



FOR SALE OR LEASE



PRICE REDUCED!
\$2,950,000

1163 NE 63RD AVENUE

Industrial Building Available

± 18,800 SF

\$2,950,000 | \$0.85/SF (Shell) | \$0.90/SF (Office) + NNN

1163 NE 63rd Ave, Portland, OR 97213

- 18,800 SF with 2,500 SF of Office
- 0.75 Acre Lot with Fenced, Paved Parking
- Easy Access to I-84, I-205, and I-5
- Excellent Interstate Exposure
- Available Now

RYAN BOWERS

Senior Associate | Licensed in OR & WA

503-517-9874 | ryanbowers@capacitycommercial.com

MIKE HALE, SIOR

Principal | Licensed in OR & WA

503-517-7129 | mikehale@capacitycommercial.com

BRODY COHEN, SIOR

Senior Vice President | Licensed in OR & WA

503-517-9878 | brody@capacitycommercial.com

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△ = Grade Door
▲ = Dock Door

PROPERTY DETAILS	
Address	1163 NE 63rd Ave, Portland, OR 97213
Available Space	18,800 SF with ± 2,500 SF Office
Lot Size	0.75 Acres (32,670 SF)
Use Type	Showroom / Distribution / Storage / Recreation
Zoning	EG2 (General Employment 2)
Loading	One (1) Grade Door One (1) Dock Door
Clear Height	18'
Parking	Fenced, Secured, and Paved Parking Area
Features	<ul style="list-style-type: none"> • Six (6) private offices • Conference room • Climate controlled office • Break room
Availability	Now
Lease Rate	\$0.85/SF (Shell) \$0.90/SF (Office) + NNN
Sale Price	\$2,950,000 (\$157/SF)

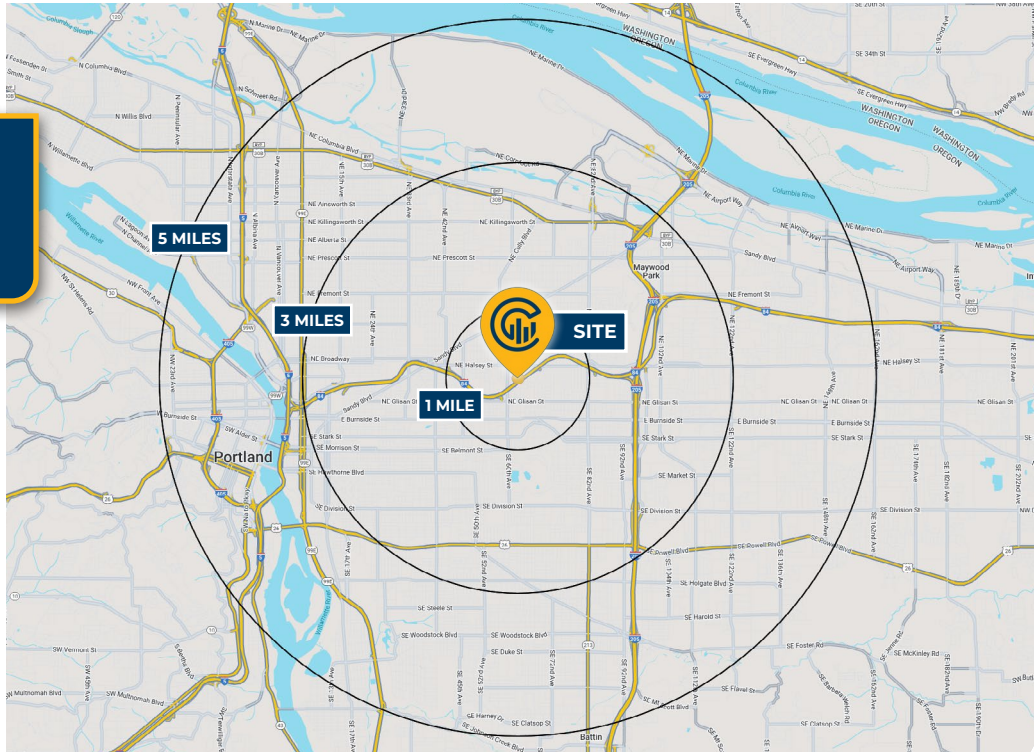
Nearby Highlights

- Baerlic Brewing
- Fred Meyer
- Fressen Artisan Bakery
- Futura Coffee
- Hollywood Theater
- La Arepa
- Leikam Brewing
- Providence Portland
- Seven Virtues Coffee Roasters
- The New Deal Cafe

