

# Beaumont Village

4803-4831 NE FREMONT ST / PORTLAND, OR 97213



**RETAIL / OFFICE SPACE FOR LEASE**

**CONTACT**

Chris Lio

503 804 2929 / 503 224 6791 / [clio@naielliott.com](mailto:clio@naielliott.com)

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# Property snapshot

Beaumont Village is a walkable, mixed-use property in Portland's Fremont neighborhood offering both retail and office space. Located along NE Fremont Street, the property benefits from strong neighborhood traffic, surrounding shops and restaurants, and a built-in customer base. Retail spaces suit boutique and service users seeking visibility, while office spaces offer a professional setting within a vibrant community-oriented corridor.

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## CURRENT AVAILABILITY

- **Suite 1B- 999 RSF**  
Storefront pizza shop w/vent hood  
Rate: \$34.00/PSF, NNN
- **Suite 2B- 1,468 SF**  
Upstairs office w/reception, 5 privates and a restroom  
Rate: \$27.00 SF/YR, GROSS

## HIGHLIGHTS

- One of the East side's most desirable neighborhoods
- One off-street employee parking spot
- Excellent pedestrian and auto traffic
- Strong demographics
- Local neighborhood service tenant mix



# Floor plan - Suite 1B

## SUITE

Suite 1B

## TENANT

Available

## SIZE

999 RSF

## LEASE TYPE

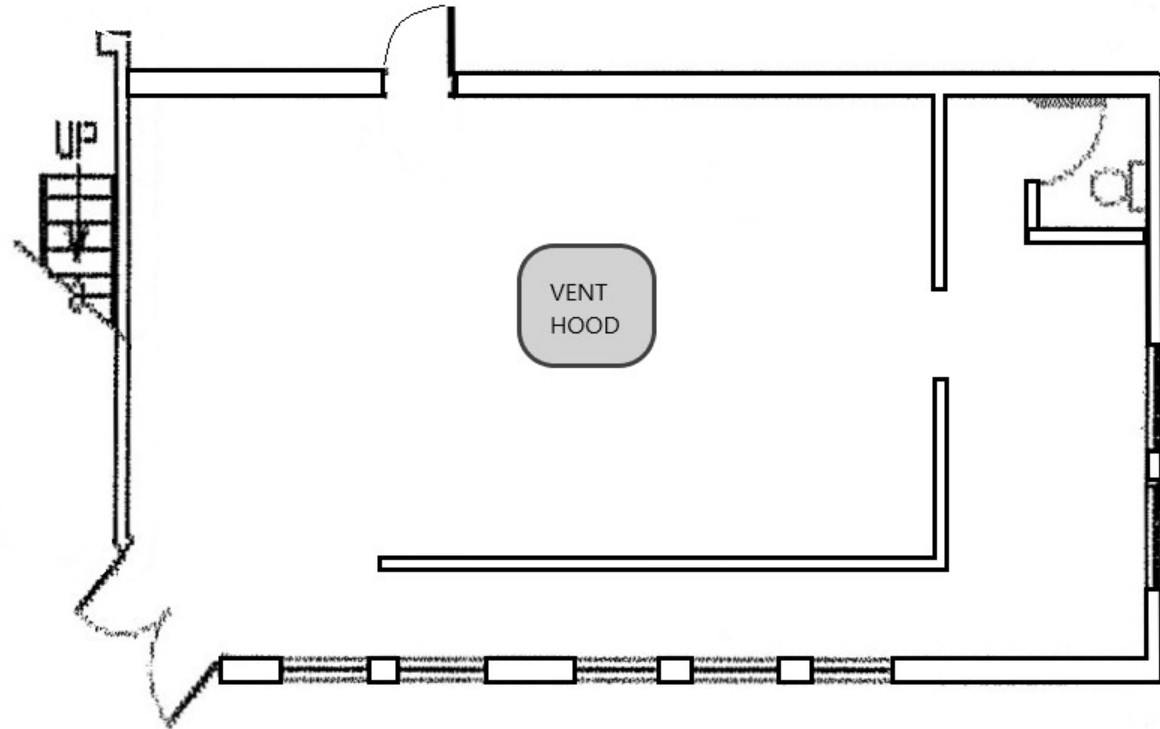
NNN

## LEASE RATE

\$34.00 PSF

## DESCRIPTION

Storefront pizza shop  
w/vent hood and great  
visibility



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# Floor plan - Suite 2B

## SUITE

Suite 2B

## TENANT

Available

## SIZE (SF)

1,468 SF

## LEASE TYPE

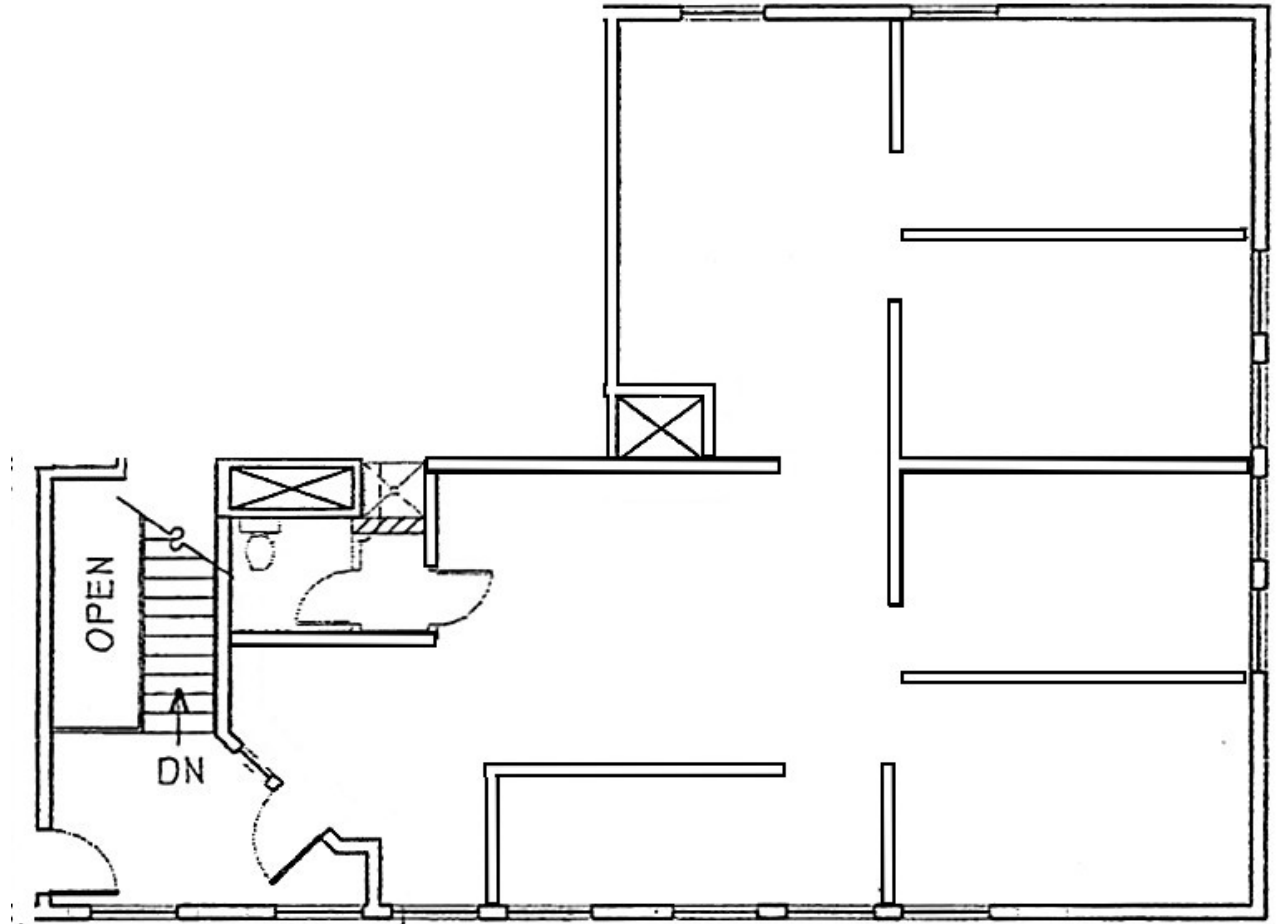
Gross

## LEASE RATE

\$27.00 SF/yr

## DESCRIPTION

Flexible and bright  
upstairs office space



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# Area map



RIGLER  
ELEMENTARY  
SCHOOL

Albertsons

SITE

BEAUMONT  
MIDDLE SCHOOL

Little  
Country

happyday!

