

# 4000 N MISSISSIPPI AVENUE

➤ GORGEOUS HISTORIC RETAIL CORNER IN THE HEART OF MISSISSIPPI AVENUE ◀



FOR LEASE ➤ PORTLAND, OR

## ADDRESS

4000 N Mississippi Avenue in Portland, Oregon

## AVAILABLE SPACE

2,273 RSF corner space, includes mezzanine (available October 1, 2020)

## RENTAL RATE

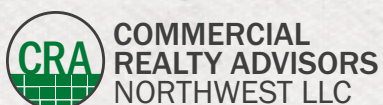
\$24.00/SF/YR, NNN (NNNs \$6.10/SF)

## HIGHLIGHTS

- Charming retail space on high visibility corner in Mississippi District with beautiful window line, high ceilings, mezzanine and wood floors.
- Located on the only central 4-way stop in the Mississippi District.
- Join established retailers like Black Wagon, Paxton Gate, Bridge City Comics and Sloan Boutique.

## TRAFFIC COUNT

Mississippi Ave – 7,288 ADT (18)



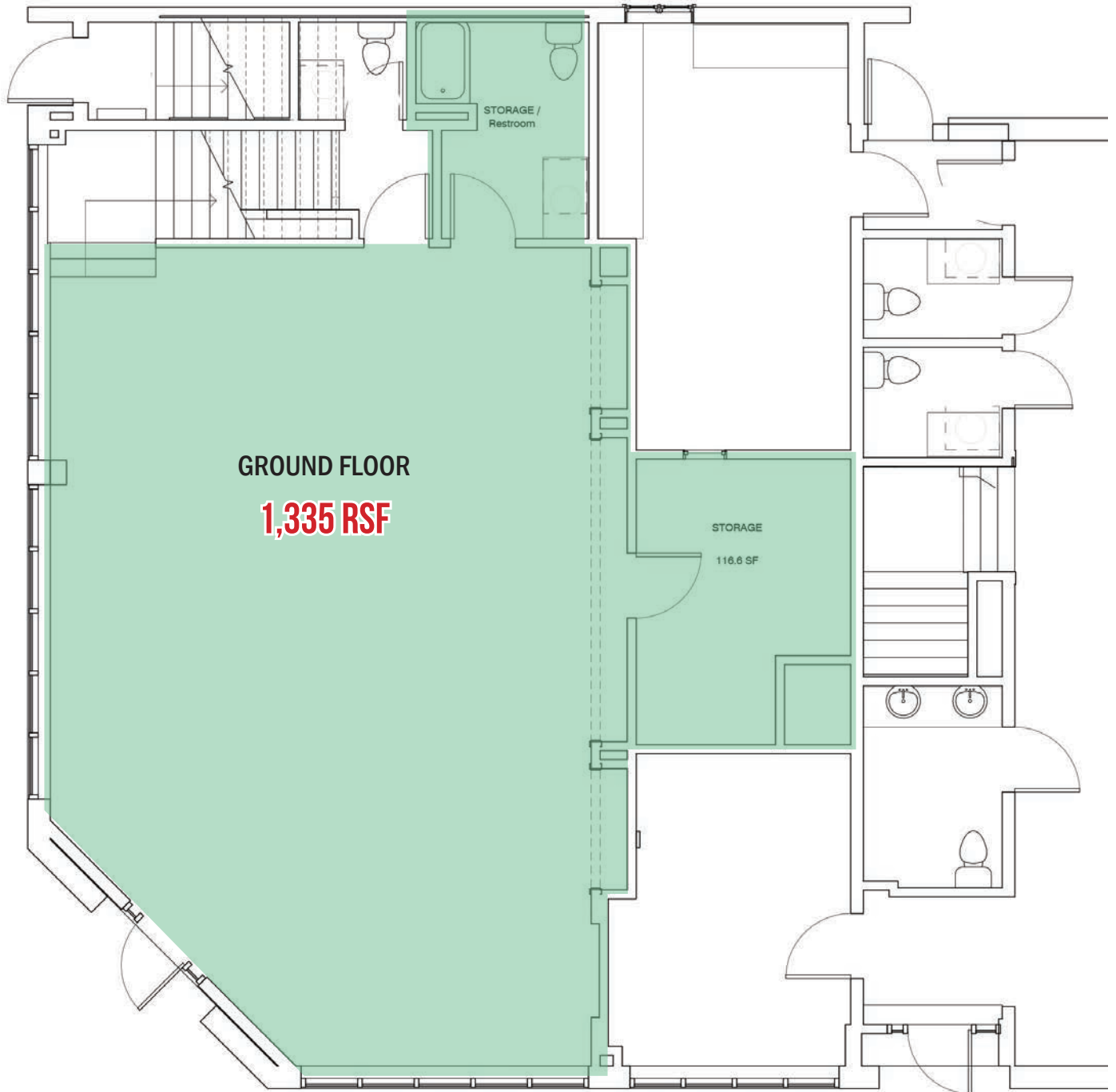
**Sara Daley** 503.568.5908 | [sara@cra-nw.com](mailto:sara@cra-nw.com)  
**Elliot Bachaumard** 503.664.7673 | [elliott@cra-nw.com](mailto:elliott@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

