


FOR SALE


2319 NE Glisan Street, Portland, OR 97232



WELL LOCATED 3,900 SF COMMERCIAL / FLEX BUILDING JUST OFF SANDY BLVD

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Keller Williams Realty
Portland Premiere

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Executive Summary

2319 NE Glisan Street, Portland, OR 97232



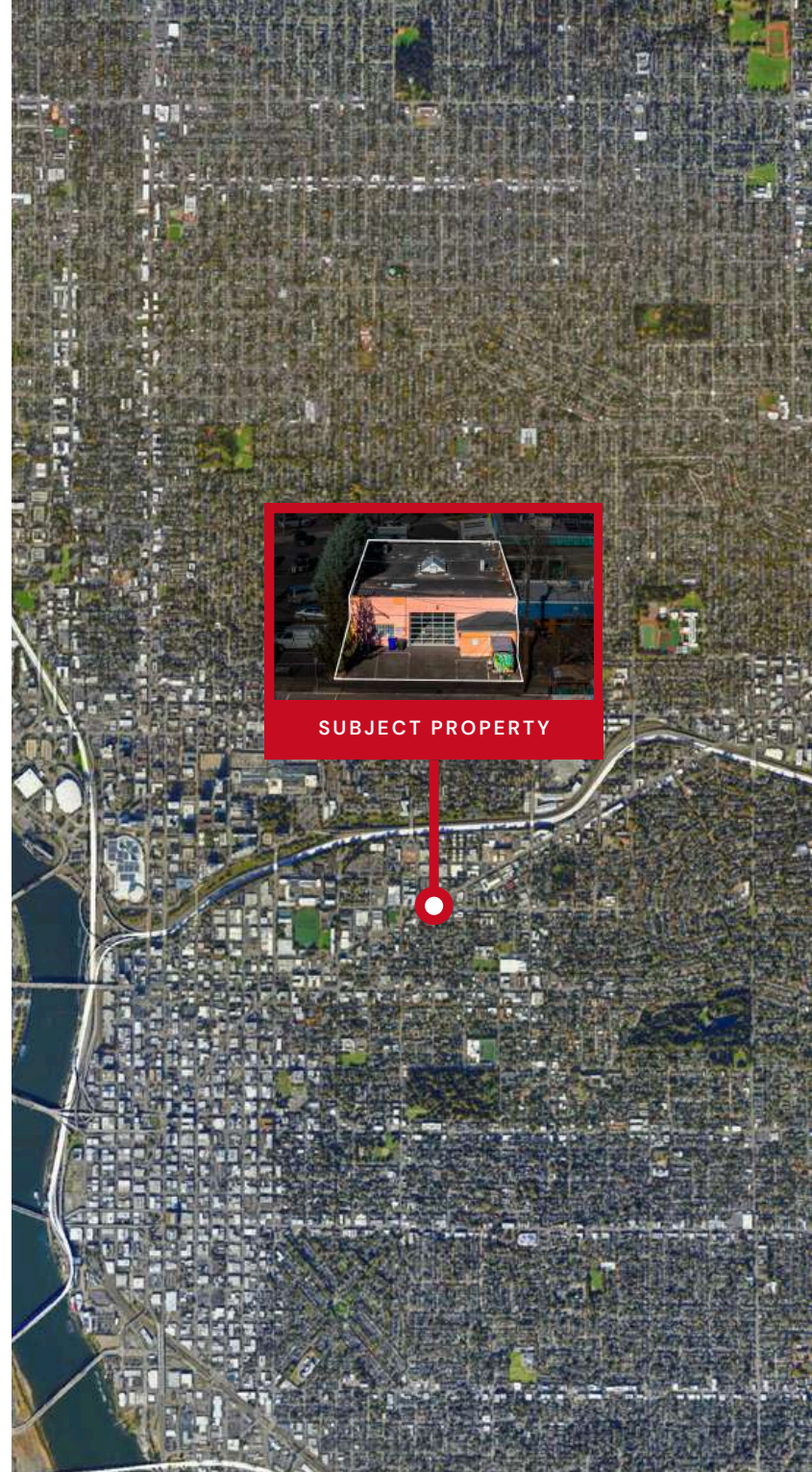
Property Summary

This versatile CM3-zoned industrial property offers approximately 3,894 SF of well-configured building space on a 5,000 SF parcel in a prime City of Portland location just off Sandy Boulevard. Constructed of durable masonry with a flat roof, the building is designed to support a wide range of commercial and production uses.

The space features roll-up door access directly from the frontage, five on-site parking stalls, and a floor drain running through the building—ideal for light manufacturing, production, or creative uses. Inside, the layout includes a dedicated front office area, ample electrical throughout the space and ceiling, and a ceiling grid system already installed for production equipment or lighting. A centrally located skylight provides natural light, enhancing the functionality and appeal of the interior.

Additional improvements include two heat pumps for efficient climate control, two single-fixture restrooms, and a small personal kitchen area conveniently located adjacent to the bathrooms. With highly flexible CM3 zoning and an exceptional location in close proximity to major transportation corridors, this property presents a rare opportunity for owner-users or investors seeking adaptable space in one of Portland's most dynamic submarkets.