ZOOM  
care

PRINCE COFFEE

Starbucks

PIP'S  
crafts

NICO'S  
BOUTIQUE

Papa Murphy's

BEAUMONT  
MIDDLE SCHOOL

NOHO'S  
Mexican Cafe

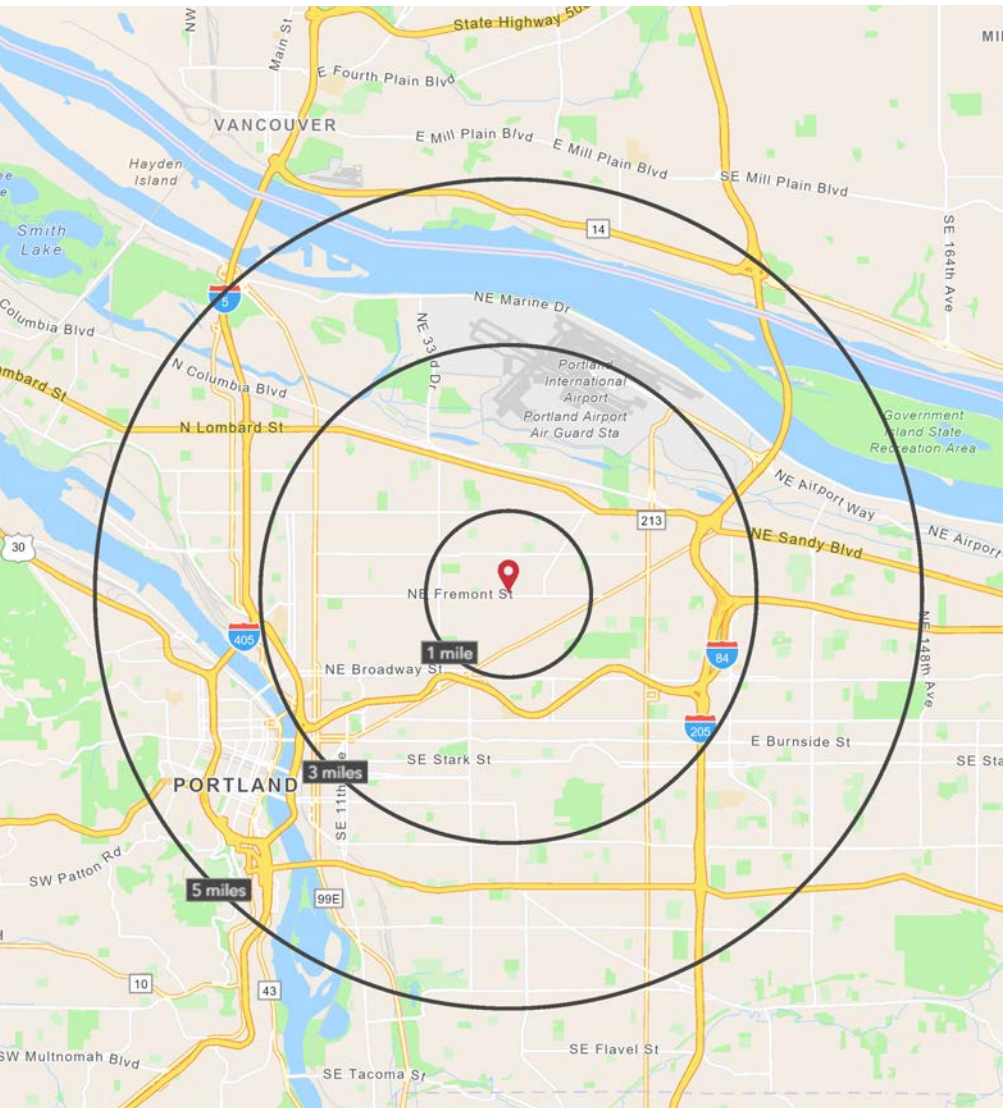
BANG  
BANG  
RESTAURANT

THE CAROL  
RESTAURANT

RESTAURANT

RESTAURANT

# Demographics



	1 MILE	3 MILE	5 MILE
2025 TOTAL POPULATION	24,598	186,864	435,253
2030 TOTAL POPULATION	24,571	189,553	444,975
2025 AVERAGE HOUSEHOLD INCOME	\$169,039	\$137,197	\$129,264
2025 MEDIAN HOME VALUE	\$705,352	\$677,039	\$645,536
2025 TOTAL HOUSEHOLDS	9,966	83,602	199,921
2025 DAYTIME POPULATION WORKERS	9,098	124,549	393,673
2025 SOME COLLEGE OR HIGHER	88%	85%	82%

Source: ©2025 Esri

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