



OFFERING MEMORANDUM

Savier Building

2314 NW Savier St, Portland OR

NAElliott

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

The Offering

2314 NW Savier St, Portland, OR

Historically known for its industrial roots and lumber mills, Slabtown has undergone a dramatic transformation in recent years, bordering Nob Hill and its mix of repurposed warehouses, condos, apartments, eclectic shops, and well known restaurants.

Transforming 17 acres of industrial land into a dense mixed-use development, over 1,000 apartment units have been built in Slabtown in recent years. According to census data, Slabtown population increased by a whopping 78% between 2011 and 2021.

The Savier Building serves both of these thriving neighborhoods, and is a perfect example of the unique blend of old and new which is found here. Local tenants Aria Gin and Baby Barrels focus on wine and liquor sales and production. There is one vacant 4,434 SF flex space, fully built out with 11 private offices with abundant natural light, along with storage and warehouse space.

This property is an ideal acquisition for an owner-user who can occupy the vacancy, and benefit from the income generated by the building tenants.



PURCHASE PRICE

\$3,200,000



HOUSEHOLD INCOME WITHIN 1 MILE

\$121,156



BUILDING/LOT SF

8,887 SF /
10,000 SF

Offer details

PROPERTY SUMMARY

| | |
|---------------------|-----------------------------------|
| Property | Savier Building |
| Address | 2314 NW Savier, Portland OR 97210 |
| Region | Multnomah County |
| Site Area | 10,000 SF |
| Building Size (GLA) | 8,887 SF |
| Year Built | 1977 |
| Zoning | Commercial Mixed Use 2 (CM2) |
| Parking | 6 stalls plus loading area |

FINANCING SUMMARY

| | |
|---------|--|
| Price | \$3,200,000 |
| Tenants | Aria Gin (3,000 SF) Baby Barrels (1,453 SF) |
| Vacancy | 2314 NW Savier (4,434 SF) |

RENT SCHEDULE

| TENANT | SF | ANNUAL RENT | MONTHLY RENT | RENT/SF | LEASE EXPIRATION |
|--------------|----------|-------------|--------------|---------|------------------|
| Aria Gin | 3,000 SF | \$73,608 | \$6134.00 | \$24.54 | 11/30/2030 |
| Baby Barrels | 1,453 SF | \$20,400 | \$1,700.00 | \$14.04 | Month-to-Month |

Operating income and expense information available upon request.

Property highlights

Central location with high visibility

High exposure to NW 23rd, Portland's premier retail corridor since the 1800s. NW 23rd has strong traffic and pedestrian counts throughout the day and evening, as well as high commercial and residential density.

Mixed-use potential

One-of-a-kind urban flex building, with high retail exposure, offstreet parking, and loading area. Equally suitable for office, maker space, or retail.

Unbeatable access

Immediate access to 1-405 and I-5 make this location second to none. Plenty of multi-modal transportation options.

Affluent neighborhood

Strong retail location - average household income within 1 mile is \$121,156.

Amenity-rich district

Portland's destination for retail, coffee, bars and restaurants.