Property Details			
Building Size	3,894 SF	HVAC	2 heat pumps
Land Area	0.11 AC (5,000 SF)	Features	Floor drain, ceiling grid, front office
Zoning	CM3 (Commercial Mixed Use)	Scores	Walk: 96 / Transit: 65
Parking	5 surface spaces	Location	Lloyd District (near NE Sandy Blvd)



Investment Highlights



"Walker's Paradise" Location

Situated in the high-density Lloyd District with immediate proximity to NE Sandy Blvd. Benefits from an established urban submarket with strong residential density and a large daytime workforce.



High-Exposure Frontage & Access

Features 178 feet of frontage on NE Glisan Street with two curb cuts and five rare surface parking spaces, providing superior accessibility for customers and service-oriented users.



Versatile Infrastructure & Zoning

Flexible CM3 zoning supports a wide range of uses. The flat roof masonry building includes floor drains, a ceiling grid system, and dual heat pumps—ideal for retail, showrooms, or service concepts.



Resilient Market Fundamentals

Located in a submarket with below-market vacancy relative to the broader retail inventory. Offers significant potential for an owner-user or an investor targeting a long-term hold in a creative corridor.



Property Gallery

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SANDY BLVD.

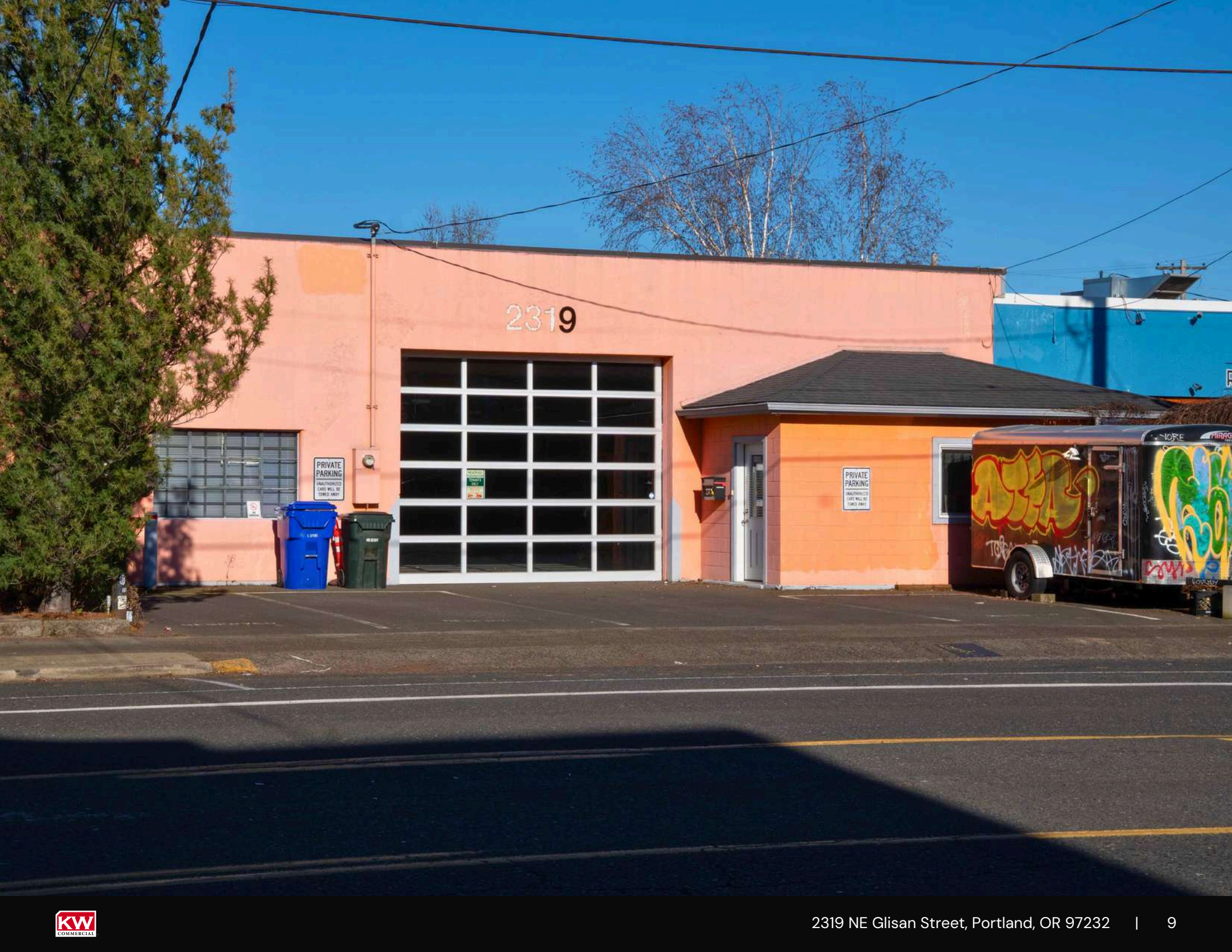


NE GLISAN ST.