PROPERTY SUMMARY



DEMOGRAPHICS



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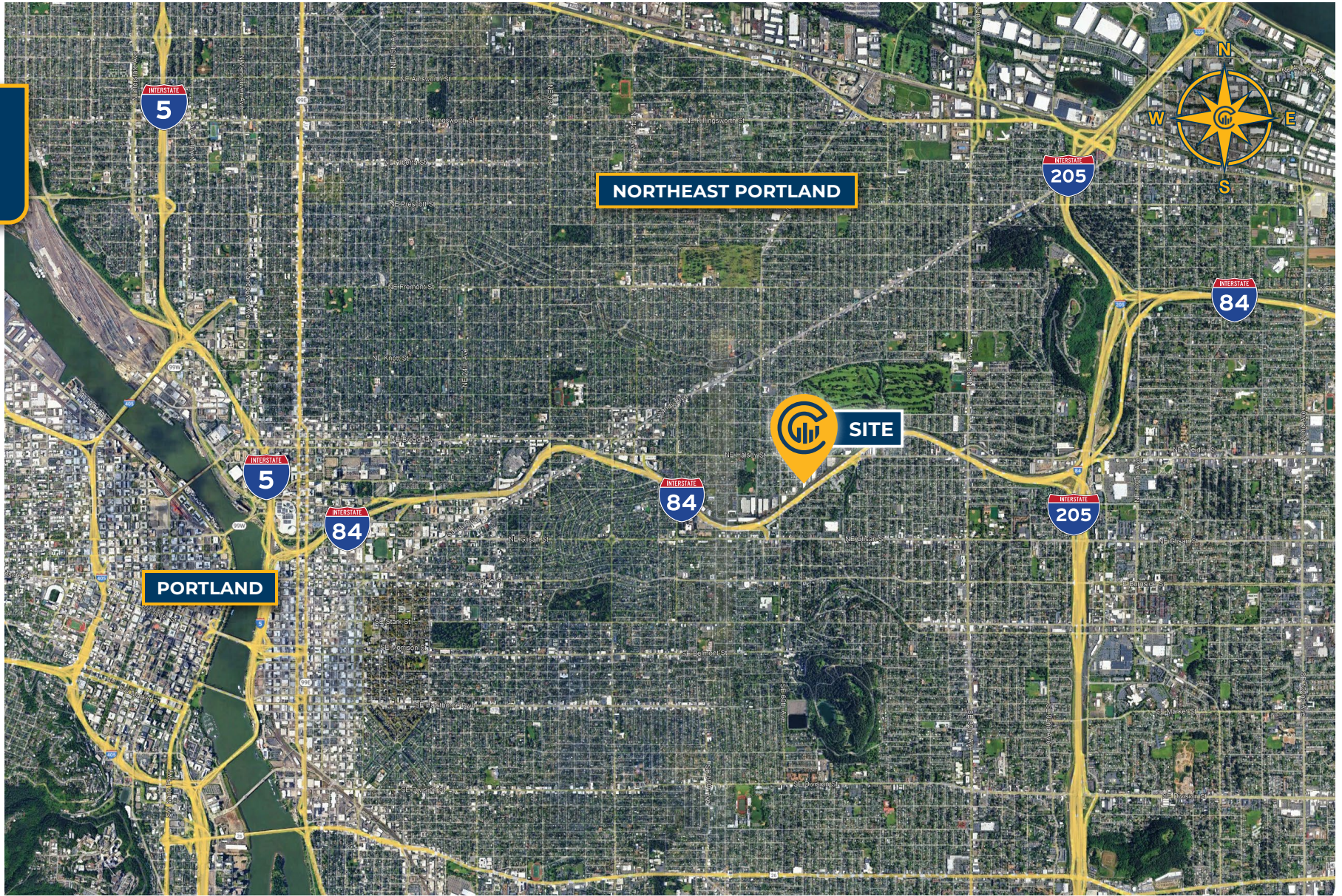
AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	24,127	205,942	489,396
2030 Projected Population	23,196	199,350	480,756
2020 Census Population	25,165	217,757	490,235
2010 Census Population	23,514	197,204	433,701
Projected Annual Growth 2025 to 2030	-0.8%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2025	0.2%	0.3%	0.9%
Households & Income			
2025 Estimated Households	11,377	93,952	221,650
2025 Est. Average HH Income	\$136,998	\$134,065	\$126,043
2025 Est. Median HH Income	\$104,303	\$103,668	\$96,382
2025 Est. Per Capita Income	\$64,746	\$61,417	\$57,421
Businesses			
2025 Est. Total Businesses	1,366	14,141	37,709
2025 Est. Total Employees	8,065	99,762	317,248

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1



LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo

 <p>RYAN BOWERS Senior Associate Licensed in OR & WA 503-517-9874 ryanbowers@capacitycommercial.com</p>	<p>MIKE HALE, SIOR Principal Licensed in OR & WA 503-517-7129 mikehale@capacitycommercial.com</p>	<p>BRODY COHEN, SIOR Senior Vice President Licensed in OR & WA 503-517-9878 brody@capacitycommercial.com</p>
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