

— FOR LEASE —

DENIZEN



GROUND FLOOR RETAIL | SERVICE | RESTAURANT SPACE

ADDRESS

518 NE 20th Ave, Portland, OR 97232

AVAILABLE

± 1,285 SF - ± 1,620 SF (3 Suites)

RATE

\$32/SF + NNN

TRAFFIC COUNTS

NE 20th Ave – 9,596 ADT ('25)



HIGHLIGHTS

- Ground Floor of a 212-Unit Apartment Building in the Kerns Neighborhood
- Restaurant Opportunities Available
- 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
- Available Now!



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

John Bausone 503.729.5608 | john@cra-nw.com

503.274.0211
www.cra-nw.com

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. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.

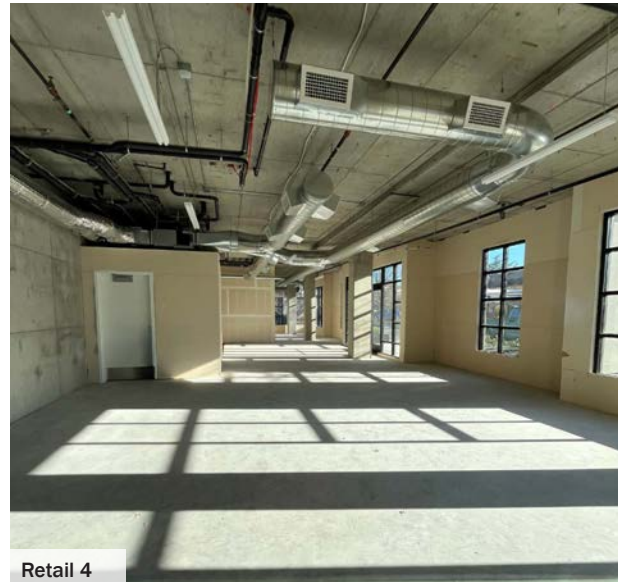
PHOTOS

DENIZEN RETAIL

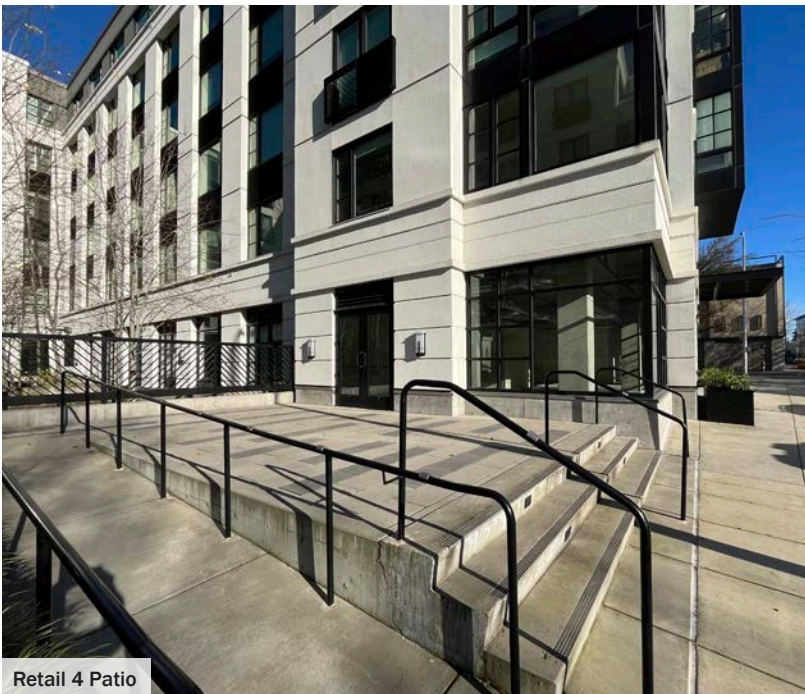
518 NE 20TH AVENUE
PORTLAND, OR



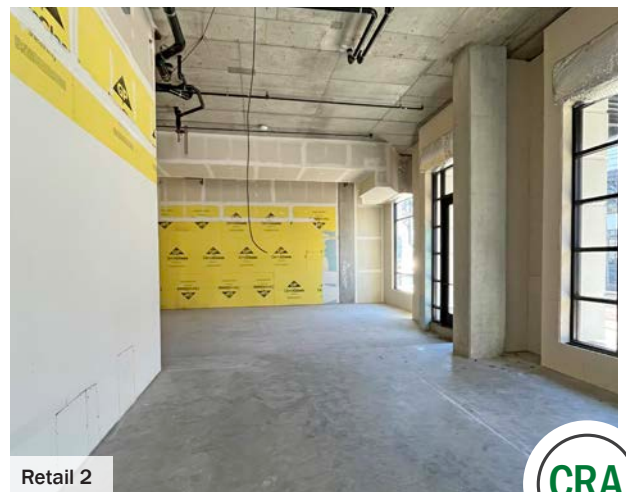
Retail 3-A



Retail 4



Retail 4 Patio



Retail 2



DENIZEN RETAIL

518 NE 20TH AVENUE
PORTLAND, OR



172,158 ADT (25)

SITE

DENIZEN

OCT

NOVA

Hanna Andersson

HENRY HIGGINS
BOILED BAGELS

CCCJ

PHO GIA

OREGONIANS

16,815 ADT (24)

