

# FOR SALE



## 305 NW 21st AVE @ EVERETT

PRIME CORNER LOCATION IN NORTHWEST PORTLAND

BUILDING SIZE | 18,683 SF

LOT SIZE | 0.23 ACRES

ZONED | CM2



## INVESTMENT PROPERTY IN PORTLAND'S NOB HILL NEIGHBORHOOD

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# 305 NW 21ST AVE

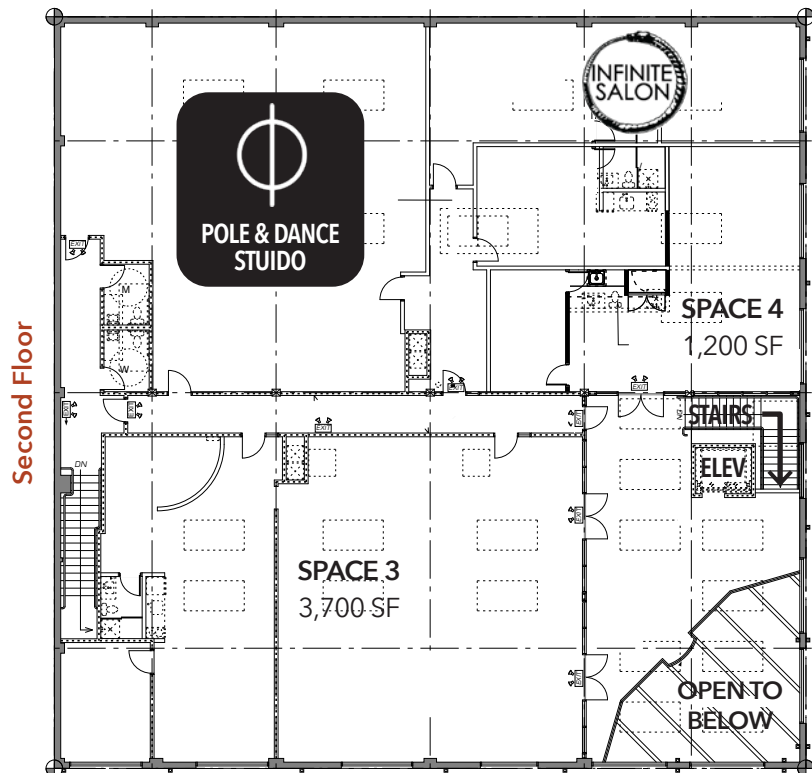
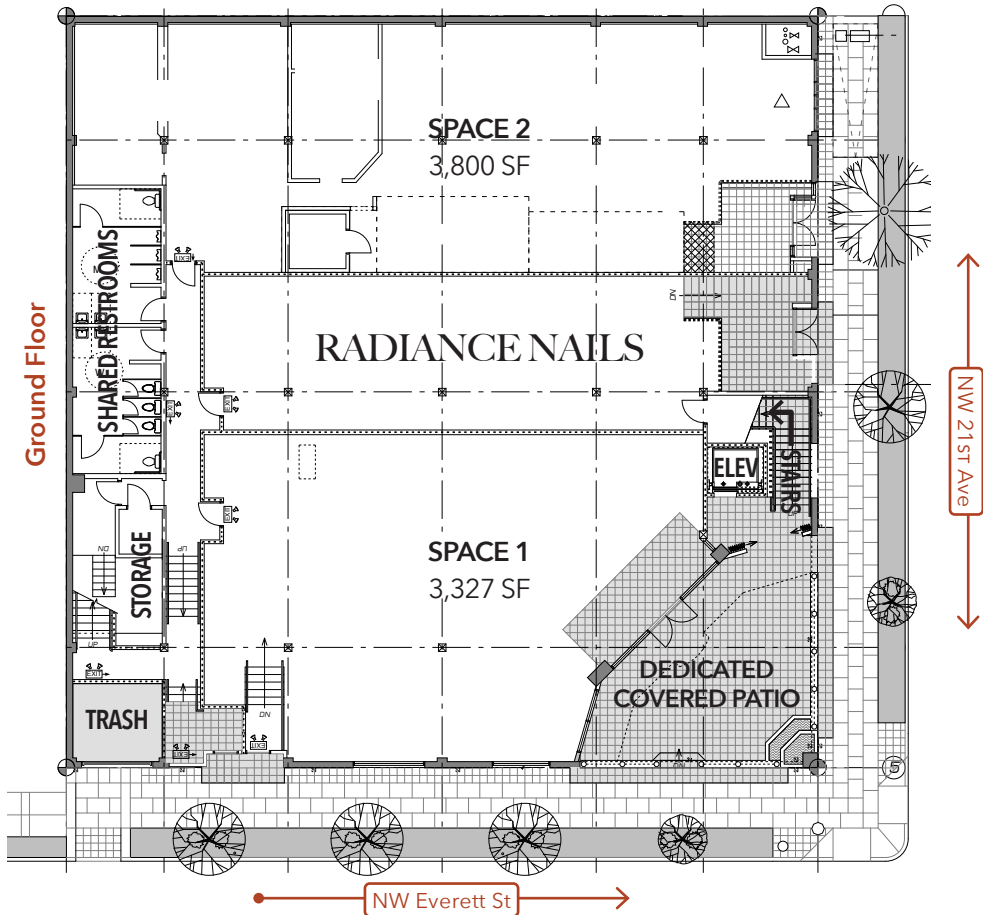


<b>Property Address</b>	305 NW 21st Ave Portland, OR 97209
<b>Neighborhood</b>	Nob Hill
<b>Parcel Number</b>	R198718
<b>Lot Size</b>	0.23 Acres
<b>Gross Leasable Area</b>	18,683 SF
<b>Year Built / Renovated</b>	1928 / 2004
<b>Zoning</b>	Commercial Mixed-use 2 (CM2)
<b>Construction</b>	Concrete / Masonry
<b>Number of Suites</b>	7

- Investment Highlights** Rare opportunity in the fast growing Nob Hill neighborhood:
- Prime positioning on the signalized corner of NW 21st Ave and NW Everett St.
  - Located on a "Walker's Paradise" with easy access and proximity to Providence Park, as well as shopping and restaurants throughout the district and Slabtown.
  - Charming property full of character and covered exterior patios on the first and second floors.
  - Great owner/user opportunity with residual income potential.
  - Restaurant ready space with Type 1 Hoods.
  - Elevator Served.



# SITE PLAN



# NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2024 Population	5,735	15,074	44,665
Total Employees	3,200	14,614	68,995
Total Businesses	535	1,838	7,045
Median Household Income	\$57,429	\$76,329	\$87,262
Median Age	34.2	36	39.2
Any College	86.3%	89.4%	86.7%



Trader Joe's



Kell's



Blue Moon



Breakside



New Seasons



Scottie's Pizza



Cafe Nell

# NORTHWEST PORTLAND



Home to eclectic boutiques, national retailers and restaurants of all dining calibers, the NW Portland neighborhood features a full array of retail and restaurant choices. From W Burnside to NW Vaughn, smart planning and strong neighborhood associations have helped shape the Northwest District as one of the premier neighborhood retail destinations on the West Coast. The neighborhood's historic Victorian homes, stately apartment buildings, and remodeled industrial warehouses add to the character and livability of the area. With a large hospital complex and several large company headquarters nearby, the area offers a strong demographic and heavy traffic at all hours.