SANDY BLVD

NE GLISAN ST.



2319

PRIVATE
PARKING
UNAUTHORIZED
CARS WILL BE
TOWED AWAY

PRIVATE
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CARS WILL BE
TOWED AWAY

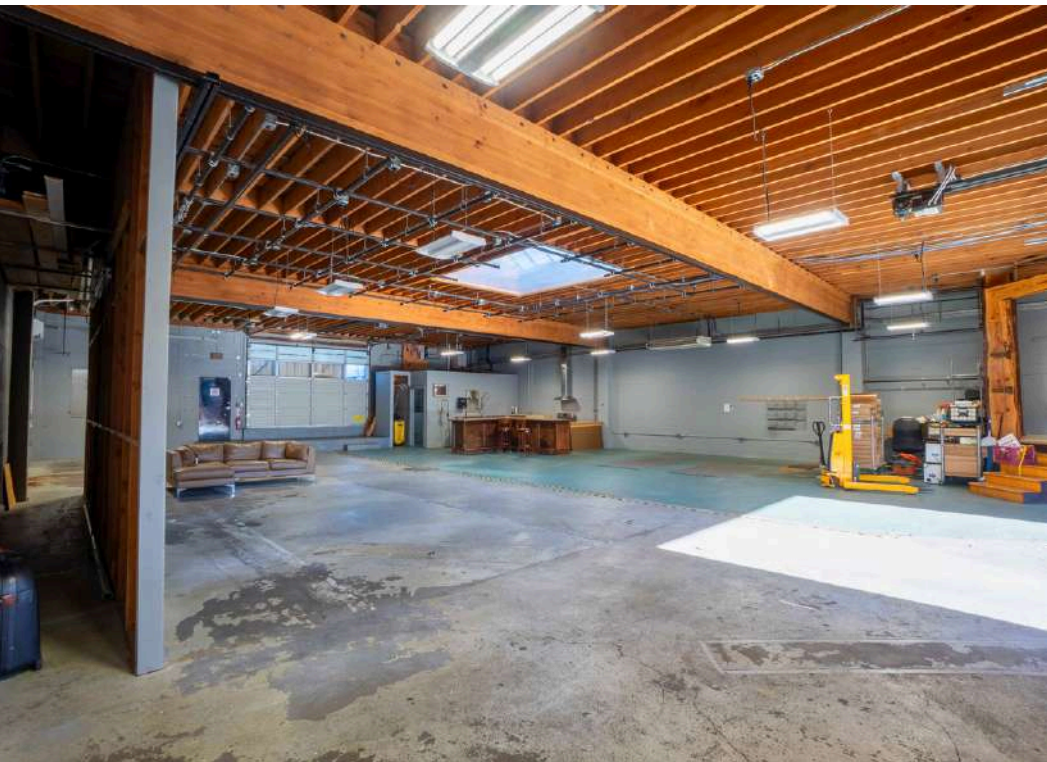


