

Great Owner-User Opportunity



2121 NE Broadway St, Portland, OR 97232

Commissary Kitchen / Bakery Space | 5,750 SF Offering Memorandum

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Accelerating success.

DO NOT DISTURB TENANT

2121 NE BROADWAY ST

PORTLAND, OR 97232

Neighborhood Irvington

County Multnomah

Zoning C2

Parcel Number 1N1E26DD 08400

Building Size 5,750 SF

Year Built 1947

Construction Masonry

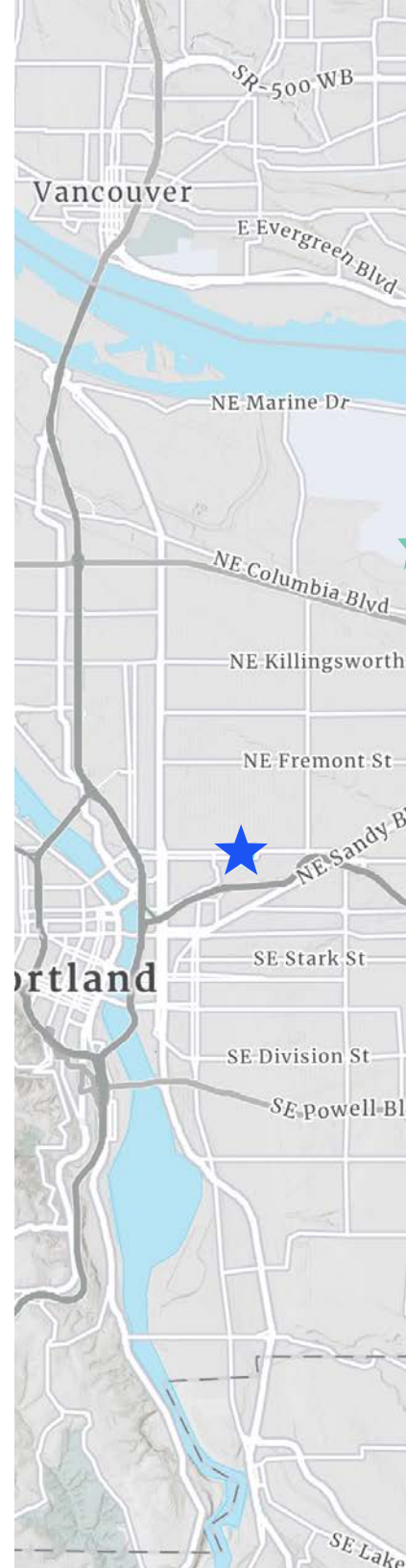
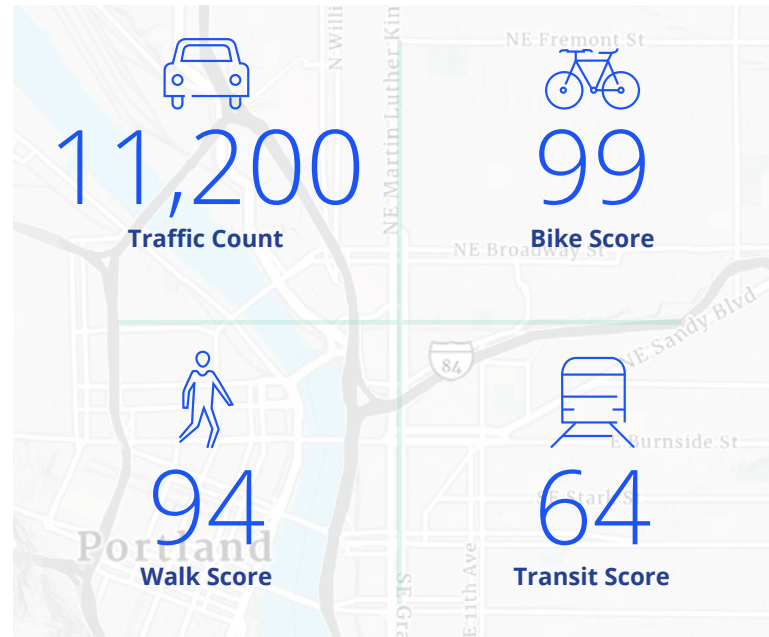
Stories 2

Occupancy 100%

Frontage 74' on Broadway St

Positioned along Portland's iconic NE Broadway corridor, 2121 NE Broadway offers a rare opportunity to acquire a highly visible neighborhood commercial asset in one of Portland's most established eastside districts.