# 4000 N MISSISSIPPI AVE

PORTLAND, OR

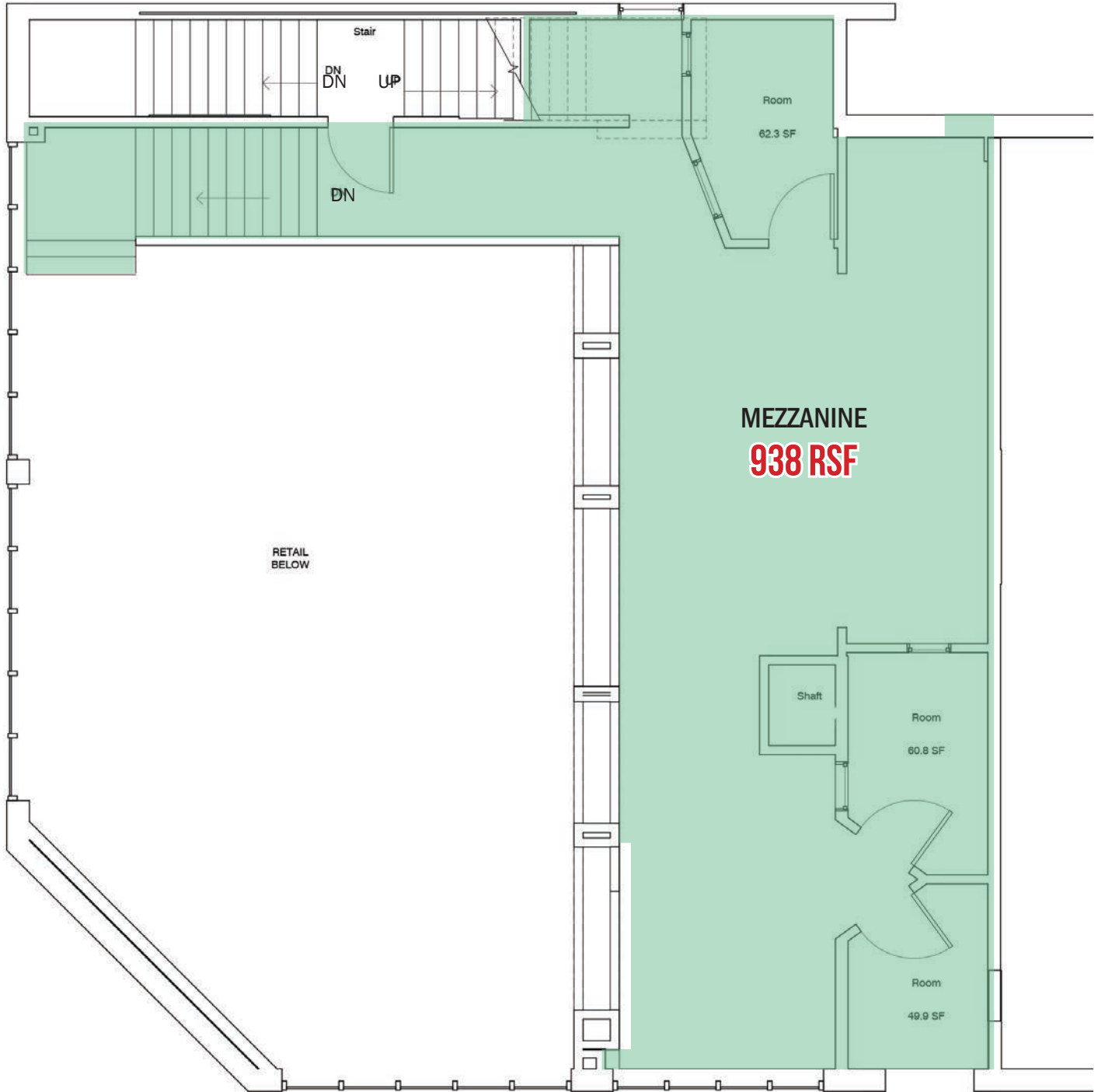
## GROUND FLOOR PLAN



# 4000 N MISSISSIPPI AVE

## MEZZANINE FLOOR PLAN

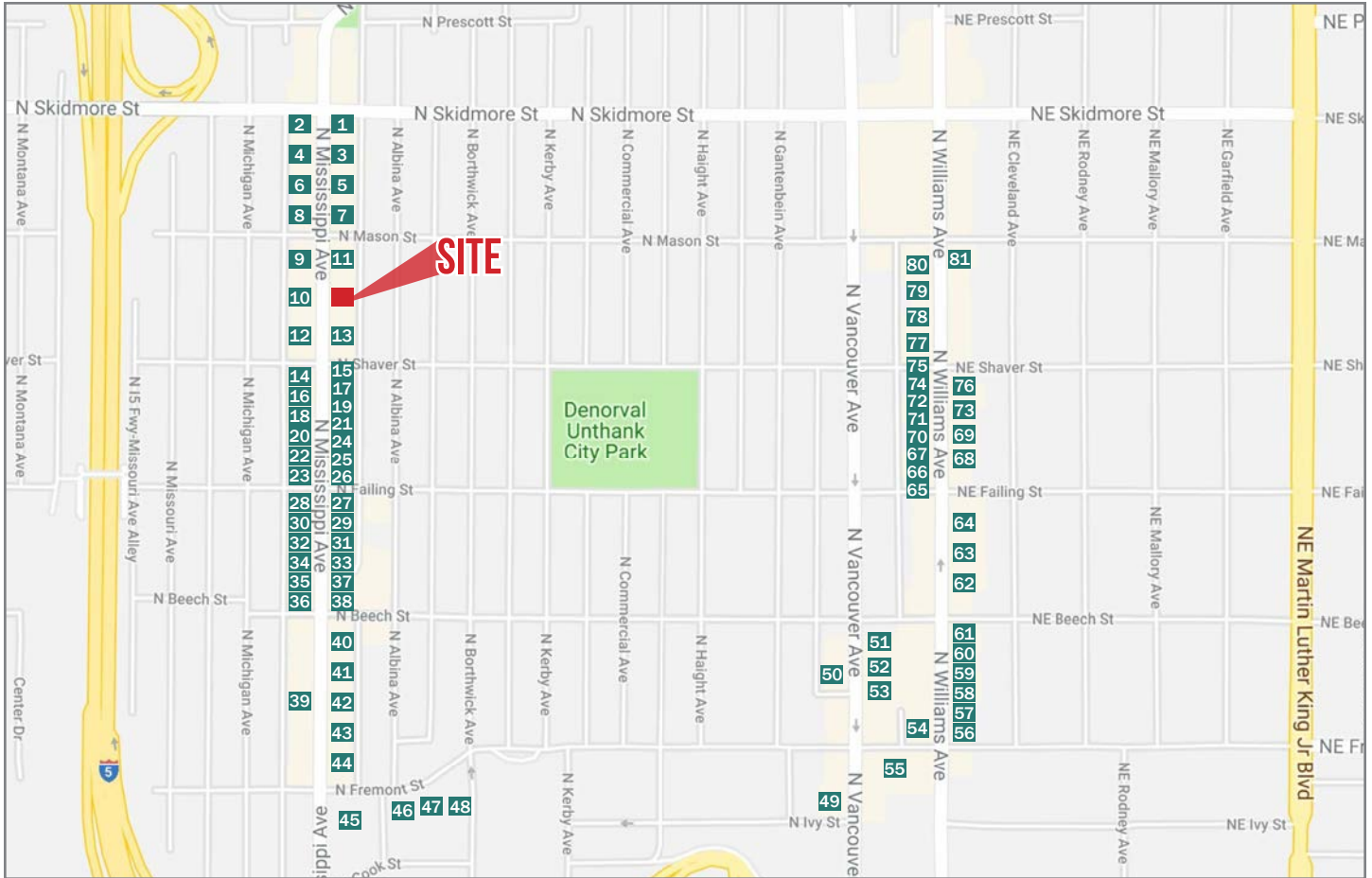
PORTLAND, OR



# 4000 N MISSISSIPPI AVE

## AREA MAP

PORTLAND, OR



1 MONSOON THAI	22 TOWNSHENDS TEA HOUSE	43 POR QUE NO	64 RISTRETTO ROASTERS
2 PROST	23 SUNLAN LIGHTING	44 ALTURA FURNITURE	65 CRISP
3 MOBERI	24 UCHU SUSHI/MR GREEN BEANS	45 ECLIPTIC BREWING	66 5TH QUADRANT
4 MISSISSIPPI FOOD CARTS	25 MEE-SEN THAI	46 SPIN	67 LOMPOC BREWING
5 PAXTON GATE	26 PDXCHANGE	47 YOGA FOR LIFE	68 PORTLAND BICYCLE STUDIOS
6 THE RAMBLER	27 ZOOM CARE	48 GRAND CENTRAL BAKERY	69 THE BIG ELEPHANT
7 BEER CITY BOTTLE SHOP	28 LAUGHING PLANET	49 KAIYA'S KITCHEN	70 HOPWORKS BIKE BAR
8 Q CENTER	29 TUPELO ALLEY APTS	50 BRASS TACKS	71 GRIZZLY TATTOO