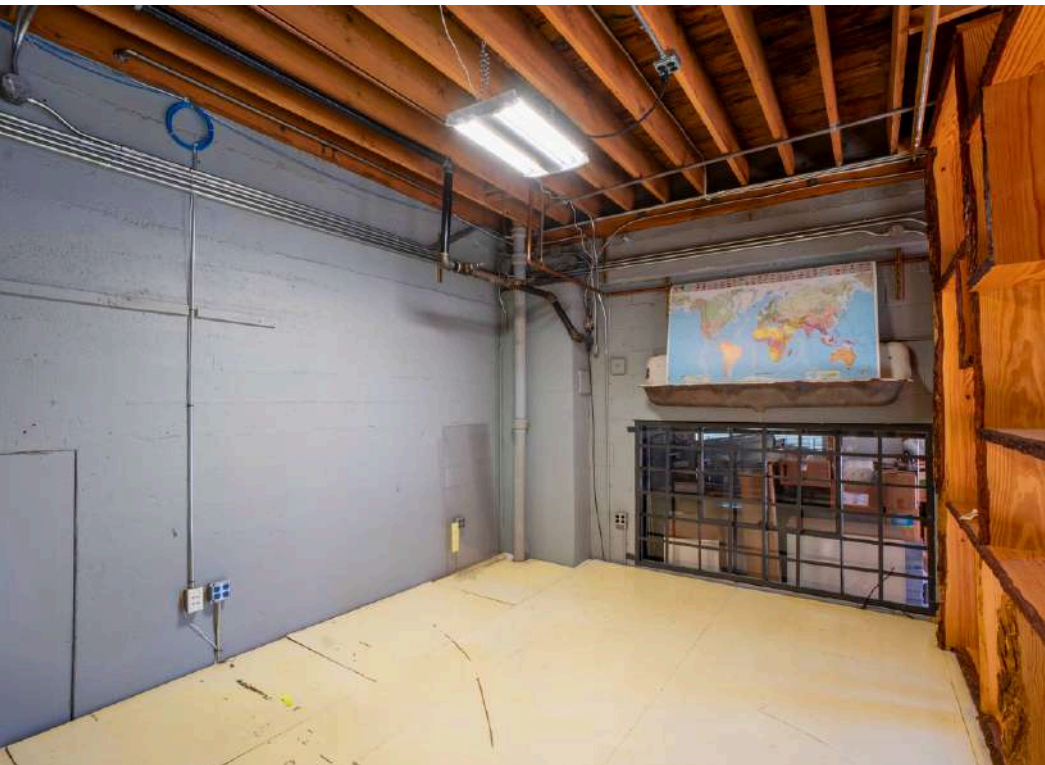
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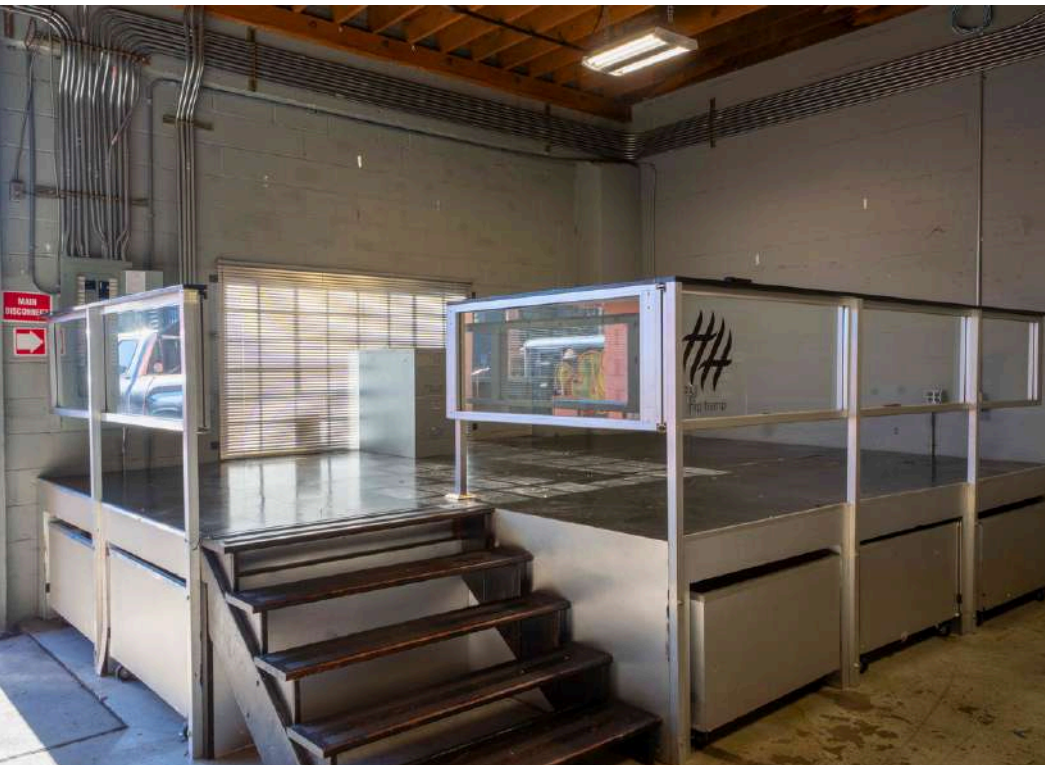
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CARS WILL BE
