

— FOR LEASE —

DENIZEN

**\$5,000
BROKER BONUS**
for Leases Signed by
November 15, 2025

GROUND FLOOR RETAIL | SERVICE | RESTAURANT SPACE

ADDRESS

518 NE 20th Ave, Portland, OR 97232

AVAILABLE

± 785 SF - ± 3,704 SF (4 Suites)

RATE

\$29 - \$34 psf + 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 3-B includes Grease Interceptor, Type 1 Venting for Restaurant Use, and Exclusive Outdoor Patio Space
- 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

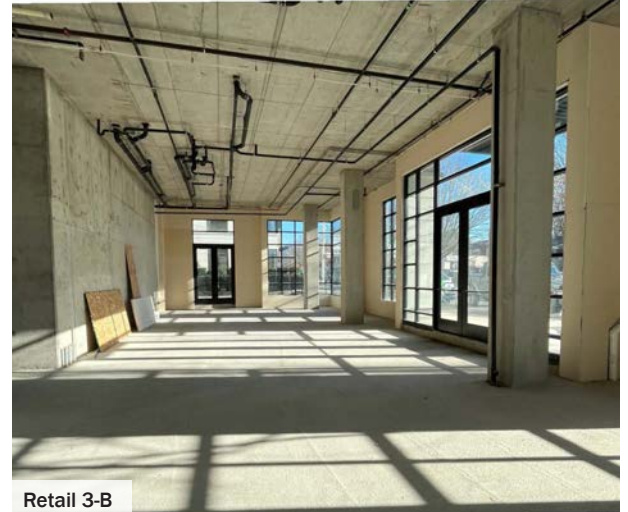
503.274.0211
www.cra-nw.com

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.