9 INTERURBAN	30 BLUE STAR DONUT	51 THE WHOLE BOWL	72 QUEEN BEE CREATIONS
10 LOVELY'S FIFTY FIFTY	31 OPTIX PDX	52 BREAD & HONEY	73 QUESABROSA
11 TRAVELING TAPHOUSE	32 LITTLE BIG BURGER	53 DIY BAR	74 LAS PRIMA
12 THE FRESH POT	33 SLOAN BOUTIQUE	54 SMALLWARES	75 THE BOX SOCIAL
13 RENZO GRACIE JIU JITSU	34 THE MEADOW	55 NEW SEASONS MARKET	76 EVOLVED ARTS TATTOO
14 MOLOKO	35 BRIDGE CITY COMICS	56 FRINGE & FRIENDS	77 MT SHASTA BUILDING
15 BIKE WORKS/EQUINOX	36 BISHOPS CUT AND COLOR	57 MAUI'S	78 WORKSHOP VINTAGE
16 GRAVY/RADAR	37 PEDX NORTH SHOES	58 TIN BUCKET	79 POA CAFE
17 GYPSY CHICK/BLACK WAGON	38 ALBINA YOUTH OPP SCHOOL	59 WHAT'S THE SCOOP	80 BARRE 3
18 MISSISSIPPI STUDIOS	39 THE REBUILDING CENTER	60 CLOAK & DAGGER	81 XLB
19 CROW BAR/MISS DELTA	40 STORMBREAKER BREWING	61 LIFE OF PIE	
20 WOLF AND BEAR'S	41 MISSISSIPPI PIZZA	62 YOGA SHALA	
21 EMERALD PEDALS/FLUTTER	42 THE SPICY SPOON	63 EAT: AN OYSTER BAR	



# 4000 N MISSISSIPPI AVE

PORTLAND, OR

## LOCATION



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Estimated Population	25,583	190,023	370,162
2020 Estimated Households	11,395	96,987	178,739
Average HH Size	2.2	1.9	2.0
Median HH Income	\$77,662	\$76,863	\$80,891
Median Home Value (2020)	\$494,956	\$531,735	\$516,251

Source: Regis - SitesUSA (2020)



*For more information, please contact:*

**SARA DALEY** 503.568.5908 | sara@cra-nw.com

**ELLIOT BACHAUMARD** 503.664.7673 | elliot@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 733 SW Second Avenue, Suite 200 • Portland, Oregon 97204

 [www.cra-nw.com](http://www.cra-nw.com)

 **503.274.0211**

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.