



COMMERCIAL
INTEGRITY **nw**

a real estate investment advisory company

OFFERING MEMORANDUM - OWNER-USER OPPORTUNITY

11 NW 5th Ave

Old Town/Chinatown, Portland, OR 97209 - vacant 1912 masonry commercial building, renovated in 2015, with main-level workspace, mezzanine, and full basement support space.

\$1,685,000

PRICE

5,636

BUILDING SF

\$298.97

PRICE / SF

CX

ZONING

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OM SNAPSHOT



Vacant owner-user commercial building in Old Town/Chinatown with downtown transit access, CX zoning, and immediate reuse optionality.

5,636 SF
BUILDING AREA

\$1.685M
OFFERING PRICE

Vacant, flexible commercial space in Portland's historic downtown core.

11 NW 5th Ave offers a rare owner-user opportunity to acquire a character-rich masonry building in Old Town/Chinatown, delivered vacant and ready for occupancy, renovation, or adaptive reuse.

\$1.685M

Offering price for a centrally located downtown Portland commercial asset.

5,636 SF

Main-level and mezzanine building area, plus a full basement available for roughly 5,000 SF of lower-level support space.

Vacant

Immediate owner-user occupancy, custom buildout, or adaptive reuse.

Opportunity Zone

Located in a designated Opportunity Zone, creating potential tax advantages for qualifying buyers.



Historic urban character with practical conversion head start.

Vacant Delivery

Offered vacant for immediate owner-user occupancy, custom buildout, or adaptive reuse.

Historic Urban Asset

Character-rich 1912 masonry building in Old Town/Chinatown, steps from Burnside Street.

Conversion Head Start

Existing restroom infrastructure and updated electrical service help reduce early improvement costs.

Value-Add Potential

Flexible floor plan supports renovation into creative, hospitality, retail, wellness, or specialty service use.

Transit-Rich Location

Walk Score 99, Transit Score 92, and Bike Score 99 in Portland's downtown core.

Opportunity Zone

Located in a designated Opportunity Zone, creating potential tax advantages for qualifying buyers.



Basement Support

The property includes a full basement available for roughly 5,000 square feet of lower-level support space, providing utility, storage, and operational flexibility for future ownership.



A compact masonry asset with real reuse flexibility.

The building combines streetfront presence, efficient interior work areas, a full basement available for roughly 5,000 square feet of lower-level support space, existing restroom infrastructure, and immediate access to MAX, bus, bike, and pedestrian networks.

ADDRESS 11 NW 5th Ave, Portland, OR 97209	BUILDING SIZE 5,636 SF	GROUND FLOOR 4,600 SF
MEZZANINE 1,036 SF	BASEMENT Full basement, roughly 5,000 SF	YEAR BUILT 1912 (renovated in 2015)
CONSTRUCTION Masonry	LAND AREA 0.11 AC	PARCEL R140468
PARKING Street	OPPORTUNITY ZONE Yes	DELIVERY Vacant



Built for operators who need a downtown address with room to shape.

CX zoning and an adaptable +/-5,000 SF layout create multiple business paths, from creative production and professional services to consumer-facing concepts that benefit from Old Town/Chinatown foot traffic.



Creative Office or Studio

Open work areas, conference rooms, natural light, and a downtown transit setting create a practical base for creative teams or production-oriented users.



Hospitality, Retail, or Event Use

Streetfront visibility on NW 5th Avenue and a flexible layout support concepts that benefit from foot traffic and destination positioning.



Fitness, Wellness, or Specialty Service

Existing restroom infrastructure, basement utility space, and CX zoning create a strong foundation for service-driven owner-users.

Old Town/Chinatown access with downtown-scale demand around it.

The property sits in Portland's historic Old Town/Chinatown district, moments from Burnside Street, MAX service, dining, nightlife, hotels, employment centers, and the broader Pearl District and downtown core.

99

WALK SCORE

92

TRANSIT SCORE

99

BIKE SCORE

Downtown Demand

- Immediate proximity to MAX service and high walkability.
- Close to the Pearl District, employment centers, hotels, restaurants, and destination retail.
- Old Town/Chinatown setting supports adaptive reuse concepts seeking an urban identity.