Located within Portland's Irvington neighborhood, the surrounding area is known for its blend of historic charm, walkable amenities, and vibrant local businesses. NE Broadway features a dynamic mix of restaurants, cafés, boutique retail, and neighborhood services, creating a highly active and pedestrian-friendly environment. The corridor also offers convenient access to downtown Portland, I-84, and major eastside neighborhoods, while being well-served by public transportation and bike infrastructure.



Currently home to **Twisted Croissant's** primary production and retail operations on an extended short-term lease.

NEARBY AMENITIES



2121 NE BROADWAY ST



1 min
to Thai Pod



3 min
to Bella Body
Fitness



4 min
to Spielman Bagels



5 min
to The Realm
Refillery

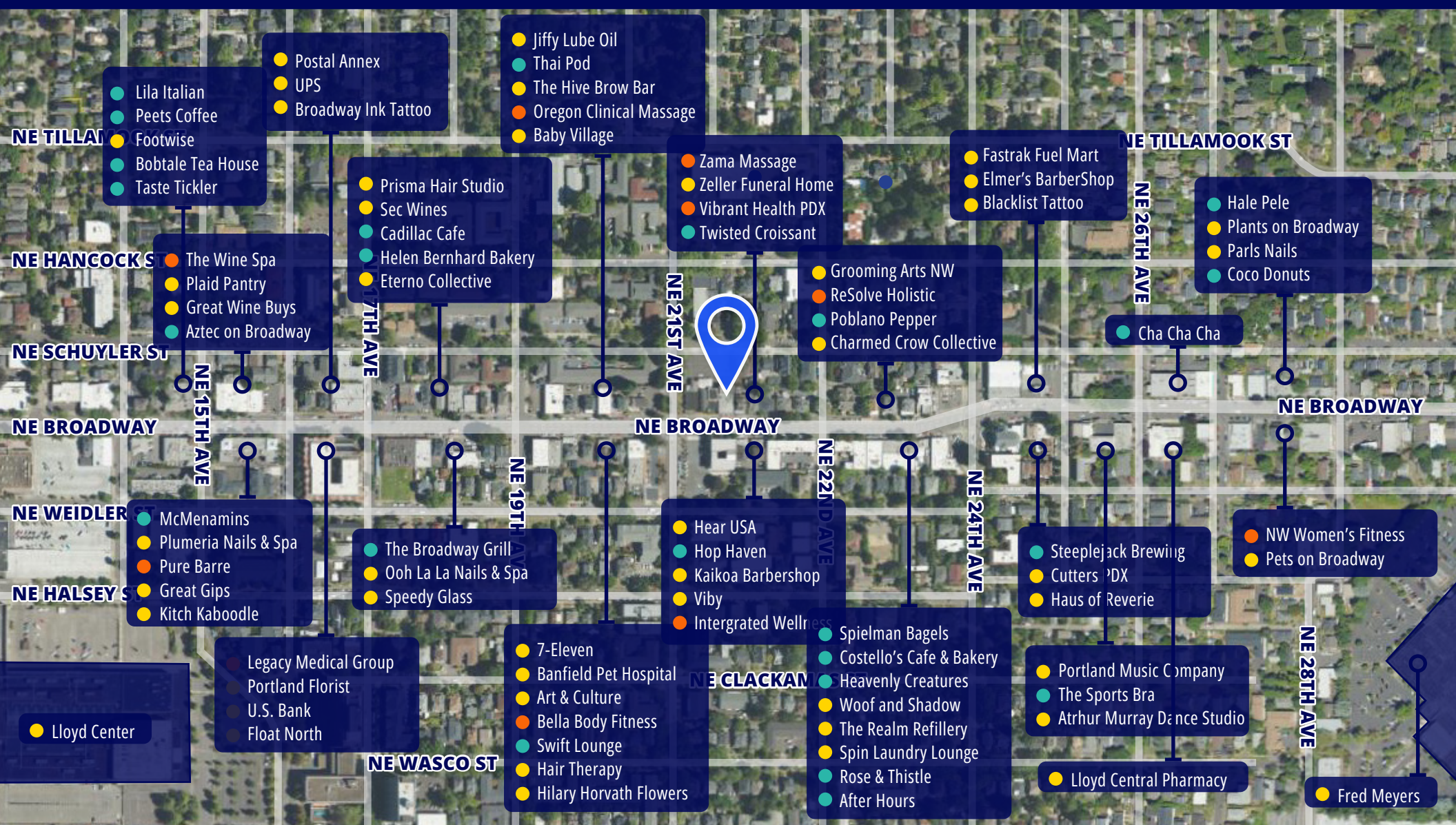


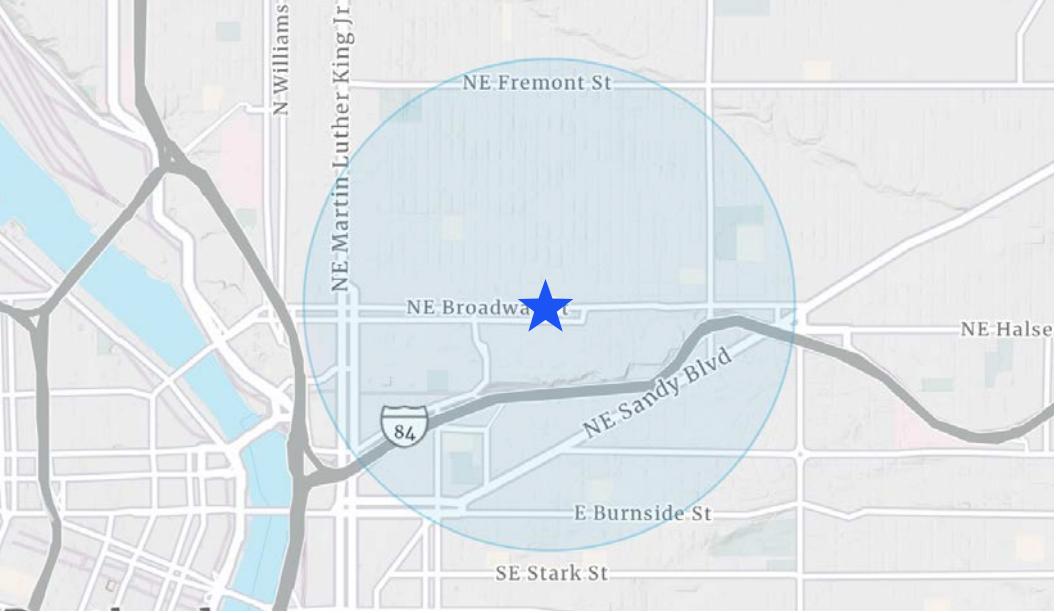
5 min
to Charmed Crow
Collective

● Food & Drinks

● Health & Fitness

● Retail





Consumer Expenditures - Annual Food & Alcohol Spending



\$13,881

Food



\$8,708

Food at Home



\$5,173

Food Away
from Home



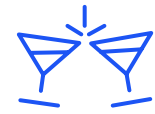
\$853

Alcoholic
Beverages



\$447

Alcoholic Beverages
at Home



\$406

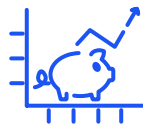
Alcoholic Beverages
Away from Home

Demographics - Wealth & Income



\$91,673

Median
Household Income



\$68,719

Per Capita
Income



\$69,767

Median
Disposable Income



\$849,718

Median
Home Value



\$80,048

Median
Net Worth



15,547

Number of
Households

*within 1 mile radius, per household



Why Portland?

