



FOR LEASE



## 636 NW 21ST AVE OFFICE SPACE

### 2nd-Generation Retail / Office Space

3,921 SF | \$27 psf + NNN + \$150/Parking Space

636 NW 21st Ave, Portland, OR 97209

- Secured Parking Garage with Exclusive Use of 18 Parking Spaces
- Available March 1, 2025
- Two Floors: 2,395 SF (Ground Floor) and 1,526 SF (2nd Floor Office)
- Existing Real Estate Office Build Out

### MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR

503-222-1195 | mrozakis@capacitycommercial.com

### NICHOLAS G. DIAMOND

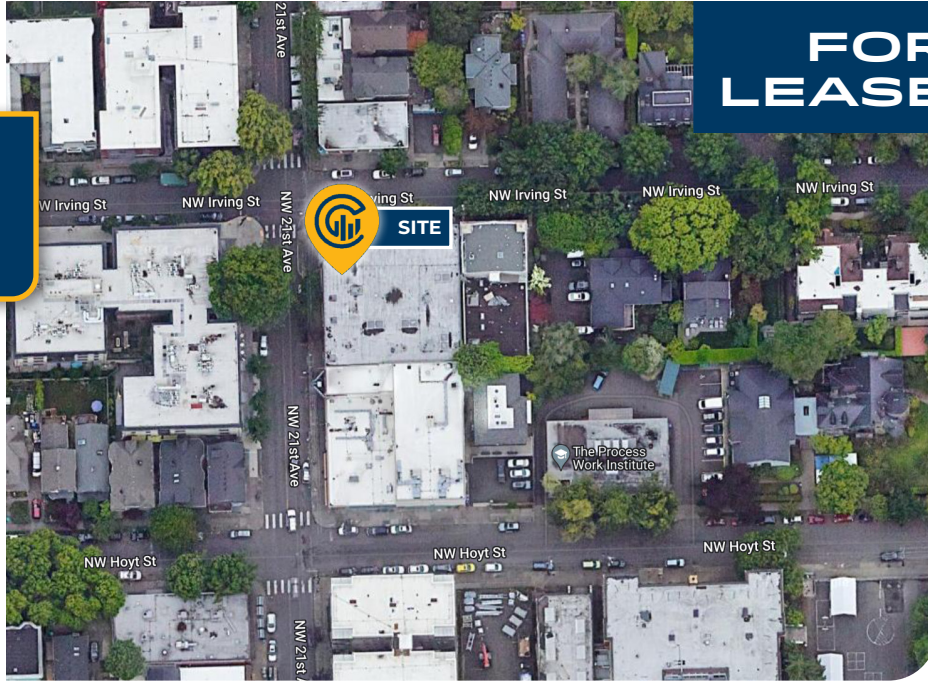
Principal Broker | Licensed in OR & WA

503-222-2655 | ndiamond@capacitycommercial.com

*Brokers Have Ownership Interest in this Property*



**PROPERTY SUMMARY**

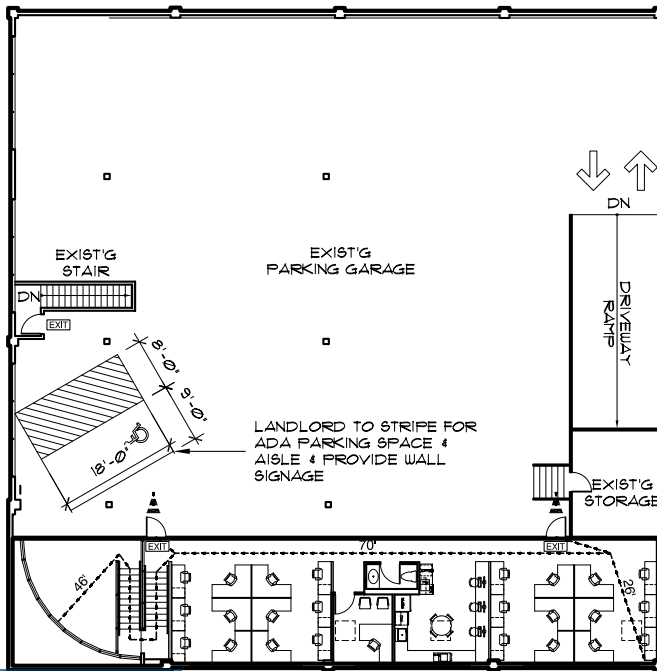


**FOR LEASE**

**PROPERTY DETAILS**

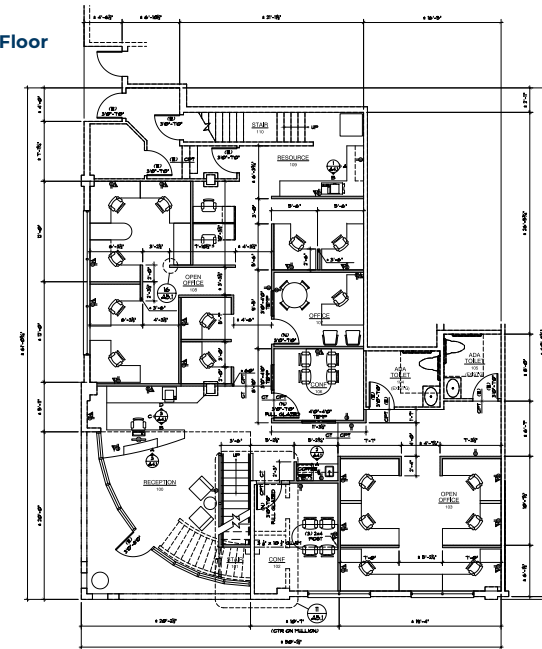
<b>Address</b>	636 NW 21st Ave, Portland, OR 97209
<b>Available Space</b>	3,921 SF - Total 2,395 SF - Ground Floor 1,526 SF - 2nd Floor Office
<b>Lease Rate</b>	\$27.00/SF + NNN + \$150/parking space
<b>Use Type</b>	Retail, Office, Service
<b>Availability</b>	March 1, 2025*
<b>Space Condition</b>	Existing Real Estate Office Build Out