Radius	Population	Households	Avg HH Income	Spending
1 Mile	43,884	27,846	\$94,549	\$686.6M
3 Miles	198,982	103,537	\$121,135	\$3.3B
5 Miles	434,609	201,399	\$127,261	\$6.9B



25,236

W Burnside St daily vehicle count near the property.

24,318

SW 6th Ave daily vehicle count near the property.

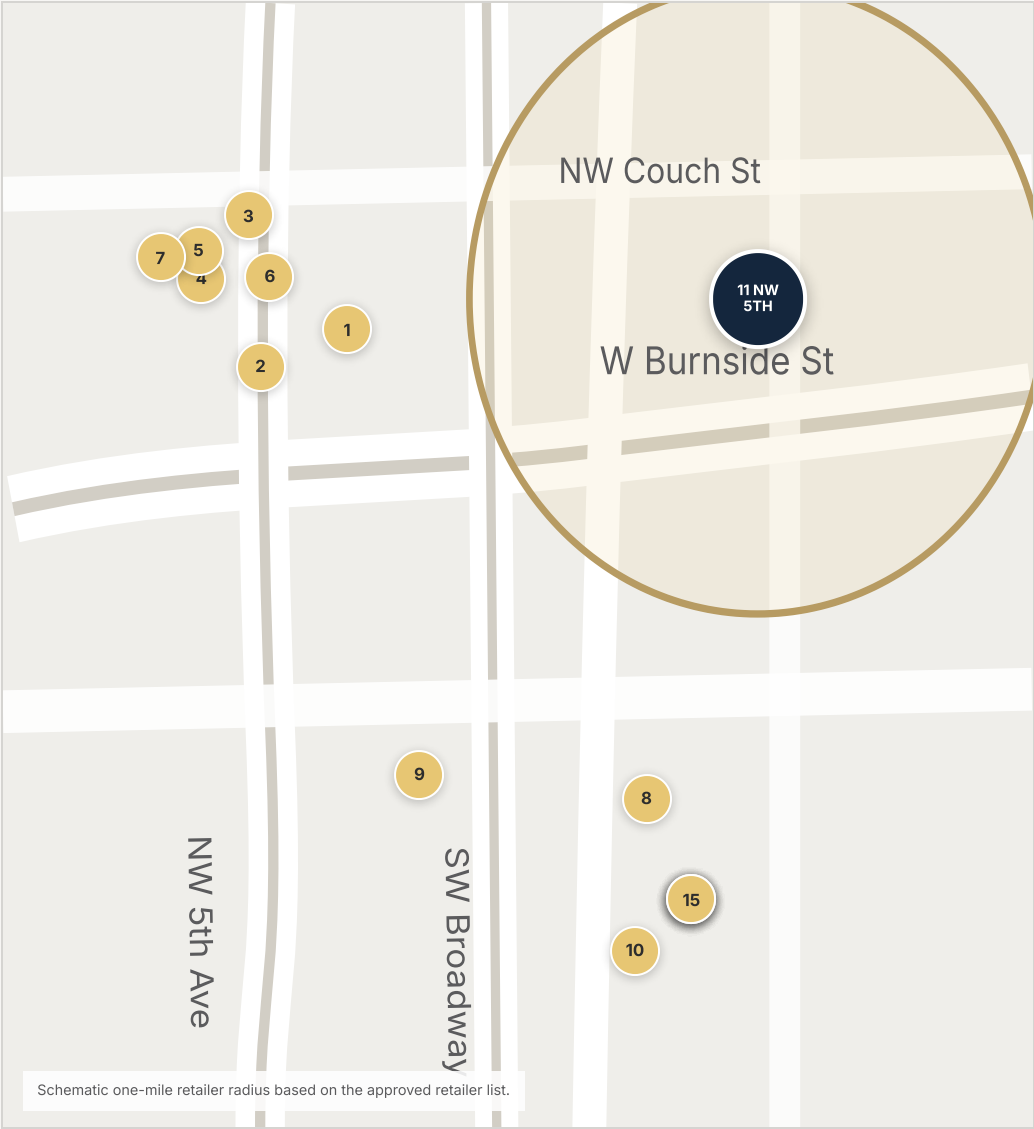
8,170

SW Alder St daily vehicle count near the property.