ReRack

PROVIDORE

pie spot

WAX

Tropicale

THE CIRCUIT

THE CIRCUIT

TCG

Public Storage

DAVINCI ARTS
MIDDLE SCHOOL

Coca-Cola

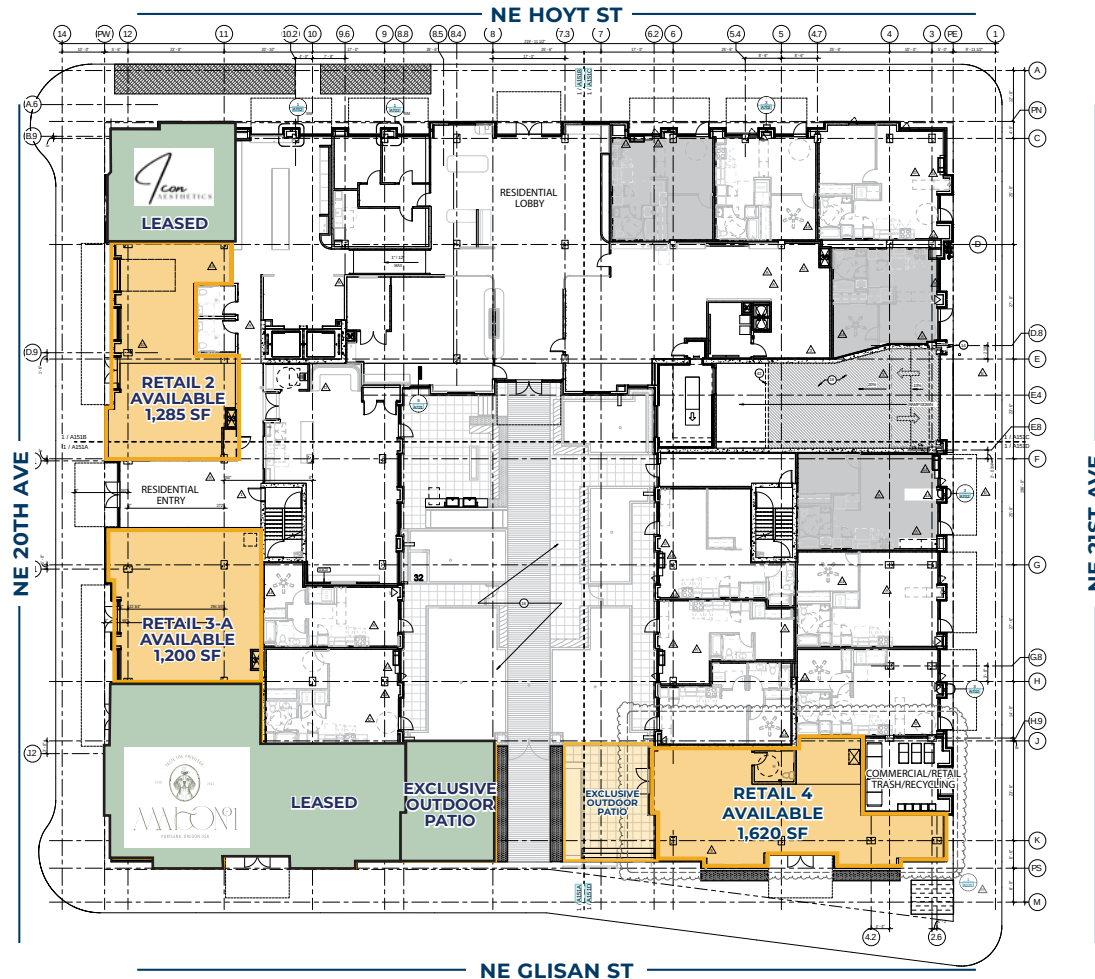
CRA

DENIZEN RETAIL

518 NE 20TH AVENUE

PORTLAND, OR

SITE PLAN - DEMISING OPTIONS



SPACE	SIZE	USE TYPE
Retail 2	1,285 SF	Retail / Service
Retail 3A	1,200 SF	Retail / Service
Retail 4	1,620 SF	Retail / Service / Restaurant

NEARBY HIGHLIGHTS

- Henry Higgins Boiled Bagels
- Voodoo Donuts
- Nova Coffee
- Hanna Anderson
- Katchka Fabrica
- Rosenstadt Brewery
- Han Oak
- Providore Fine Foods
- Tropicale
- The Pie Spot
- Level Brewing
- ReRack
- Oregonians Credit Union
- Consolidated Community
- Credit Union (CCCU)