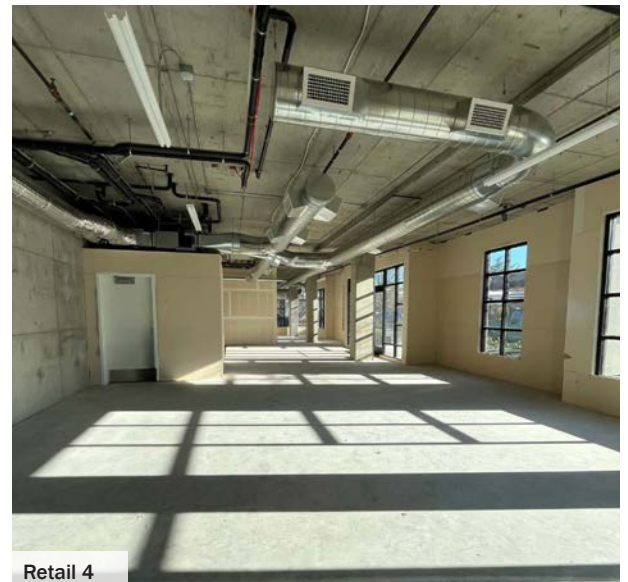
PHOTOS

DENIZEN RETAIL

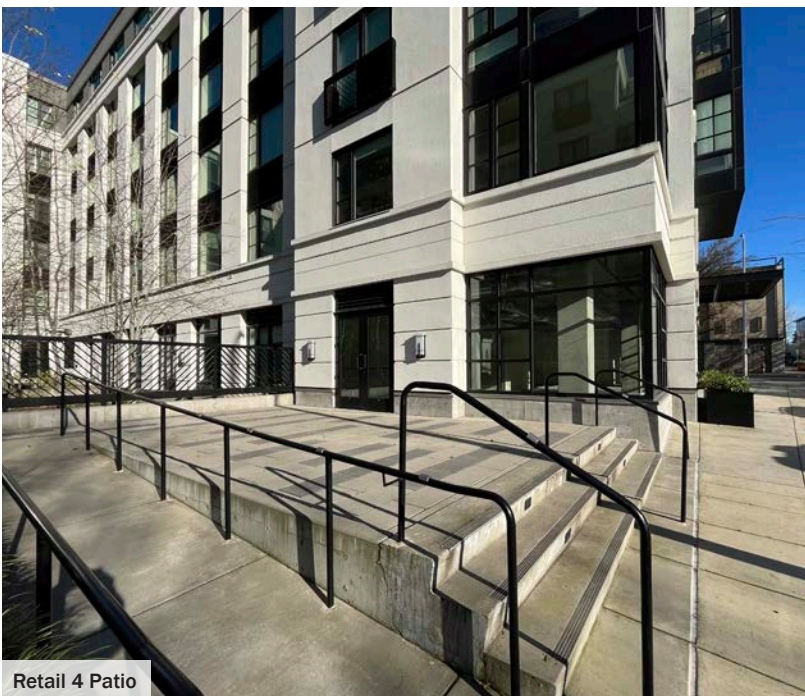
518 NE 20TH AVENUE
PORTLAND, OR



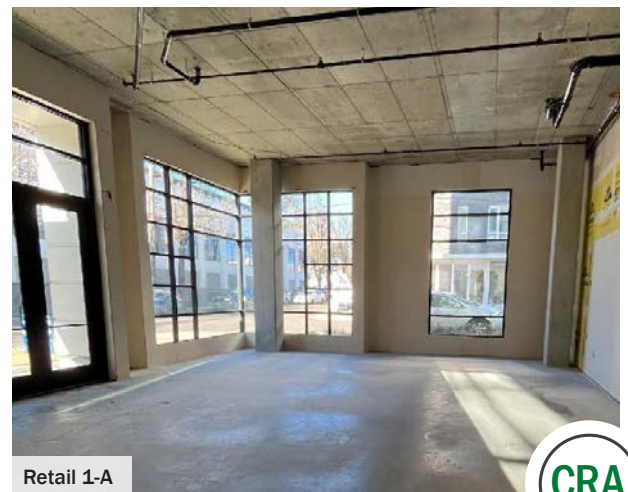
Retail 3-B



Retail 4



Retail 4 Patio



Retail 1-A



DENIZEN RETAIL
518 NE 20TH AVENUE
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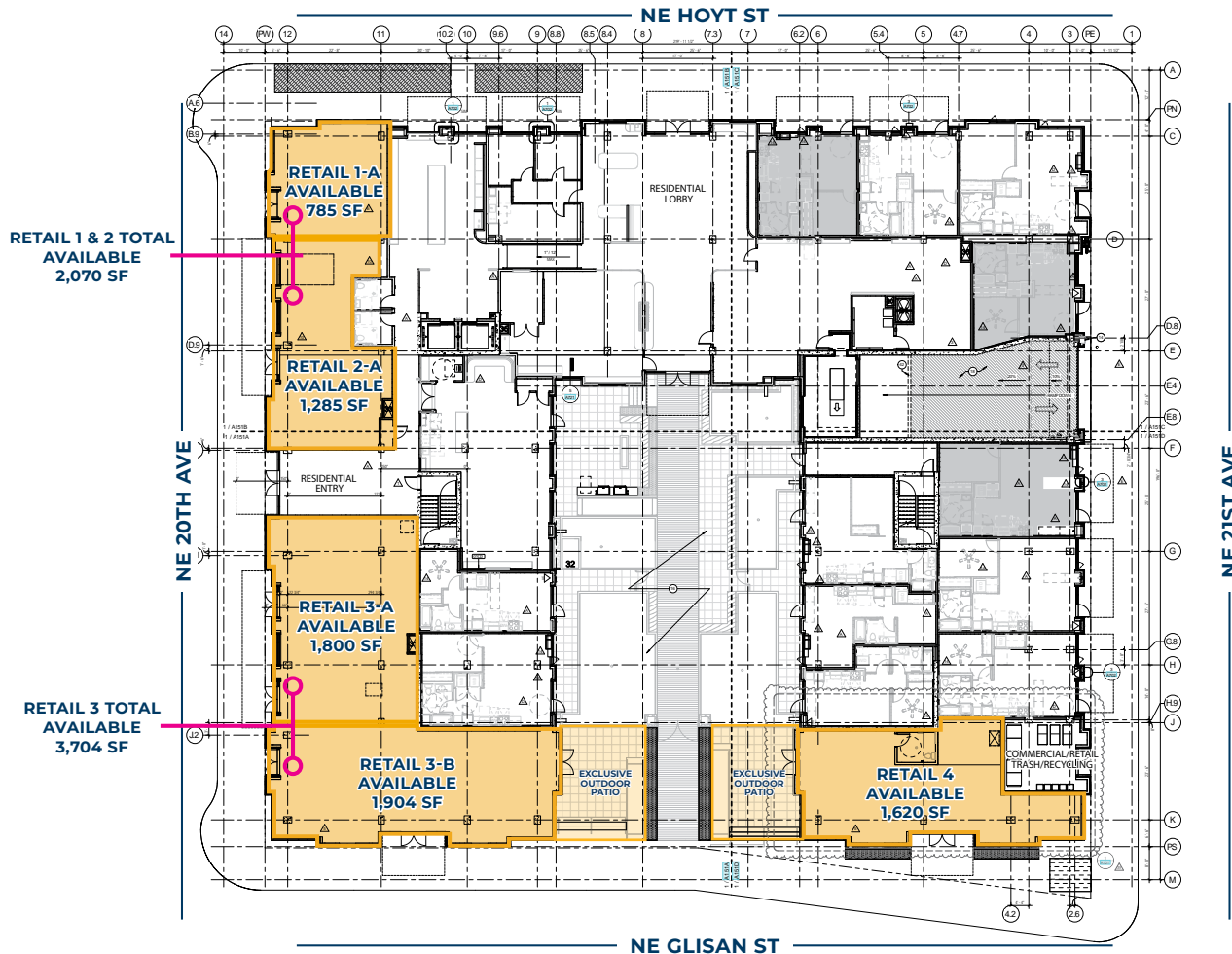


DENIZEN RETAIL

518 NE 20TH AVENUE

PORTLAND, OR

SITE PLAN - DEMISING OPTIONS



SPACE	SIZE	USE TYPE
Retail 1 & 2	2,070 SF (Divisible)	Retail / Service
Retail 3	3,704 SF (Divisible)	Retail / Service
Retail 4	1,620 SF	Retail / Service / Restaurant
RETAIL 1-A & RETAIL 2-A DEMISING OPTIONS		
Retail 1-A	785 SF	Retail / Service
Retail 2-A	1,285 SF	Retail / Service
RETAIL 3 DEMISING OPTIONS		
Retail 3-A	1,800 SF	Retail / Service / Restaurant
Retail 3-B	1,904 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