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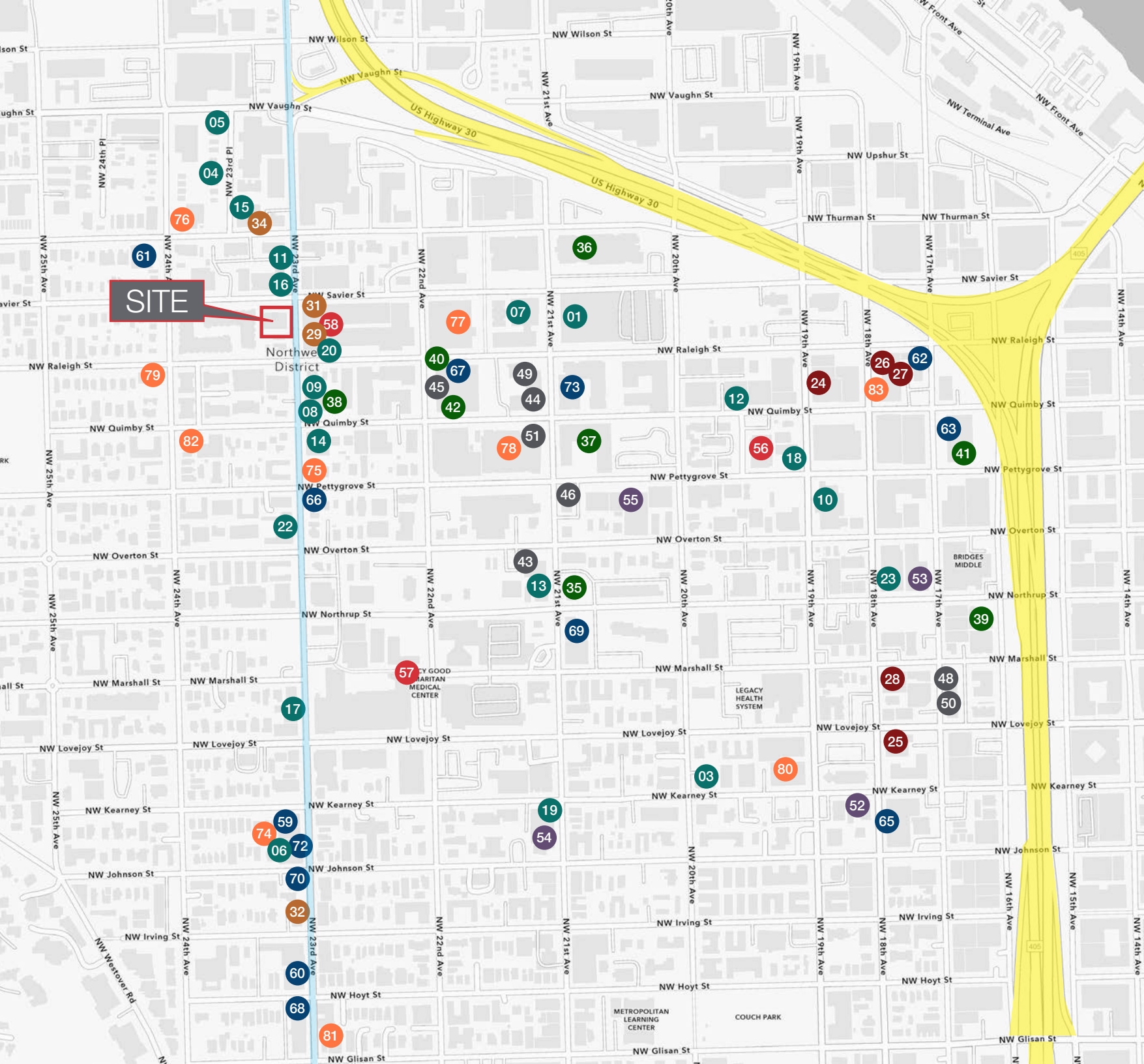
BIKE SCORE



97

WALK SCORE





District amenities

FOOD & RESTAURANTS

- 01 Afuri
- 02 Angelina's
- 03 Café Nell
- 04 Farmer & the Beast
- 05 Fillmore Trattoria
- 06 Fireside
- 07 G-Love New American Kitchen
- 08 Grassa
- 09 Haveli Indian Cuisine
- 10 Justa Pasta
- 11 Life of Pie
- 12 Lucky Lab
- 13 Marrakesh
- 14 Matador
- 15 Phuket Café
- 16 Pine State Biscuits
- 17 Red Onion Thai
- 18 Sawasdee Thai
- 19 Serrato
- 20 St. Jack
- 22 Top Burmese
- 23 TwoZone Chicken

SERVICES & SALONS

- 24 Ginger & Maude Salon
- 25 The Head Spa
- 26 Kosmo Hair Studio
- 27 Poise Salon
- 28 Urban Waxx

BAKERIES & DESSERTS

- 29 Champagne Poetry
- 30 Ken's Artisan Bakery
- 31 Kirari Bakery
- 32 Papa Haydn
- 33 Salt & Straw
- 34 St. Honore Bakery
- 35 Sweet Bacon Café

FITNESS & WELLNESS

- 36 Chromacare Fitness
- 37 Club Pilates
- 38 Core Power Yoga
- 39 Golden Hour Acupuncture
- 40 Orangetheory
- 41 US Wushu Center
- 42 YogaSix Slabtown

BARS & BREWERIES

- 43 Bar West
- 44 Besaw's
- 45 Breakside Brewery
- 46 Joe's Cellar
- 47 Kell's Brewery
- 48 Paymaster Lounge
- 49 The Solo Club
- 50 The Triple Lindy
- 51 Troublemaker Social Club

CULTURAL & COMMUNITY

- 52 Havurah Shalom
- 53 Body Vox
- 54 Russo Lee Gallery
- 55 Multnomah County Library

MEDICAL & ANIMAL CARE

- 56 Dove Lewis Animal Hospital
- 57 Legacy Good Samaritan Hospital
- 58 Zoomcare