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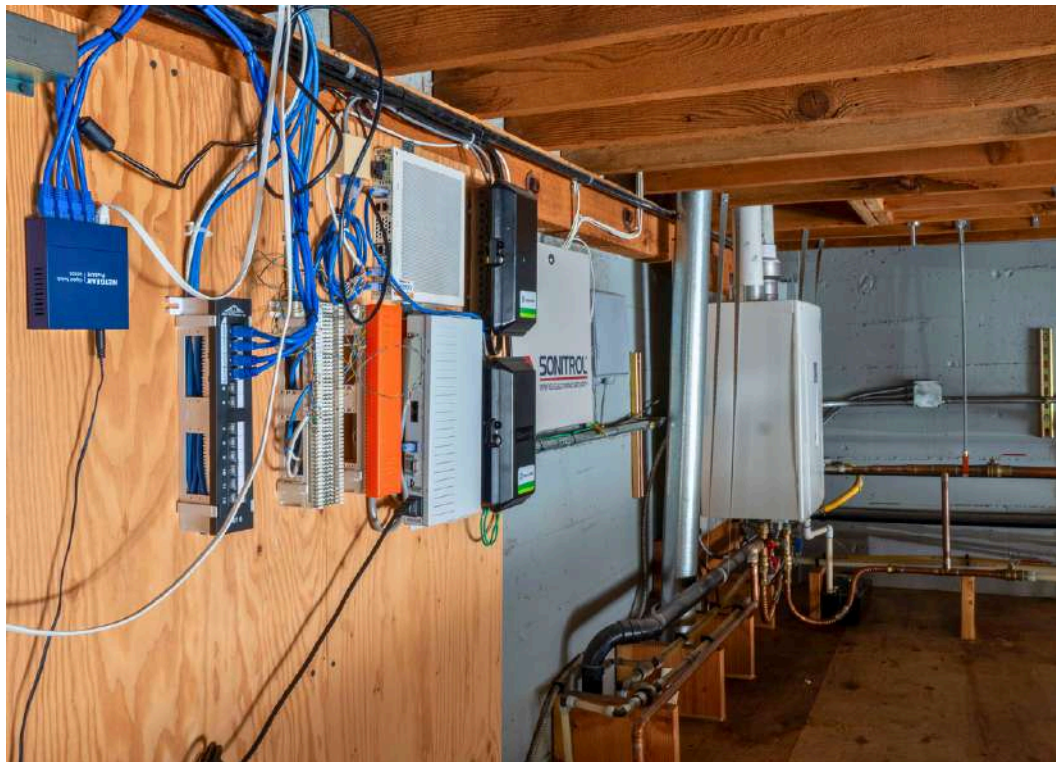
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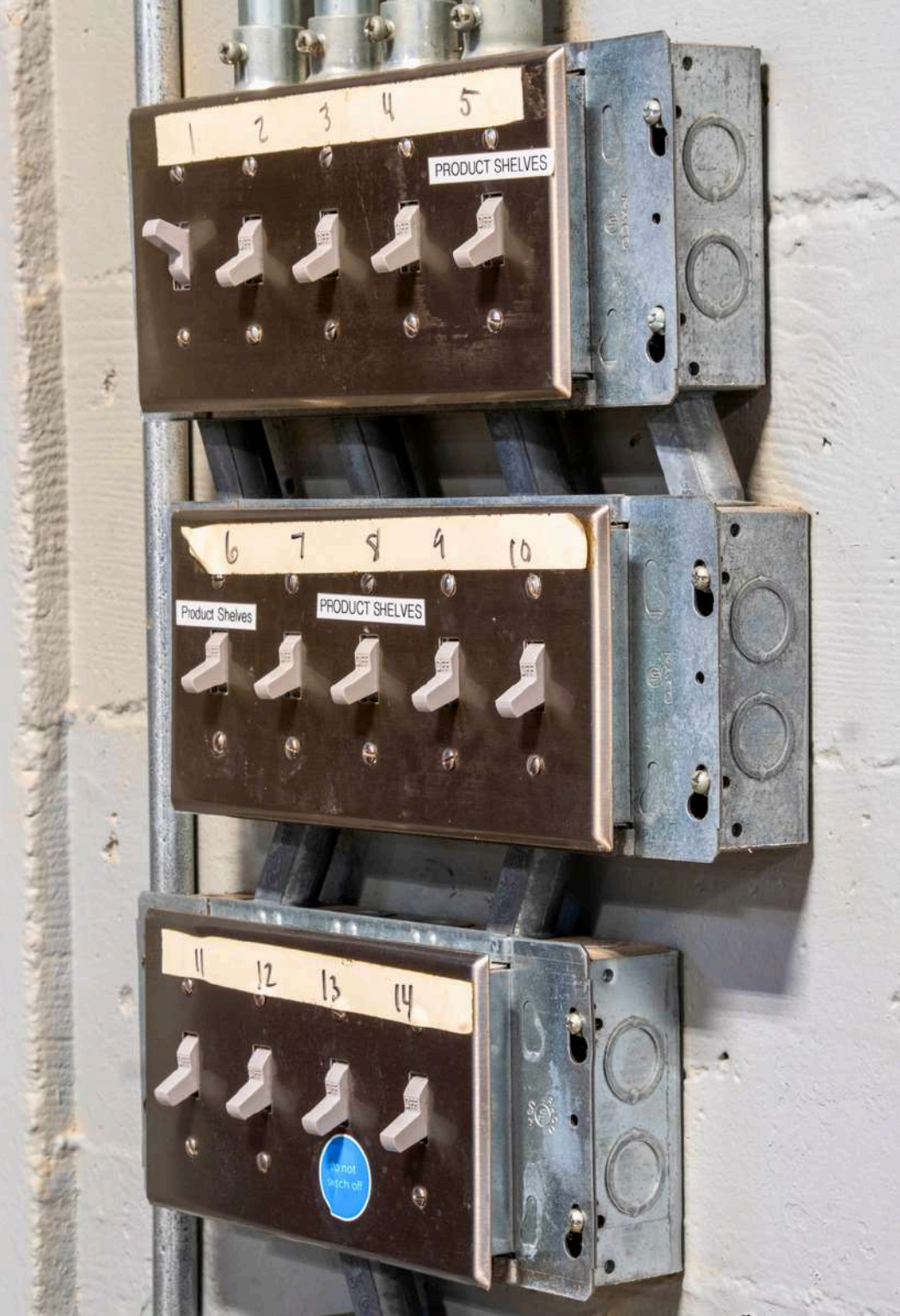