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PORTLAND, OR

LEGEND



VANCOUVER
6500 NE 73RD CT
VANCOUVER, WA 98662
(360) 524-4870

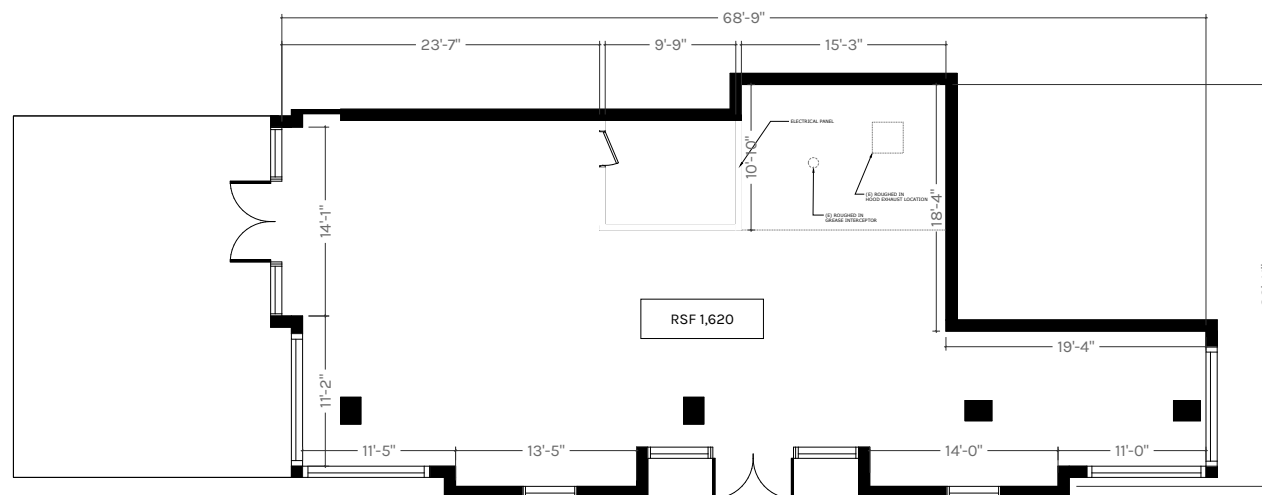
ROCHESTER
103 12TH AVENUE NW
ROCHESTER, MN 55901
(507) 405-4665

EXISTING INTERIOR WALLS,
TO REMAIN

EXISTING PERIMETER WALLS

NEW INTERIOR WALLS

NEW DOORS ARE NOTED AS NEW. EXISTING ARE NOT
TAGGED.



RETAIL SUITE 4

1	Journal entry and	May 7, 2006
No.	Description	Date

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

Contractor to review existing constitions.