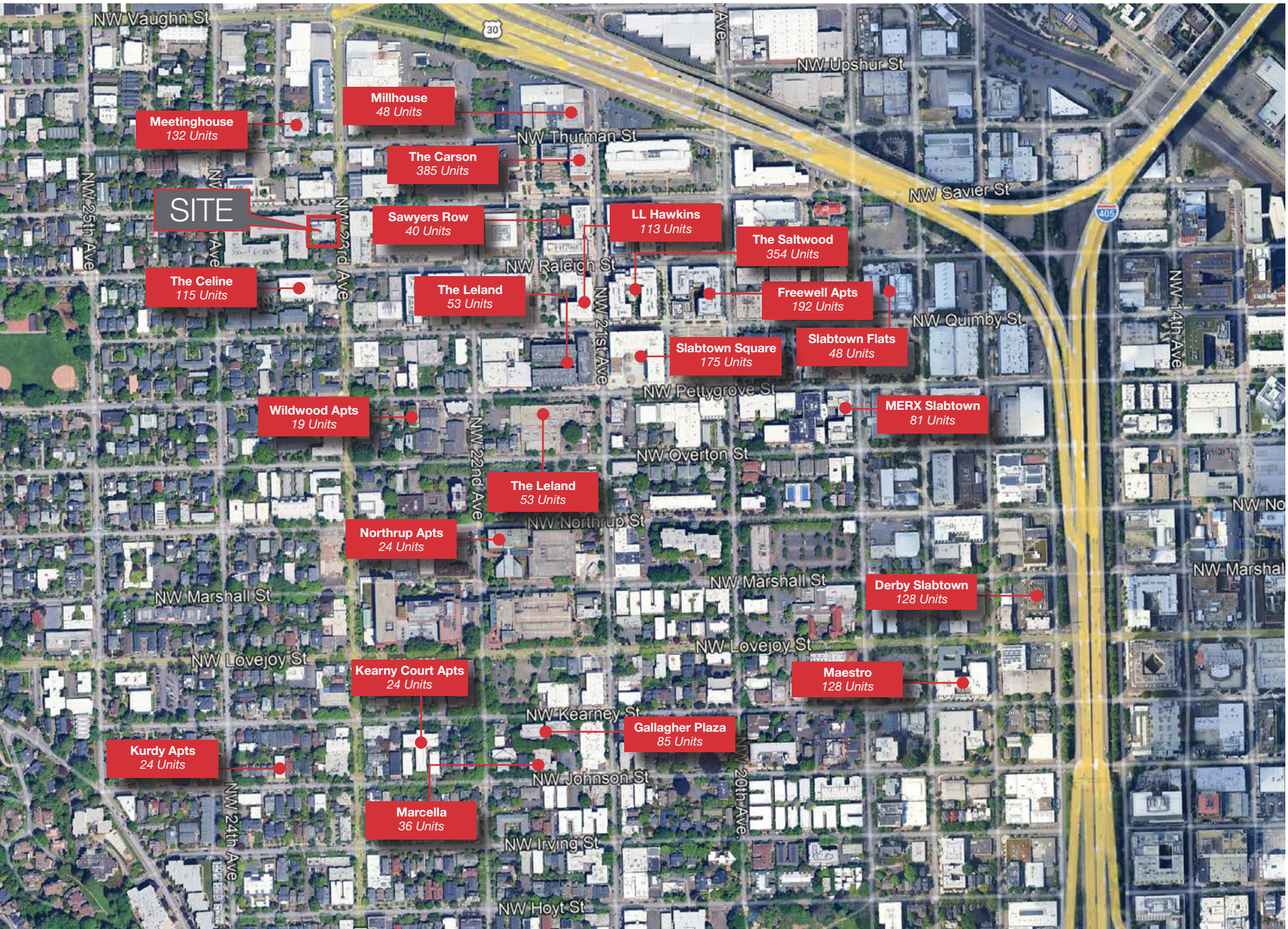
SHOPPING & RETAIL

- 59 Aesop
- 60 Arc'teryx
- 61 Betsy & Iya
- 62 Blade & Brush
- 63 Cone & Fiber Yarn
- 64 Cotopaxi
- 65 Ferguson Home
- 66 New Renaissance Bookshop
- 67 New Seasons Market
- 68 On Running
- 69 Sherwin Williams
- 70 Sloan
- 72 The Meadow
- 73 Trek Bikes

COFFEE & TEA

- 74 Barista
- 75 Case Study Coffee
- 76 Dragonfly Coffee House
- 77 Good Coffee
- 78 Kaleido Coffee
- 79 Memento Mori Café
- 80 Prince Coffee
- 81 Smith Teamaker
- 82 Stepping Stone Cafe
- 83 Sultan Cafe