Key Businesses & Retailers

2319 NE Glisan Street, Portland, OR 97232





INTERSTATE 5



SUBJECT PROPERTY



GRANT HIGH SCHOOL

HARLOW
Cafe & Juice Bar

Cinema 21



PAPA HAYDN'S

SALT & STRAW



EMANUEL
MEDICAL CENTER



INTERSTATE 5

INTERSTATE 84

CVS pharmacy
Fred Meyer

NEW SEASONS
MARKET



Providence

INTERSTATE 84

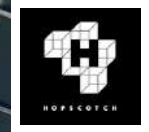


MULTNOMAH
UNIVERSITY

INTERSTATE 405



PROVIDENCE
PARK



LUCE

SORO SORO



THE MATADOR



COFFEE & DESSERT

MT. TABOR PARK

26

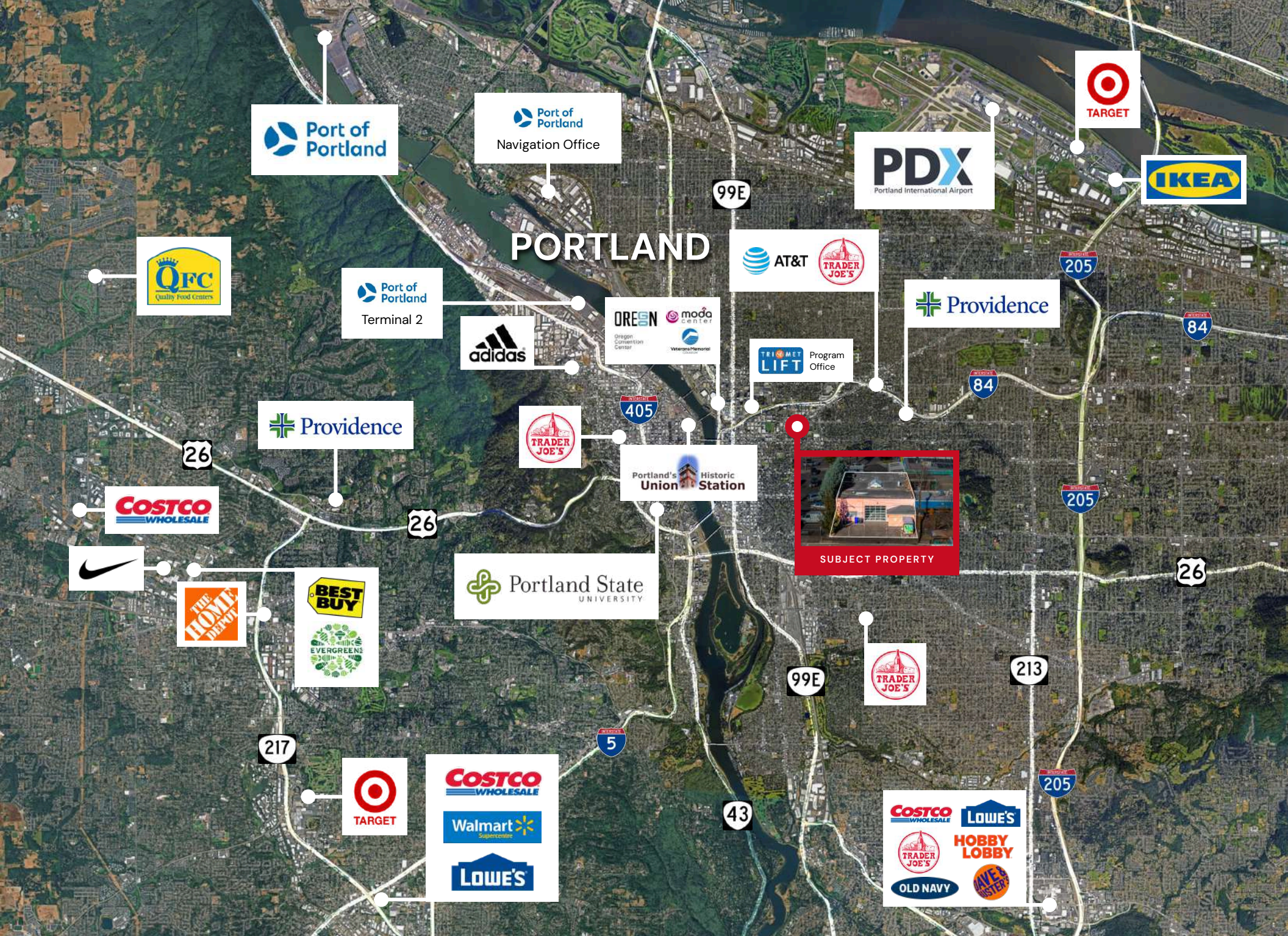


INTERSTATE 5

26



26



Port of
Portland

Port of
Portland
Navigation Office

PDX
Portland International Airport

TARGET

IKEA

PORTLAND

QFC
Quality Food Centers

Port of
Portland
Terminal 2

AT&T
TRADER
JOE'S

Providence

adidas

OREGON
Oregon
Convention
Center

moda
center

TRIMET
LIFT
Program
Office

Providence

TRADER
JOE'S

Portland's
Union
Historic
Station

SUBJECT PROPERTY

COSTCO
WHOLESALE

Nike

THE
HOME
DEPOT

BEST
BUY
EVERGREENS

Portland State
UNIVERSITY

TRADER
JOE'S

TARGET

COSTCO
WHOLESALE
Walmart
Supercenter
LOWE'S

COSTCO
WHOLESALE
LOWE'S
TRADER
JOE'S
HOBBY
LOBBY
OLD NAVY
AVE'S
MISTER

Demographics & Traffic

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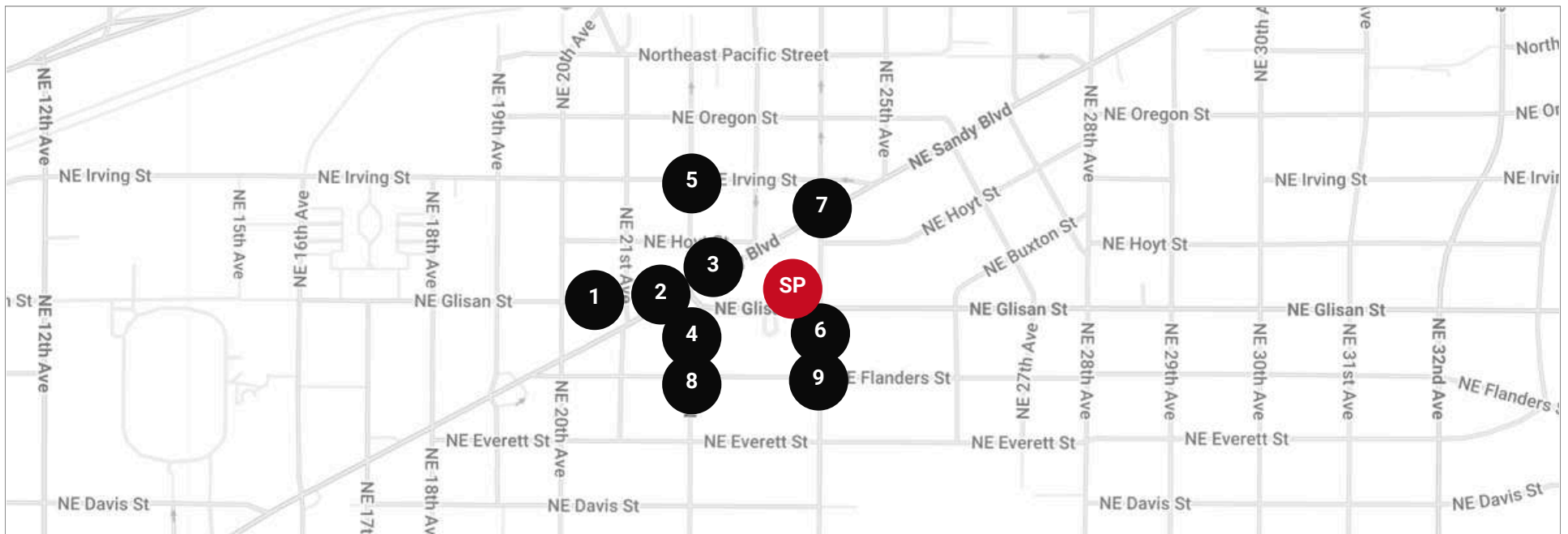


Demographic Summary

Category	1 Mile	3 Mile
Population	33,460	252,339
Households	18,064	126,638
Median Age	37.80	39.00
Median HH Income	\$73,479	\$83,564
Daytime Employees	40,337	347,399
Population Growth (2024–2029)	-0.95%	-1.30%
Household Growth (2024–2029)	-0.96%	-1.28%

Traffic Count Report

No	Collection Street	Cross Street	Avg. Daily Traffic	Last Measured	Distance