\* DO NOT DISTURB TENANT

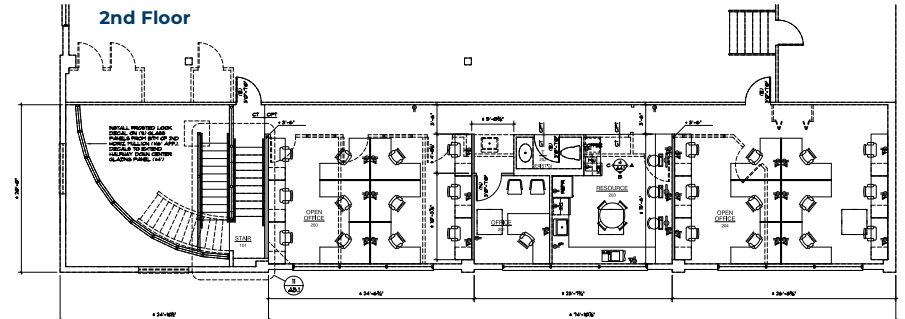


**Secured Parking Garage**

**Ground Floor**



**2nd Floor**





INTERIOR PHOTOS



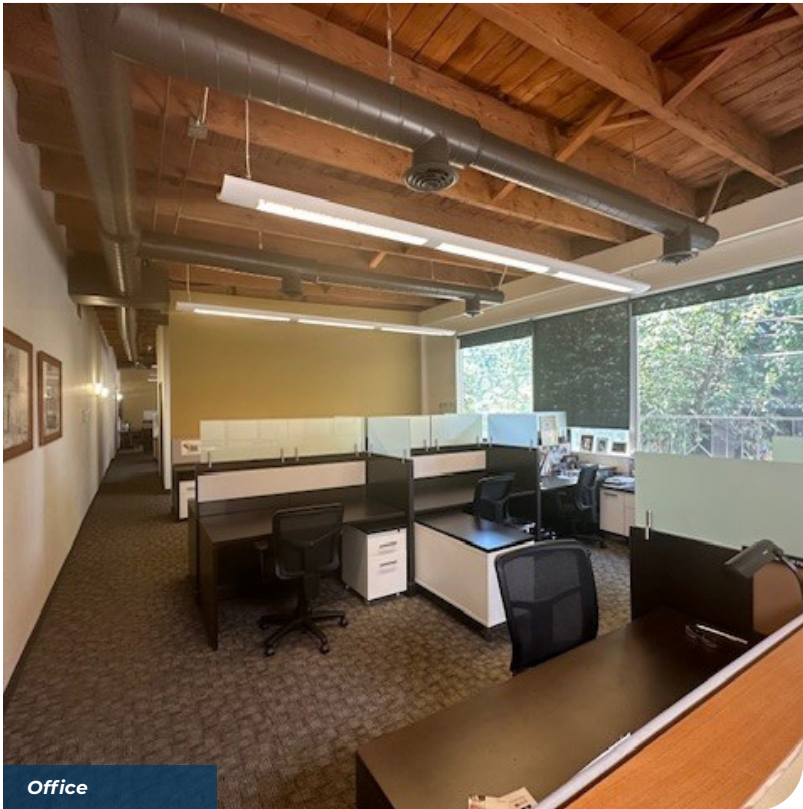
Lobby



Lobby



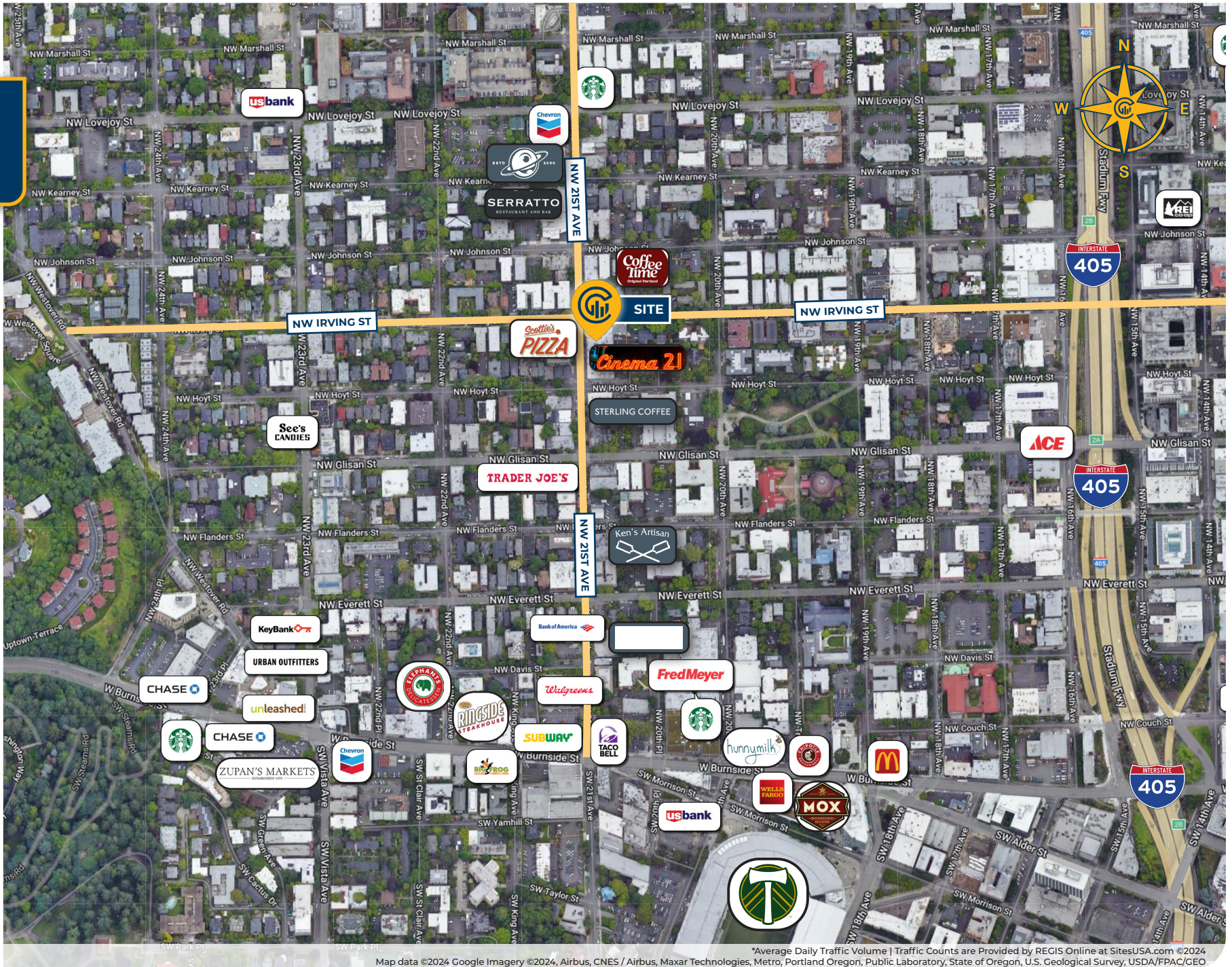
Meeting Room



Office



# LOCAL AERIAL MAP

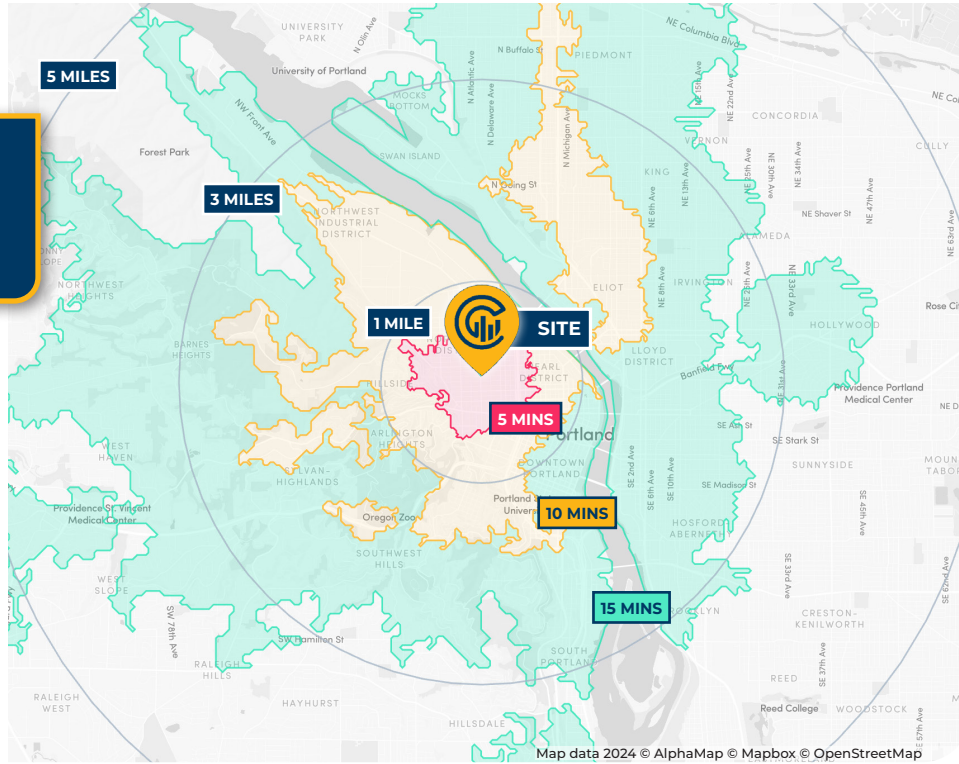


Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/CEO

\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	44,714	164,846	408,716
2028 Projected Population	43,248	163,817	394,770
2020 Census Population	43,022	160,190	412,001
2010 Census Population	33,675	128,299	357,233
Projected Annual Growth 2023 to 2028	-0.7%	-0.1%	-0.7%
Historical Annual Growth 2010 to 2023	2.5%	2.2%	1.1%
Households & Income			
2023 Estimated Households	30,508	92,336	198,319
2023 Est. Average HH Income	\$120,454	\$133,889	\$148,909
2023 Est. Median HH Income	\$91,490	\$100,124	\$107,312
2023 Est. Per Capita Income	\$82,912	\$75,512	\$72,621
Businesses			
2023 Est. Total Businesses	6,535	20,783	36,070
2023 Est. Total Employees	62,289	207,591	301,528

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 11/2023, TIGER Geography - RS1



**98**

Walk Score®  
"Walker's Paradise"

**97**

Bike Score®  
"Biker's Paradise"

**74**

Transit Score®  
"Excellent Transit"

Ratings provided by [www.walkscore.com/](http://www.walkscore.com/)

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