- Oregon Children's Theatre
- The Circuit Boulderling Gym
- The Children's Gym
- Pho Gia
- **Maison Coffee (coming soon)**
- **Icon (coming soon)**



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PORTLAND, OR

LEGEND

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FLOOR PLAN - RETAIL SUITE 1A/2A

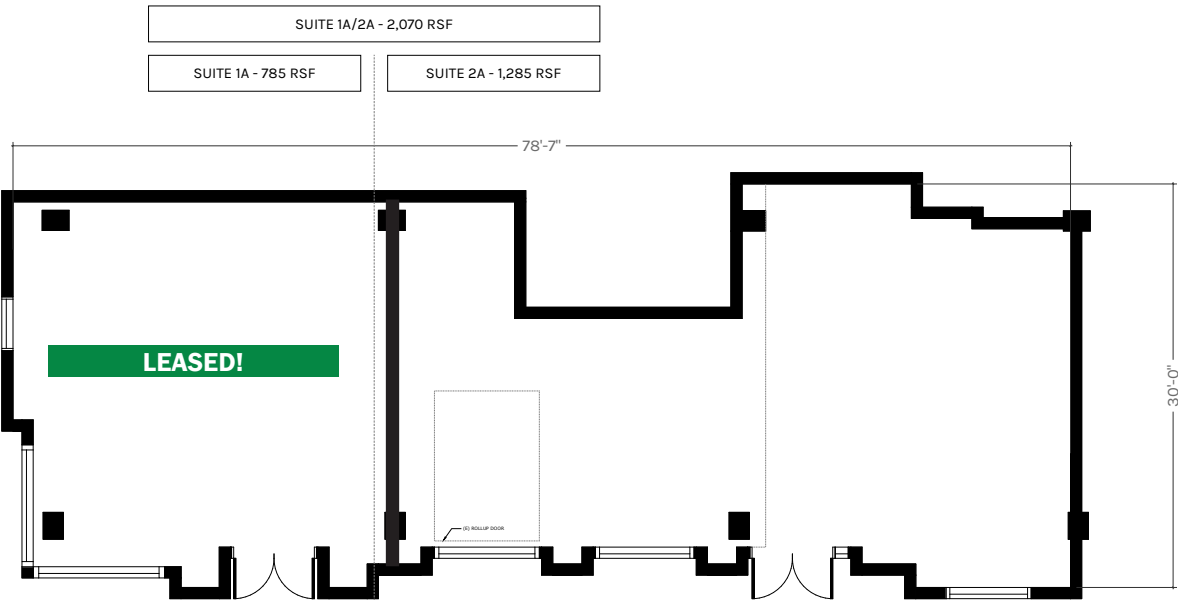
DENIZEN RETAIL
518 NE 20TH AVENUE
PORTLAND, OR



PlanTheSpace.com
VANCOUVER
6500 NE 198th ST
VANCOUVER, WA 98022
(206) 544-4800
ROCHESTER
100 10th Avenue NW
ROCHESTER, MN 55901
(507) 455-4000

LEGEND

- EXISTING INTERIOR WALLS, TO REMAIN
- EXISTING PERIMETER WALLS
- NEW INTERIOR WALLS
- NEW DOORS ARE NOTED AS NEW. EXISTING ARE NOT TAGGED.