1	NE Glisan St	NE 22nd Ave W	4,984	2025	0.03 mi
2	NE Sandy Blvd	NE 22nd Ave SW	16,913	2025	0.04 mi
3	Northeast Sandy Blvd	NE 22nd Ave NE	16,087	2025	0.06 mi
4	NE 22nd Ave	NE Hoyt St N	296	2025	0.07 mi
5	NE 24th Ave	NE Irving St N	1,728	2025	0.07 mi
6	Northeast Glisan St	NE 24th Ave W	6,112	2025	0.08 mi
7	NE Sandy Blvd	NE 24th Ave SW	18,865	2025	0.08 mi
8	NE 22nd Ave	NE Flanders St S	464	2025	0.09 mi
9	NE 24th Ave	NE Flanders St N	1,952	2025	0.10 mi



Discover Growth & Opportunity

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About Portland, Oregon

2611 SE 4th Ave, Portland, Oregon 97202

Portland, Oregon serves as a leading economic center for the Pacific Northwest, supported by a diverse business base spanning technology, manufacturing, healthcare, logistics, and creative industries. Its strategic location—paired with direct access to the Port of Portland, major interstate corridors, rail systems, and international air transport—creates a strong foundation for commerce and distribution.

The city's educated workforce, anchored by institutions such as Portland State University and the Oregon Health & Science University, attracts companies seeking innovation, research partnerships, and long-term growth potential. Ongoing infrastructure improvements, transit accessibility, and active neighborhood redevelopment efforts further strengthen the region's stability.

With relatively competitive operating costs compared to other West Coast metros, Portland continues to appeal to investors looking for a resilient, well-connected market with strong demand drivers and consistent economic momentum.