Nestled at the confluence of the Willamette and Columbia Rivers in northwestern Oregon lies the city of Portland, nicknamed the Rose City, The City of Roses, and “Beervana” because it has more micro-breweries inside the city limits than any other city in the world.

Once reliant on timber, fishing and agriculture, Portland’s diversified economy now includes technology, healthcare and education with a special emphasis on clean technology, advanced manufacturing, software and active wear. Fortune 1,000 companies Nike, Precision Castparts, Stancorp Financial Group, and Schnitzer Steel call Portland home. Providence, Legacy, and Kaiser support a combined 45,036 jobs, underscoring the importance of the healthcare industry to the Portland-Vancouver-Hillsboro MSA. And straddling the healthcare and education sectors is the Oregon Health & Science University (OHSU). With 19,136 employees and approximately 3,000 students, this nationally-renowned public university is one of the nation’s top biomedical research facilities.

- Office-using professional, technical, and business service jobs took the lead from high-tech manufacturing, as illustrated by software and systems design employment growing by 50% since 2011. This is quadruple the growth rate in tech manufacturing jobs.
- The cost of doing business in Portland, as relative to the rest of the country, is 91% of the U.S. 100% baseline.
- Home sales and values, population, job growth, and retail sales are all enjoying an upward trajectory.
- A growing inventory of creative Class A office space, mature and expanding home-grown tech companies, and an impressive in-migration of tech-centric firms, all herald an exciting future for Portland. Nearly one million square feet of creative office has been developed in Portland over the past few years.

Enjoy the flexibility and choice of retail, dining and entertainment



Live a life of balance, a comfortable blend of work and play



Community-driven, motivated and inspired by collaborative space



Appreciate the accessibility and ease of public transit



Area Overview



ONE OF THE BEST PLACES TO LIVE IN THE US

U.S. NEWS & WORLD REPORT, 2022-2023

Portland ranked highest in its desirability, quality of life, and job market.



TECH INDUSTRY

108,700+ tech employees in the Portland MSA



EDUCATION

51.9% of residents have a Bachelor's degree or greater



IN-MIGRATION

Portland is the #2 moving destination in the USA



UNEMPLOYMENT

Unemployment rate is 4.2% in the Portland MSA



BIKE-FRIENDLY

315+ miles of bike lanes throughout the city make it easy to get around by bicycle



PUBLIC TRANSIT

530+ square miles are served by various modes of public transportation



BEST AIRPORT

#2 Airport in the nation, ranked by Travel + Leisure 2022



COMMUTE

The average commute time is 23.9 minutes, below the national average of 26.8 minutes.