NO.	DESCRIPTION	DATE
1	LEASE OUTLINE SET	MAY 6, 2025

Dimensions are provided for reference only. Contractor to field verify.

Contractor to review existing conditions.
Notes are provided for building standards not necessarily existing at the suite.
Scale is based on 22 x 34 paper size

DENIZEN RETAIL
SUITE
RETAIL SUITE 1A/2A

518 NE 20TH AVENUE,
PORTLAND, OR

LEASE OUTLINE SET
May 6, 2025

RETAIL SUITE 1A/2A

1/4" SCALE



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DENIZEN RETAIL

518 NE 20TH AVENUE

PORTLAND, OR

FLOOR PLAN - RETAIL SUITE 3A/3B



PlanTheSpace.com

VANCOUVER
8000 NE 78th St
VANCOUVER, WA 98622
(206) 524-4500
ROCHESTER
303 12TH AVENUE NW
ROCHESTER, WA 98501
(509) 450-4501

LEGEND

- EXISTING INTERIOR WALLS, TO REMAIN
- EXISTING PERIMETER WALLS
- NEW INTERIOR WALLS
- NEW DOORS ARE NOTED AS NEW. EXISTING ARE NOT TAGGED.

NO.	DESCRIPTION	DATE
1	REVISION	May 6, 2025

Dimensions are provided for reference only. Contractor to field verify.

Contractor to review existing conditions.

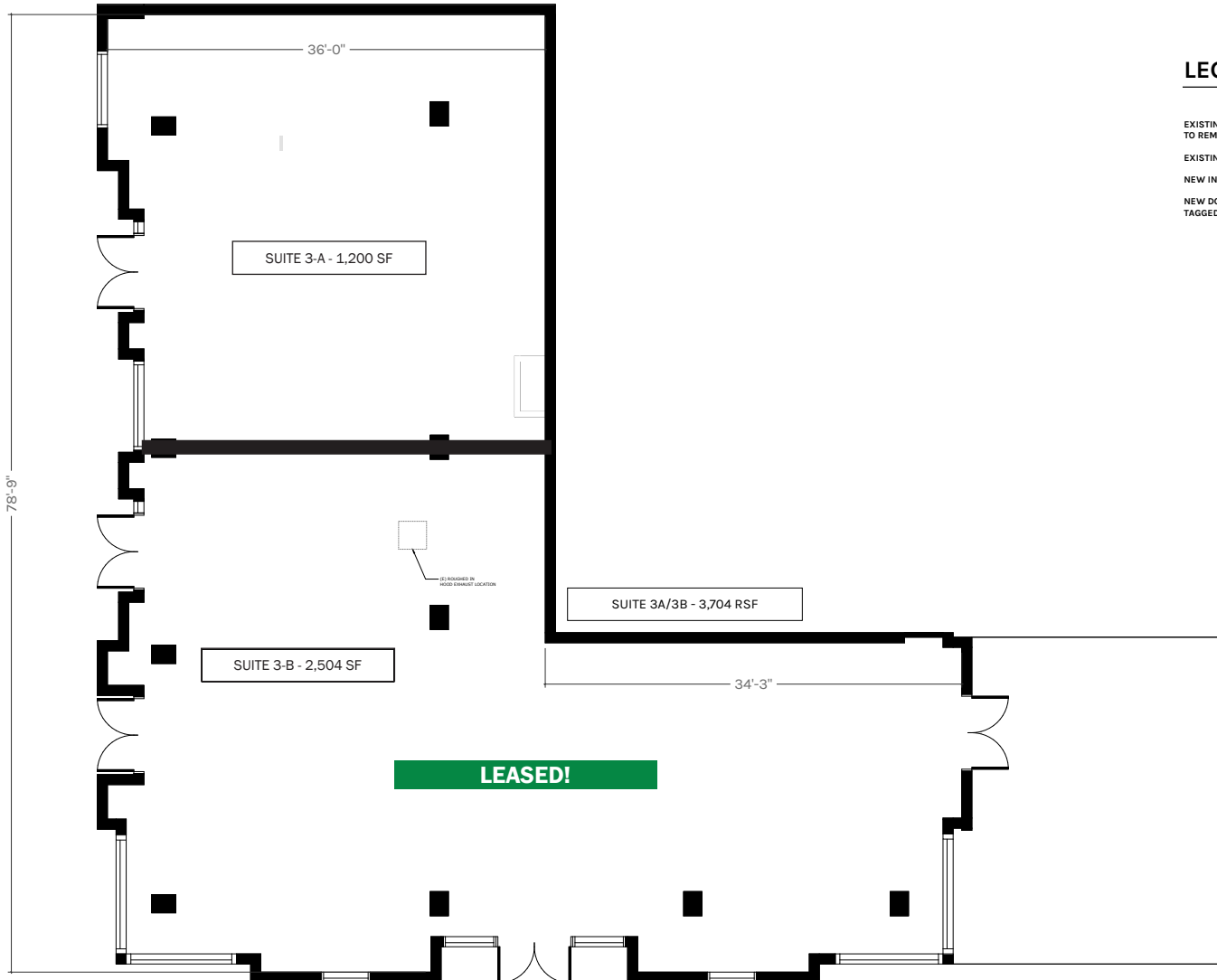
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DENIZEN RETAIL
SUITE
RETAIL SUITE 3A/3B