Discover Portland's Growth and Opportunity

Economic Expansion

- Central Eastside Industrial District Growth: The Central Eastside has evolved into one of Portland's strongest employment hubs, blending manufacturing, creative offices, tech startups, and distribution facilities. Continued redevelopment and business migration into the district have strengthened local job creation and expanded the city's commercial footprint.
- South Waterfront Redevelopment: Portland's South Waterfront continues to expand with new residential towers, life-science laboratories, OHSU research facilities, and mixed-use development. The area's transformation supports major employment centers and drives sustained local economic activity.

Infrastructure and Transportation

- Regional Transportation Network: Portland benefits from a comprehensive and interconnected transportation system, including I-5, I-84, and Highway 26. These routes support efficient movement of goods and commuters throughout the metro and across the Pacific Northwest, enhancing the region's logistics competitiveness.
- TriMet Transit Enhancements: Investments in Portland's transit system—including MAX Light Rail expansions, improved bus service, and future high-capacity transit corridors—continue to improve mobility and strengthen access between key employment, residential, and commercial districts.



Urban Revitalization and Development Projects

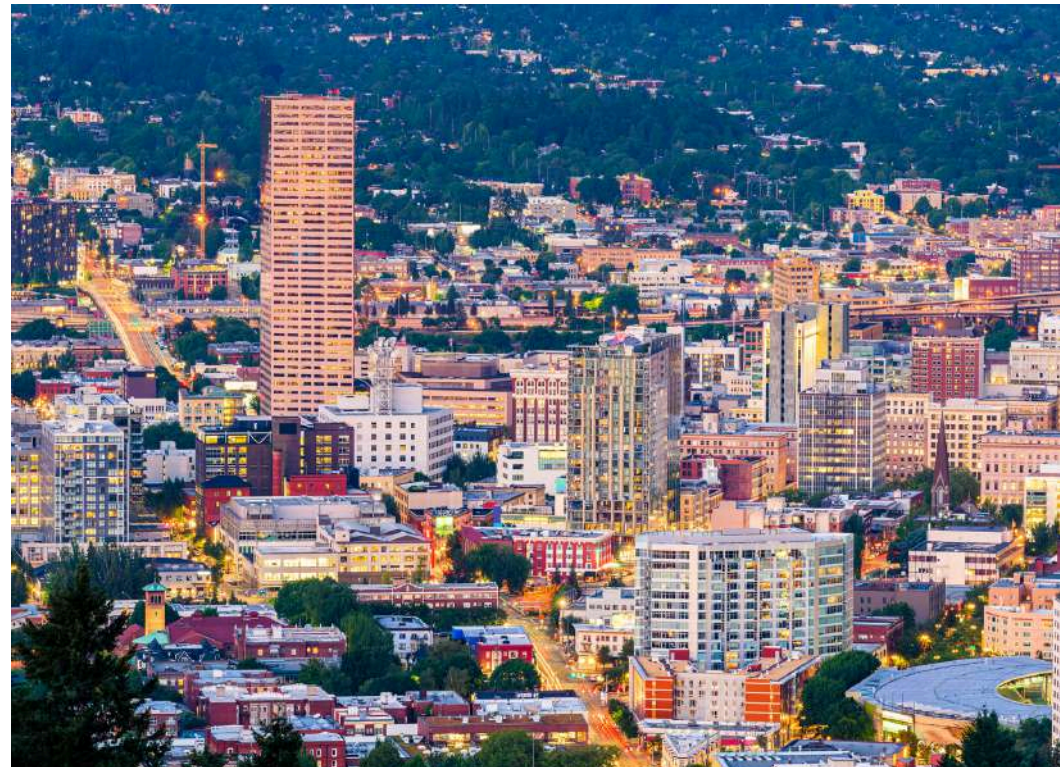
- OMSI District Master Plan (Future Development): Located immediately north of this site in the Central Eastside, the City-approved OMSI District Master Plan is a transformative, 24-acre redevelopment effort to create a vibrant, transit-oriented, mixed-use neighborhood. This vision includes up to 1,200 units of new market rate and affordable housing, a new Waterfront Education Park, and millions of square feet of new commercial, cultural, and innovation space. This significant project is designed to be an economic growth driver and enhance the Central Eastside riverfront.
- Concordia & NE Portland Initiatives: Northeast Portland neighborhoods are experiencing reinvestment through mixed-use projects, community infrastructure improvements, and infill residential development. These initiatives aim to support local businesses, enhance streetscapes, and increase housing options to meet evolving community needs.



<https://omsi.edu/future-omsi-district/>


Population Growth and Community Development


- Metro Population Growth: The Portland metropolitan area has experienced steady population increases driven by strong job markets, lifestyle appeal, and inbound migration from other West Coast cities. This trend reinforces consistent demand for housing, commercial services, and employment centers throughout the region.
- Housing and Affordability Efforts: Portland continues to introduce new residential communities, mixed-income housing, and redevelopment projects aimed at supporting population growth. These efforts ensure diverse living options for families, young professionals, and workers across the metro.





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