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 4**

518 NE 20TH AVENUE,
PORTLAND, OR

LEASE OUTLINE SET
May 7, 2025



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1/4" SCALE

FLOOR PLAN - RETAIL SUITE 1A/2A

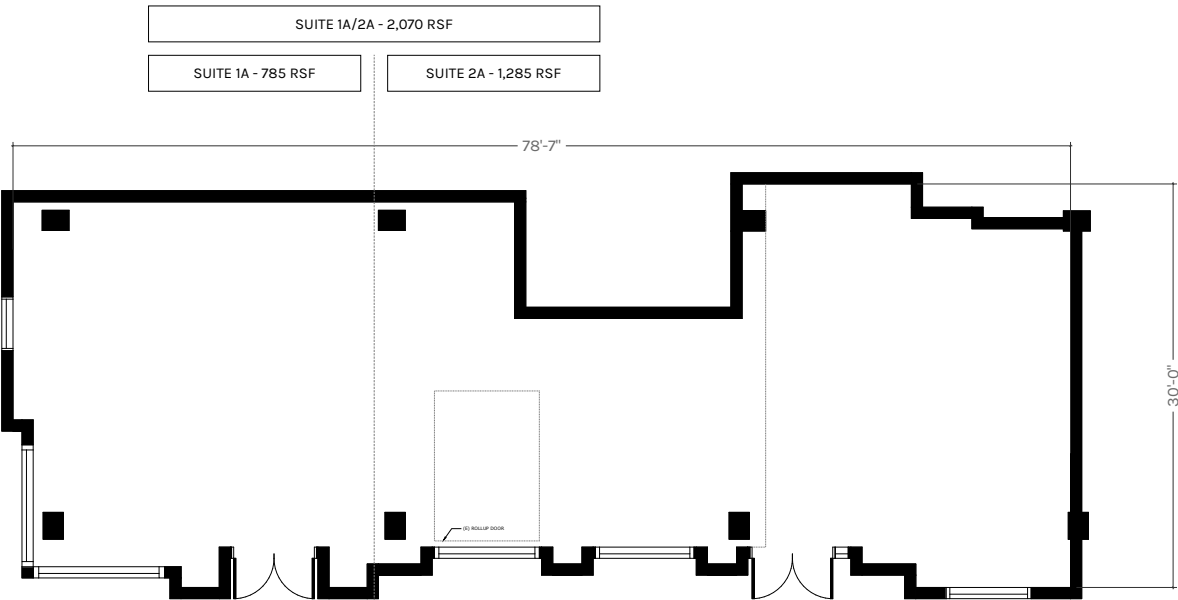
DENIZEN RETAIL
518 NE 20TH AVENUE
PORTLAND, OR

LEGEND

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



PlanTheSpace.com
VANCOUVER
6000 NE 198th ST
VANCOUVER, WA 98022
(206) 544-4800
ROCHESTER
100 10th Avenue NW
ROCHESTER, MN 55901
(507) 455-4000



RETAIL SUITE 1A/2A

COMBINED - 2,070 RSF
SUITE 1A - 785 RSF
SUITE 2A - 1,285 RSF

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

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DENIZEN RETAIL
SUITE
RETAIL SUITE 1A/2A

518 NE 20TH AVENUE,
PORTLAND, OR

LEASE OUTLINE SET
May 6, 2025

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 98621
(206) 524-4500
ROCHESTER
303 12TH AVENUE NW
ROCHESTER, WA 98581
(206) 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	Rev.	Date
1	Issue Outline Set	1	May 6, 2025

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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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PORTLAND, OR

DEMOGRAPHIC SUMMARY

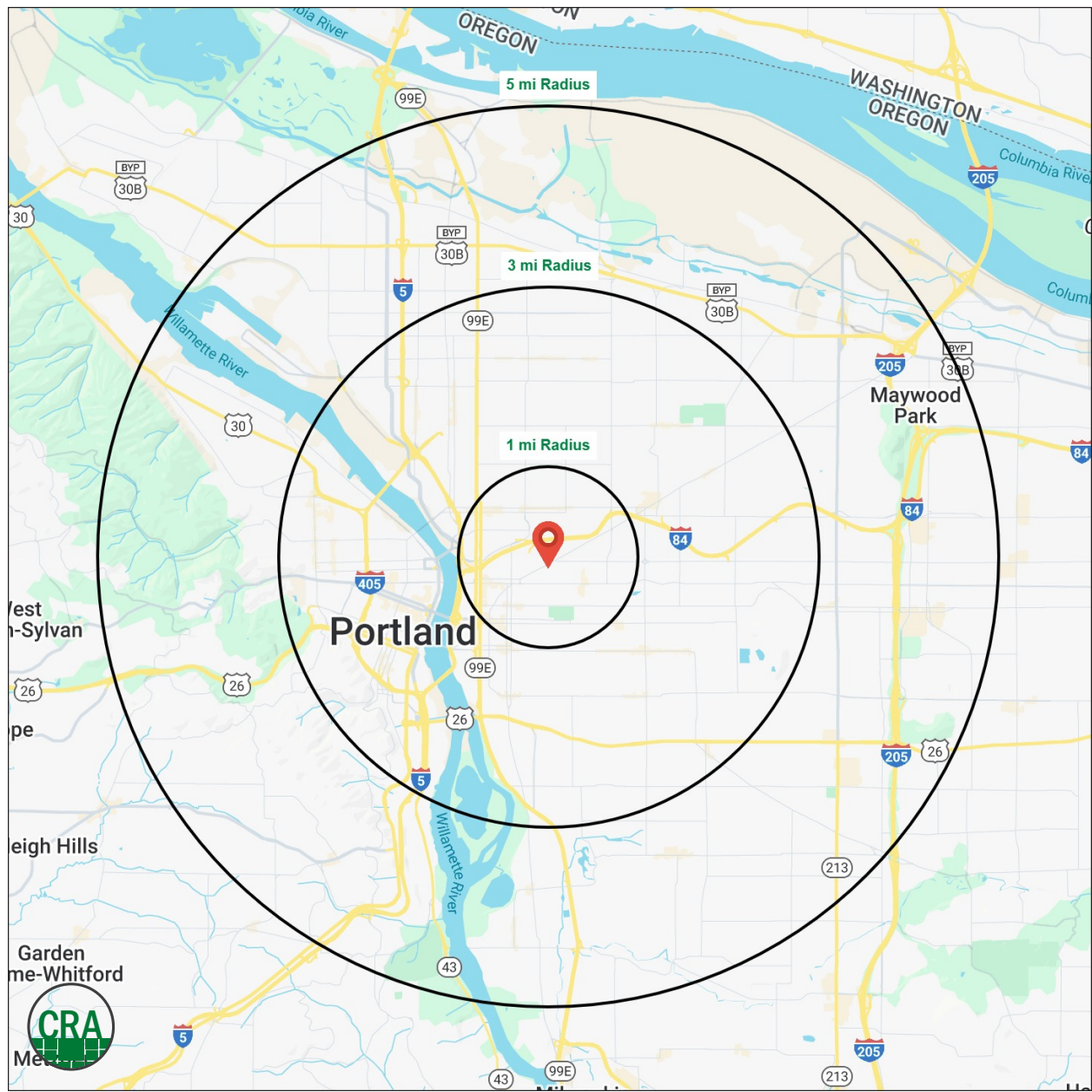
Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	33,504	261,683	456,504
Estimated Households 2025	19,256	130,824	213,622
Average HH Income	\$115,361	\$136,648	\$136,993
Median Home Value	\$733,180	\$687,572	\$642,134
Daytime Demographics 16+	43,303	292,439	454,957
Some College or Higher	87.6%%	85.7%	82.9%