Multifamily aerial

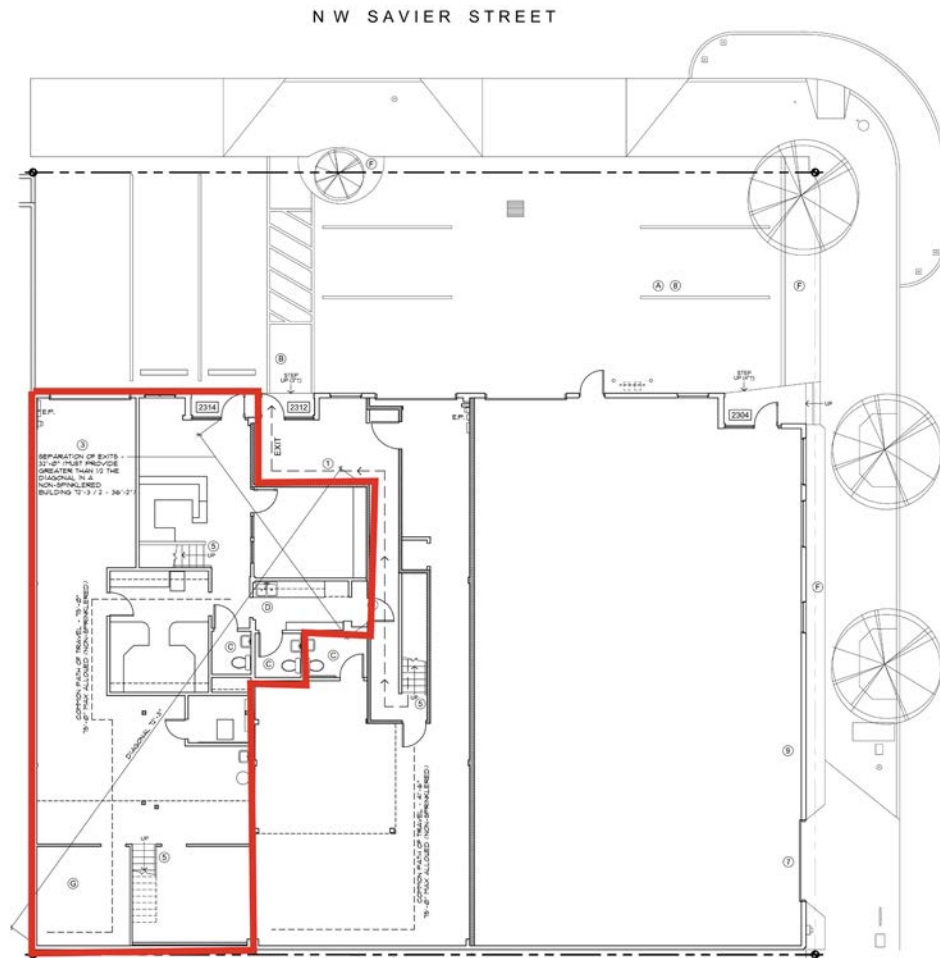


Aerial photo

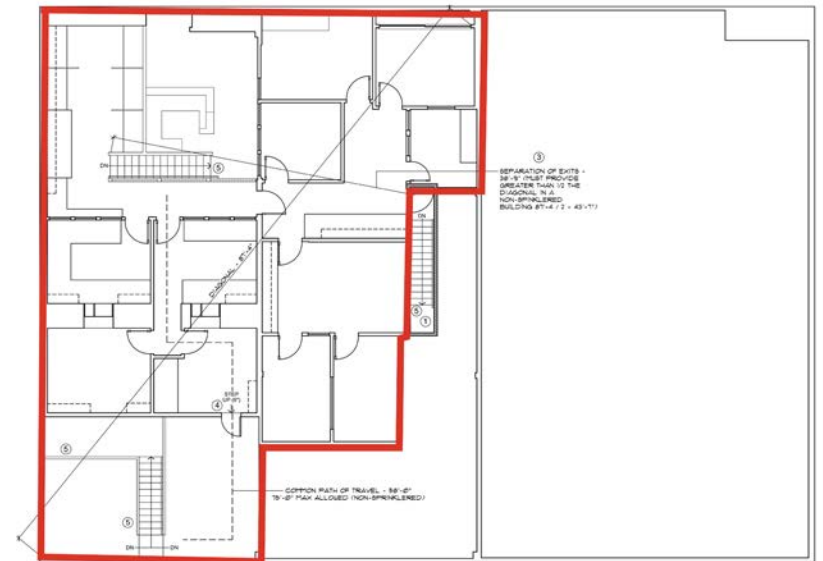


Floor plan

First Floor



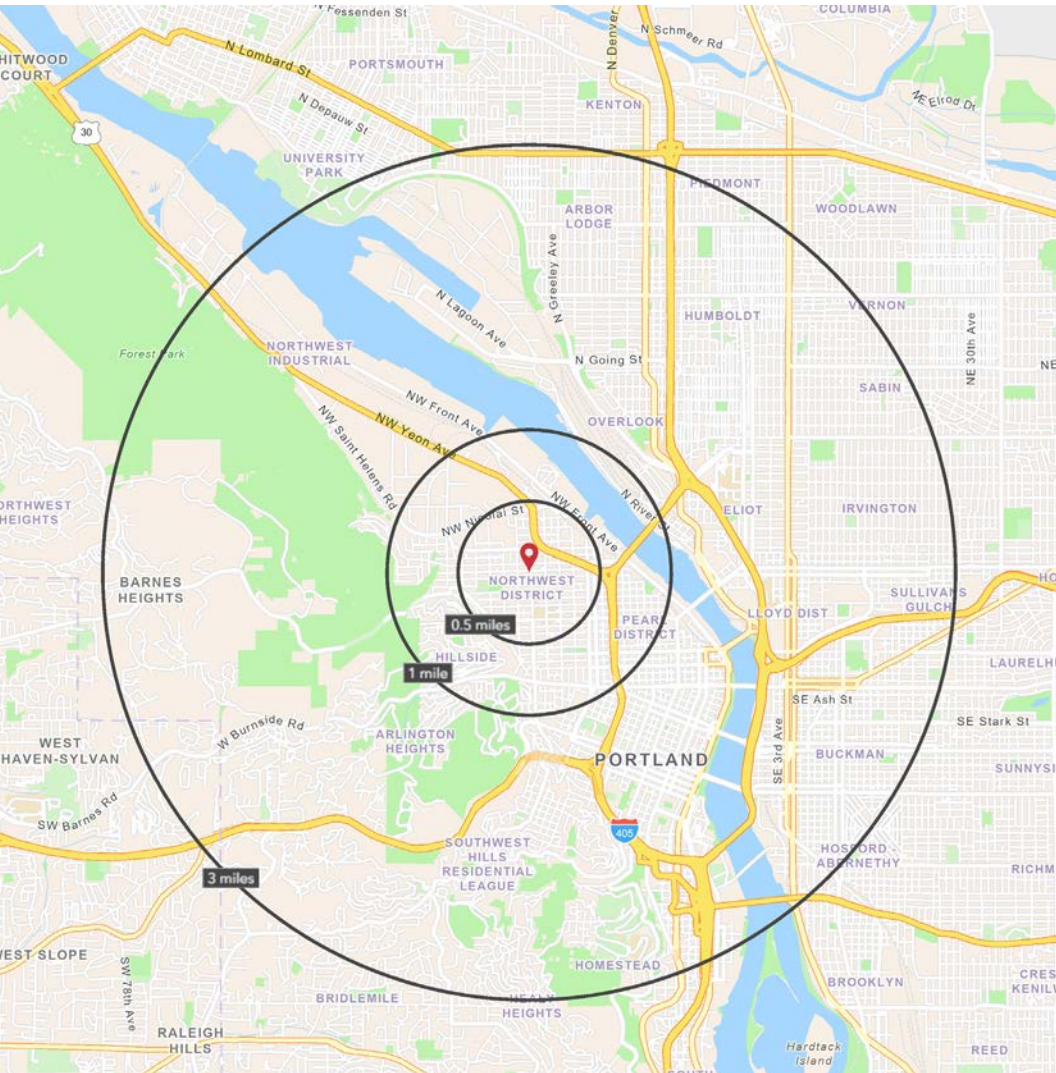
Second Floor



Neighborhood photos



Demographics



| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|-----------|-----------|-----------|
| 2025 TOTAL DAYTIME POPULATION | 9,814 | 33,864 | 160,964 |
| 2030 EST. TOTAL POPULATION | 10,682 | 35,590 | 169,442 |
| 2025 AVG HOUSEHOLD INCOME | \$133,086 | \$145,952 | \$137,271 |
| 2025 MEDIAN HOME VALUE | \$966,623 | \$910,594 | \$748,922 |
| 2025 TOTAL HOUSEHOLDS | 5,887 | 21,041 | 85,622 |
| 2025 DAYTIME POPULATION | 15,124 | 38,090 | 272,023 |
| 2025 SOME COLLEGE OR HIGHER | 93% | 91% | 88% |

Source: ©2025 Esri

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