7,954

NW Broadway daily vehicle count near the property.

15 retailers within one mile.



Retail Context

Downtown and Pearl District retailers cluster within a short walk or ride of 11 NW 5th Ave, reinforcing the property's owner-user appeal.

1	Powell's City of Books Books & Destination Retail - 1005 W Burnside St, Portland, OR 97209	0.3 mi
2	Patagonia Outdoor Apparel - 1106 W Burnside St, Portland, OR 97209	0.3 mi
3	Anthropologie Apparel & Home - 1115 NW Couch St, Portland, OR 97209	0.3 mi
6	CB2 Furniture & Home - 1102 NW Couch St, Portland, OR 97209	0.3 mi
8	Nike Portland Athletic Apparel - 638 SW 5th Ave, Portland, OR 97204	0.3 mi
4	Whole Foods Market Grocery - 1210 NW Couch St, Portland, OR 97209	0.4 mi
5	West Elm Furniture & Home - 1201 NW Couch St, Portland, OR 97209	0.4 mi
7	lululemon Athletic Apparel - 1231 NW Couch St, Portland, OR 97209	0.4 mi
9	Nordstrom Department Store - 701 SW Broadway, Portland, OR 97205	0.4 mi
10	Apple Pioneer Place Technology - 450 SW Yamhill St, Portland, OR 97204	0.4 mi
11	Louis Vuitton Luxury Retail - 700 SW 5th Ave, Portland, OR 97204	0.4 mi
12	Gucci Luxury Retail - 700 SW 5th Ave, Portland, OR 97204	0.4 mi
13	Saint Laurent Luxury Retail - 700 SW 5th Ave, Portland, OR 97204	0.4 mi
14	TUMI Travel & Luggage - 700 SW 5th Ave, Portland, OR 97204	0.4 mi
15	MANGO Fashion Apparel - 700 SW 5th Ave, Portland, OR 97204	0.4 mi

