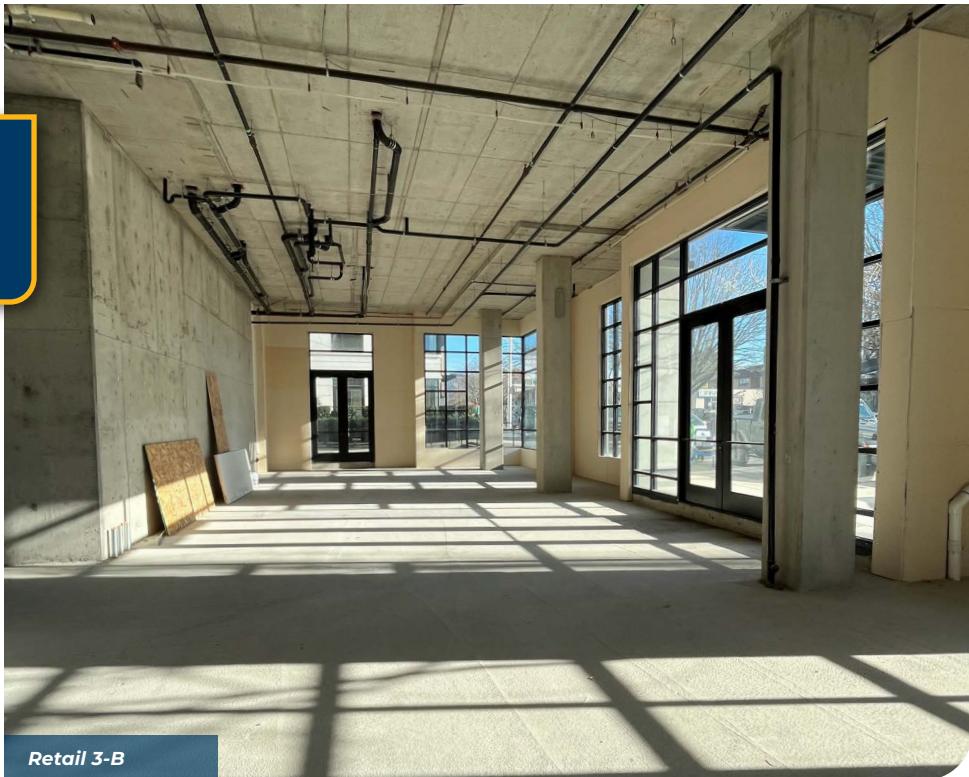
# DEMISING OPTIONS

## DEMISING OPTIONS

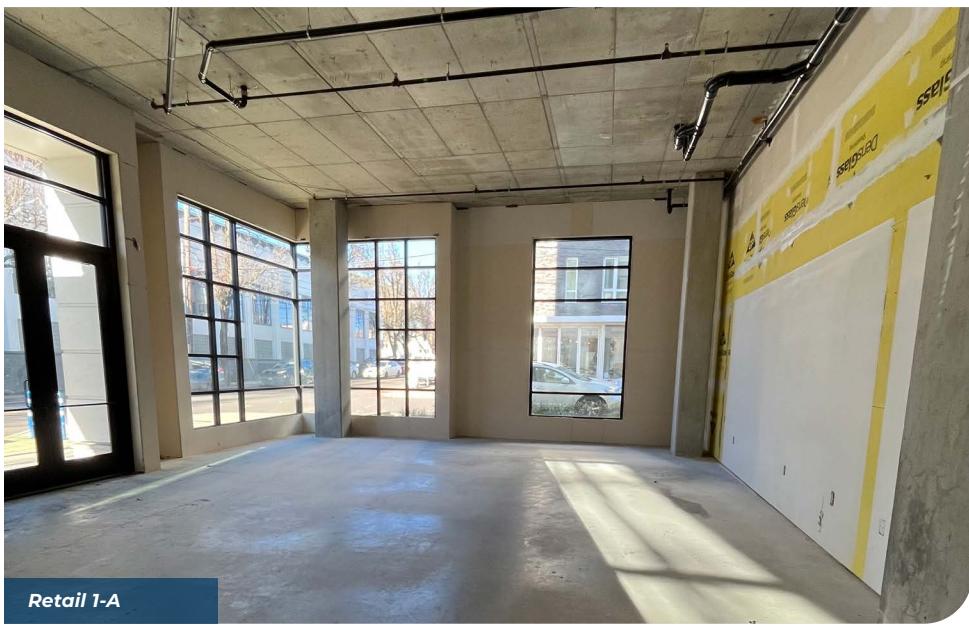




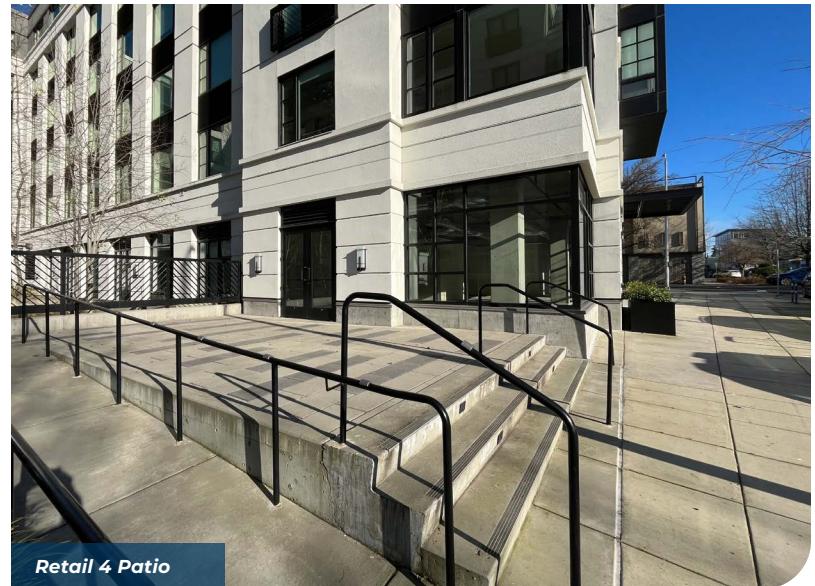
## INTERIOR PHOTOS



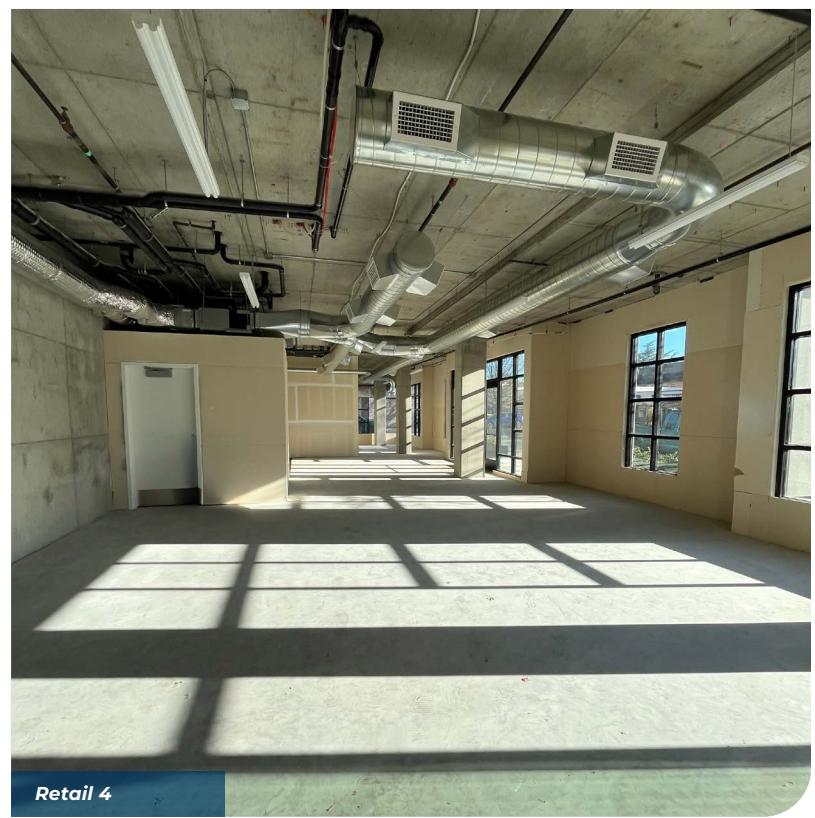
Retail 3-B



Retail 1-A



Retail 4 Patio



Retail 4



LOCAL AERIAL MAP

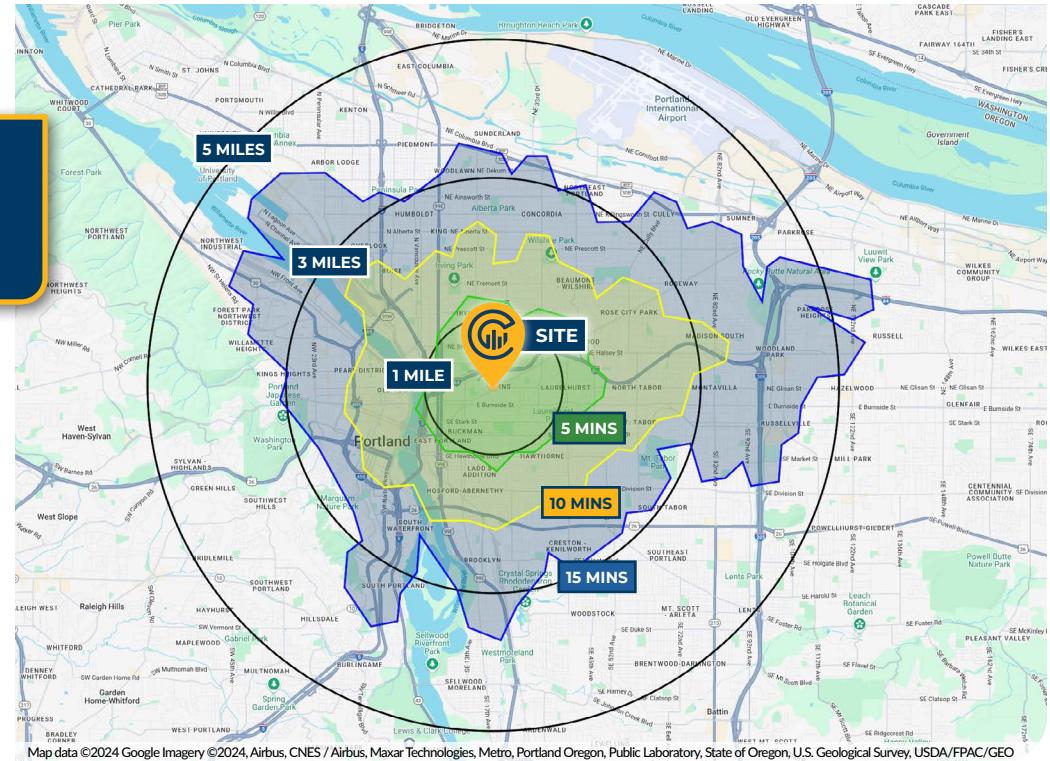


**The Kerns Neighborhood** is a vibrant and eclectic area known for its mix of historic homes, trendy restaurants, and bustling local businesses. It features a diverse, walkable environment with a blend of residential and commercial spaces and has a thriving arts scene.

\*Average Daily Traffic Volume | Traffic Counts and 'Average Monthly Visits are Provided by REGIS Online at [SitesUSA.com](https://SitesUSA.com) ©2024



# DRIVE TIMES & DEMOGRAPHICS



Capacity Commercial Group | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | [capacitycommercial.com](http://capacitycommercial.com)

The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

## 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](http://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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