518 NE 20TH AVENUE,
PORTLAND, OR

LEASE OUTLINE SET
May 6, 2025



RETAIL SUITE 3A/3B



1/4" SCALE



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DEMOGRAPHIC SUMMARY

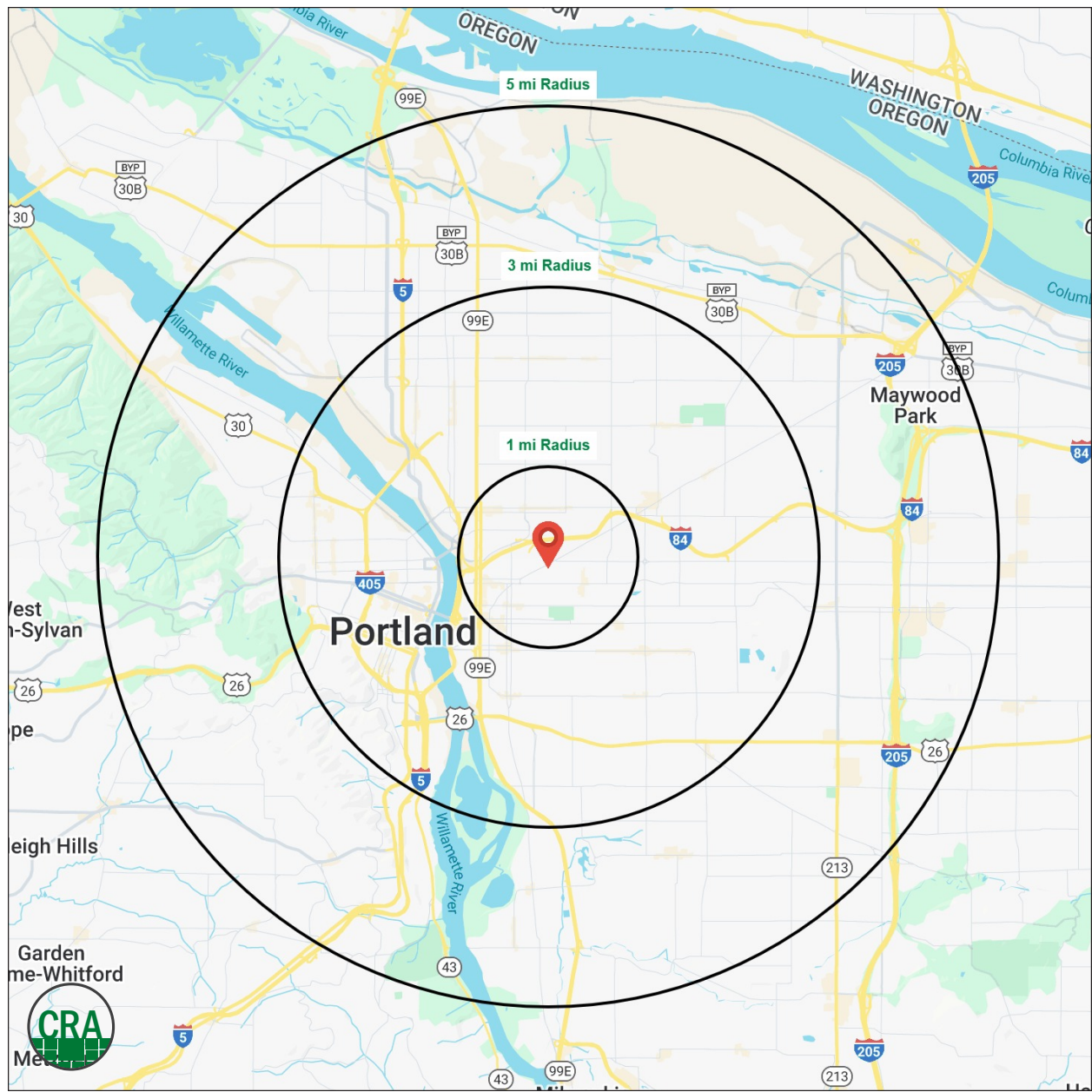
Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	34,072	261,461	456,248
Estimated Households 2026	20,023	133,495	217,139
Average HH Income	\$117,854	\$137,997	\$139,569
Median Home Value	\$754,382	\$707,828	\$660,426
Daytime Demographics 16+	44,737	301,837	467,878
Some College or Higher	87%	85.7%	83%