Employment

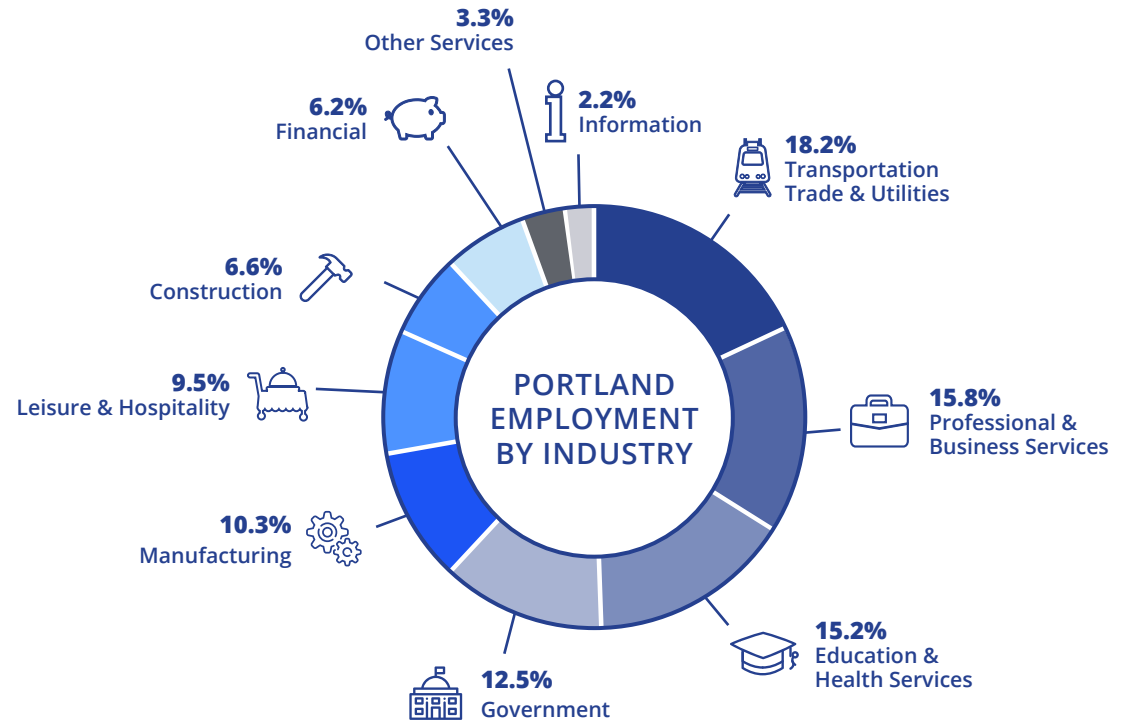
EMPLOYMENT

- Portland ranked 12th for overall growth and compares favorably to other top metropolitan areas in The Brookings Institution's 2021 Metro Monitor composite index, which ranks the 100 largest MSAs across job growth, unemployment, gross product range and home prices.
- Oregon was ranked 3rd in employment growth (647,600 jobs) in the USA in 2022 (Seidman Institute)
- Portland had a median household income of \$78,476 in 2021

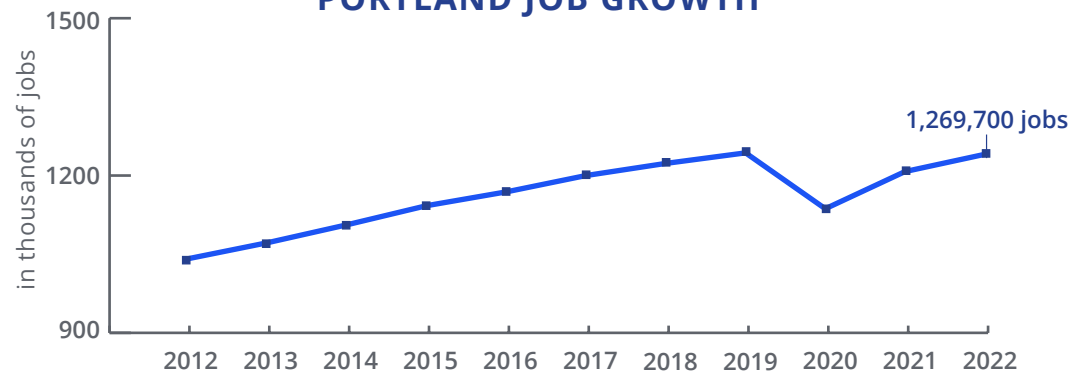
PORTLAND'S TOP EMPLOYERS 2022

Company	# Employees
Intel	22,328
Providence Health	19,687
Oregon Health & Science University	19,136
Nike	15,125
Legacy Health	13,087
Kaiser Permanente	12,262
Fred Meyer	9,374
Portland Public Schools	6,814
City of Portland	6,483
Multnomah County	5,307
Beaverton School District	4,879
PeaceHealth	4,482
Portland State University	4,029
US Dept. of Veterans Affairs	3,851
US Bank	3,794

Source: Portland Business Journal, Book of Lists 2022



PORTLAND JOB GROWTH



Source: BLS, Economy at a Glance, Portland-Vancouver-Hillsboro, OR-WA



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