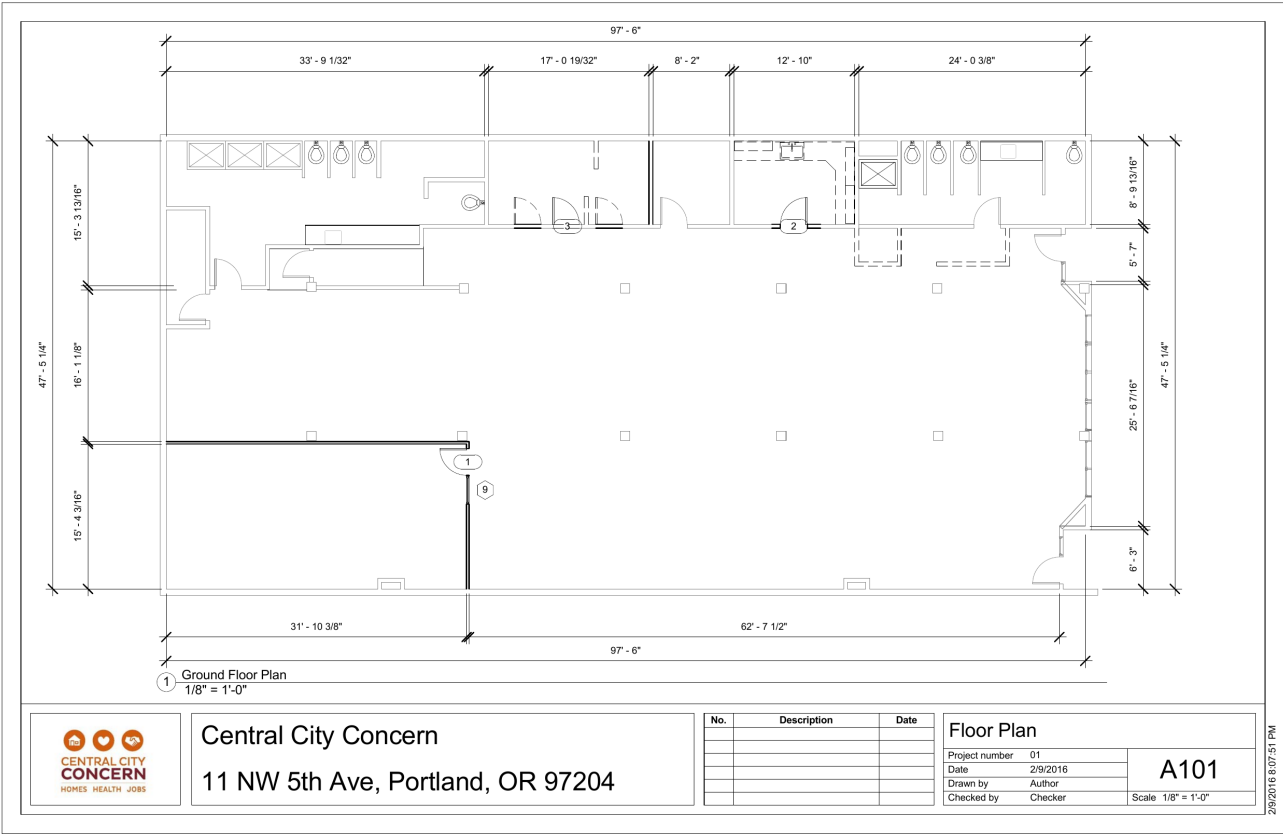
A101 Ground Floor Plan

Ground Floor

4,600 SF configured with streetfront access, open work areas, office/classroom areas, and existing restroom/shower infrastructure.

Supporting Plan Sheet

The original A101 plan sheet is included as a separate due diligence file for review, printing, and distribution.