\$115,361

Average Household Income
1 MILE RADIUS

36.5

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5269/-122.6451

Denizen Portland, OR 97232	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	33,504	261,683	456,504
2030 Projected Population	33,724	259,821	450,708
2020 Census Population	33,870	250,184	453,963
2010 Census Population	26,014	210,634	397,746
Projected Annual Growth 2025 to 2030	0.1%	-0.1%	-0.3%
Historical Annual Growth 2010 to 2025	1.9%	1.6%	1.0%
2025 Median Age	36.5	38.5	38.8
Households			
2025 Estimated Households	19,256	130,824	213,622
2030 Projected Households	19,658	131,906	213,591
2020 Census Households	18,784	125,388	208,623
2010 Census Households	13,914	102,904	179,667
Projected Annual Growth 2025 to 2030	0.4%	0.2%	-
Historical Annual Growth 2010 to 2025	2.6%	1.8%	1.3%
Race and Ethnicity			
2025 Estimated White	76.6%	75.3%	73.6%
2025 Estimated Black or African American	4.5%	5.7%	5.9%
2025 Estimated Asian or Pacific Islander	5.7%	6.8%	7.9%
2025 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
2025 Estimated Other Races	12.4%	11.4%	11.9%
2025 Estimated Hispanic	10.8%	10.0%	10.7%
Income			
2025 Estimated Average Household Income	\$115,361	\$136,648	\$136,993
2025 Estimated Median Household Income	\$84,818	\$101,486	\$103,406
2025 Estimated Per Capita Income	\$66,726	\$68,654	\$64,410
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.3%	2.1%
2025 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.6%	3.0%
2025 Estimated High School Graduate	9.7%	10.4%	12.0%
2025 Estimated Some College	17.5%	16.1%	16.5%
2025 Estimated Associates Degree Only	5.7%	5.7%	6.2%
2025 Estimated Bachelors Degree Only	40.6%	37.4%	36.1%
2025 Estimated Graduate Degree	23.9%	26.5%	24.1%
Business			
2025 Estimated Total Businesses	3,794	25,641	38,462
2025 Estimated Total Employees	35,174	220,608	328,265
2025 Estimated Employee Population per Business	9.3	8.6	8.5
2025 Estimated Residential Population per Business	8.8	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:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

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www.cra-nw.com



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