\$117,854

Average Household Income
1 MILE RADIUS

36.6

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5269/-122.6451

Denizen Retail Portland, OR 97232	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	34,072	261,461	456,248
2031 Projected Population	34,941	260,868	452,174
2020 Census Population	33,919	250,280	454,035
2010 Census Population	26,044	210,709	397,802
Projected Annual Growth 2026 to 2031	0.5%	-	-0.2%
Historical Annual Growth 2010 to 2026	1.9%	1.5%	0.9%
2026 Median Age	36.6	38.6	38.9
Households			
2026 Estimated Households	20,023	133,495	217,139
2031 Projected Households	20,550	133,803	215,658
2020 Census Households	18,817	125,430	208,649
2010 Census Households	13,934	102,936	179,688
Projected Annual Growth 2026 to 2031	0.5%	-	-0.1%
Historical Annual Growth 2010 to 2026	2.7%	1.9%	1.3%
Race and Ethnicity			
2026 Estimated White	75.3%	74.5%	72.8%
2026 Estimated Black or African American	4.6%	5.9%	6.0%
2026 Estimated Asian or Pacific Islander	5.9%	7.0%	8.1%
2026 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.8%
2026 Estimated Other Races	13.4%	11.8%	12.3%
2026 Estimated Hispanic	12.0%	10.6%	11.3%
Income			
2026 Estimated Average Household Income	\$117,854	\$137,997	\$139,569
2026 Estimated Median Household Income	\$86,879	\$102,114	\$105,153
2026 Estimated Per Capita Income	\$69,755	\$70,850	\$66,774
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.2%	2.0%
2026 Estimated Some High School (Grade Level 9 to 11)	1.5%	2.3%	2.7%
2026 Estimated High School Graduate	10.7%	10.8%	12.4%
2026 Estimated Some College	17.2%	15.9%	16.6%
2026 Estimated Associates Degree Only	5.4%	5.8%	6.4%
2026 Estimated Bachelors Degree Only	38.4%	36.2%	34.7%
2026 Estimated Graduate Degree	26.1%	27.9%	25.4%
Business			
2026 Estimated Total Businesses	3,782	25,597	38,386
2026 Estimated Total Employees	36,845	231,259	343,247
2026 Estimated Employee Population per Business	9.7	9.0	8.9
2026 Estimated Residential Population per Business	9.0	10.2	11.9

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

JOHN BAUSONE 503.729.5608 | john@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Pkwy, Suite 198 • Portland, Oregon 97224



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