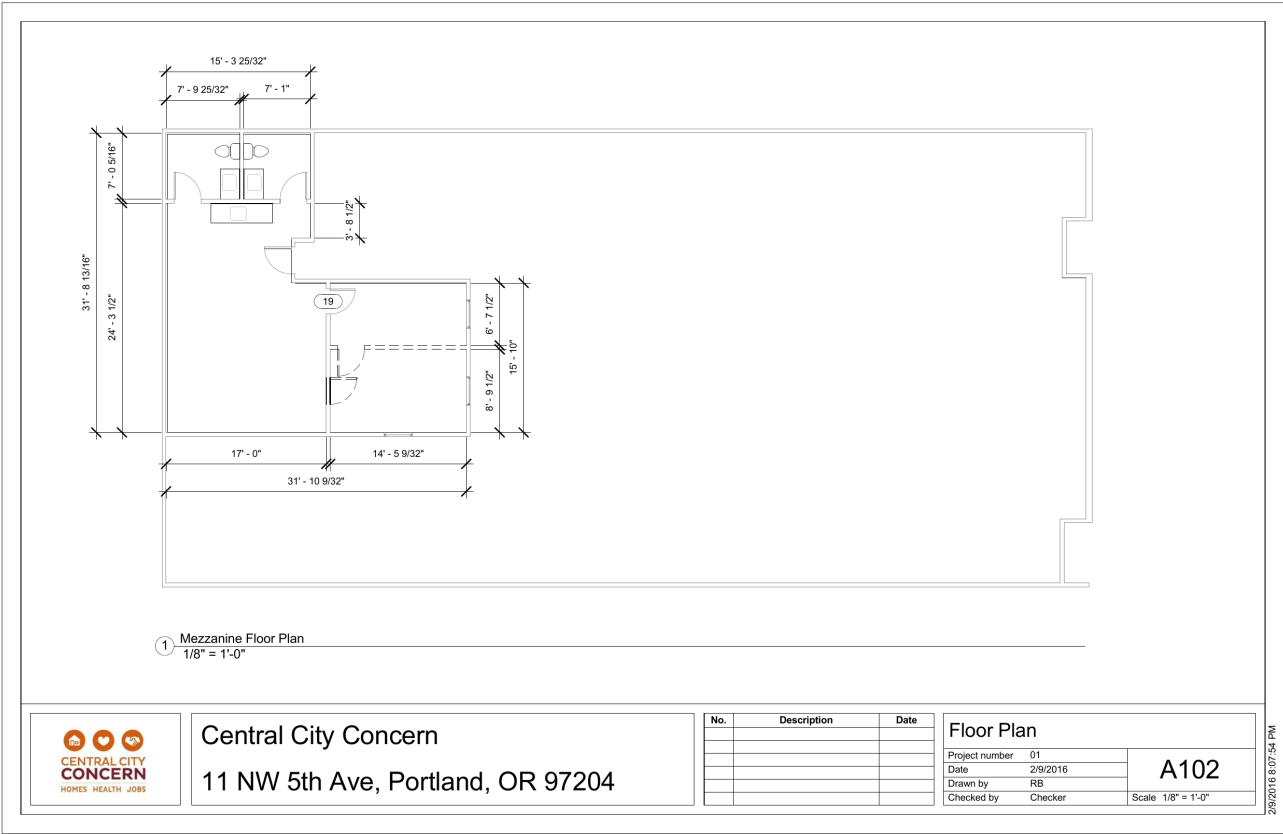
A102 Mezzanine Plan

Mezzanine

1,036 SF mezzanine area contributes to the overall 5,636 SF building area and provides additional functional space above the main level.

Full Building

Main level, mezzanine, and basement utility areas create multiple ways to organize operations, storage, client-facing space, and support functions.



Highly connected by rail, road, bike, and foot.

Multiple MAX stops are within blocks of the property, while Burnside and nearby downtown arterials bring meaningful daily vehicle exposure.

25,236

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24,318

SW 6th Ave daily vehicle count.

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SW Alder St daily vehicle count.

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NW Broadway daily vehicle count.

3 Stops

Three MAX Green Line stops sit approximately 0.1 mile from the property.

0.4 Miles

Portland Amtrak Station is approximately 0.4 mile away for regional rail access.

12.0 Miles

Portland International Airport is approximately 12.0 miles from 11 NW 5th Ave.

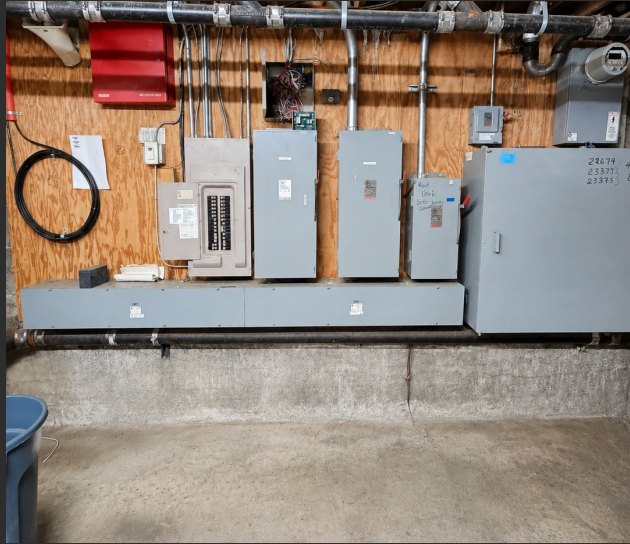
Transit Stop	Service	Distance
NW 5th & Couch	MAX Green Line	0.1 mi
SW 6th & Pine	MAX Green Line	0.1 mi
NW 6th & Davis	MAX Green Line	0.1 mi
Skidmore Fountain	MAX Blue Line	0.3 mi
Old Town/Chinatown	MAX Blue Line	0.3 mi
Portland Amtrak Station	Rail	0.4 mi
Portland International Airport	Air	12.0 mi



Exterior presence and interior work areas.



Basement and utility support space.



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