



OFFERING MEMORANDUM

# Savier Building

2314 NW Savier St, Portland OR

**NA**Elliott

# Investment Sales Team

## Sara Daley

Senior Associate

503 568 5908

sdaley@naielliott.com

## Justin Darling

Associate

503 457 2990

jdarling@naielliott.com



*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.



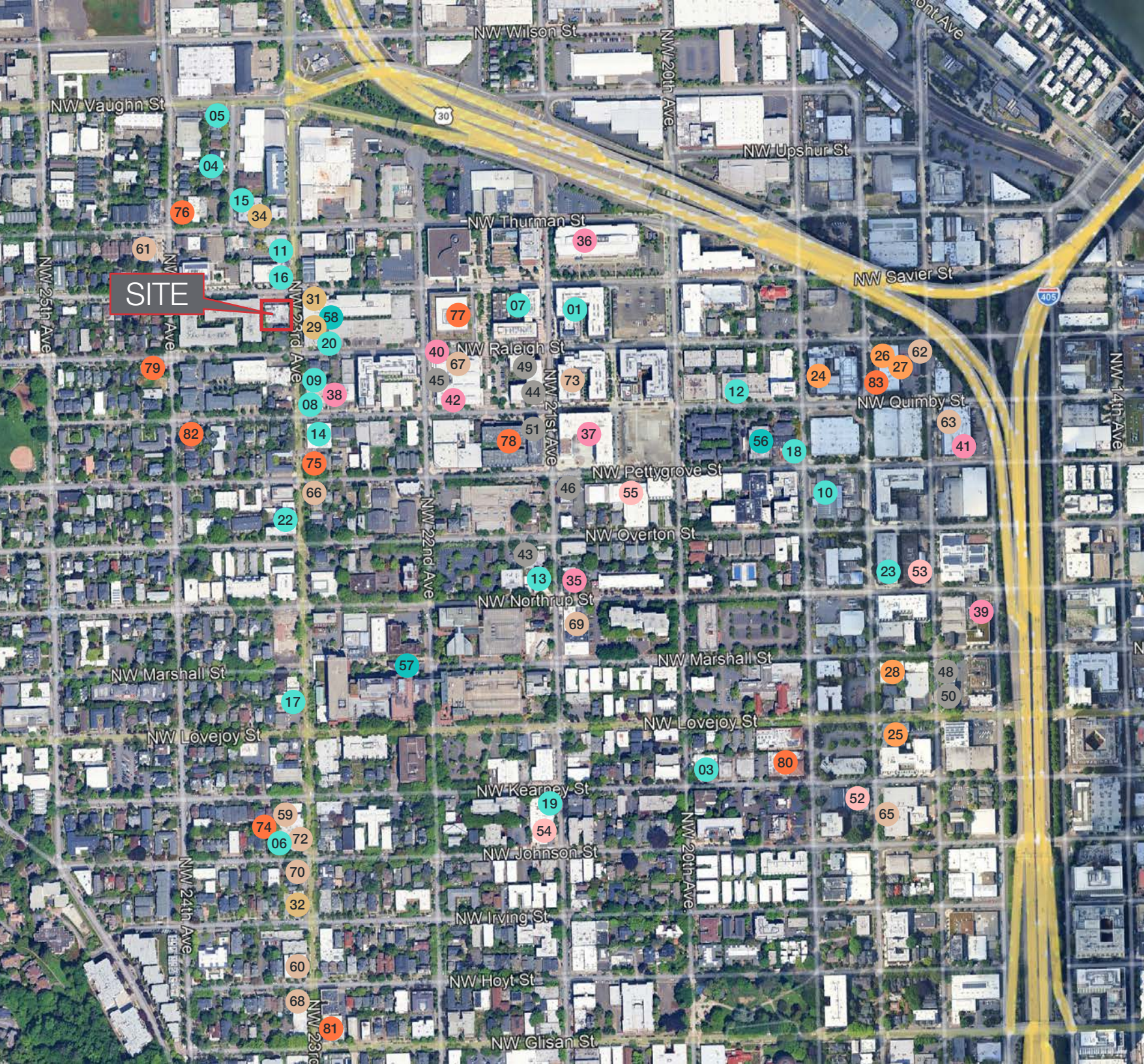
98

BIKE SCORE



97

WALK SCORE



# District amenities

## FOOD & RESTAURANTS

- 01 Afuri

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- 02 Angelina's

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- 03 Café Nell

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- 04 Farmer & the Beast

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- 05 Fillmore Trattoria

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- 06 Fireside

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- 07 G-Love New American Kitchen

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- 08 Grassa

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- 09 Haveli Indian Cuisine

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- 10 Justa Pasta

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- 11 Life of Pie

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- 12 Lucky Lab

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- 13 Marrakesh

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- 14 Matador

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- 15 Phuket Café

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- 16 Pine State Biscuits

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- 17 Red Onion Thai

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- 18 Sawasdee Thai

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- 19 Serrato

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- 20 St. Jack

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- 22 Top Burmese

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- 23 TwoZone Chicken

## SERVICES & SALONS

- 24 Ginger & Maude Salon

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- 25 The Head Spa

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- 26 Kosmo Hair Studio

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- 27 Poise Salon

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- 28 Urban Waxx

## BAKERIES & DESSERTS

- 29 Champagne Poetry

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- 30 Ken's Artisan Bakery

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- 31 Kirari Bakery

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- 32 Papa Haydn

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- 33 Salt & Straw

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- 34 St. Honore Bakery

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- 35 Sweet Bacon Café

## FITNESS & WELLNESS

- 36 Chromacare Fitness

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- 37 Club Pilates

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- 38 Core Power Yoga

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- 39 Golden Hour Acupuncture

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- 40 Orangetheory

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- 41 US Wushu Center

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- 42 YogaSix Slabtown

## BARS & BREWERIES

- 43 Bar West

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- 44 Besaw's

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- 45 Breakside Brewery

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- 46 Joe's Cellar

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- 47 Kell's Brewery

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- 48 Paymaster Lounge

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- 49 The Solo Club

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- 50 The Triple Lindy

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- 51 Troublemaker Social Club

## CULTURAL & COMMUNITY

- 52 Havurah Shalom

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- 53 Body Vox

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- 54 Russo Lee Gallery

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- 55 Multnomah County Library

## MEDICAL & ANIMAL CARE

- 56 Dove Lewis Animal Hospital

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- 57 Legacy Good Samaritan Hospital

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- 58 Zoomcare

## SHOPPING & RETAIL

- 59 Aesop

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- 60 Arc'teryx

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- 61 Betsy & Iya

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- 62 Blade & Brush

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- 63 Cone & Fiber Yarn

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- 64 Cotopaxi

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- 65 Ferguson Home

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- 66 New Renaissance Bookshop

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- 67 New Seasons Market

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- 68 On Running

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- 69 Sherwin Williams

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- 70 Sloan

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- 72 The Meadow

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- 73 Trek Bikes

## COFFEE & TEA

- 74 Barista

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- 75 Case Study Coffee

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- 76 Dragonfly Coffee House

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- 77 Good Coffee

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- 78 Kaleido Coffee

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- 79 Memento Mori Café

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- 80 Prince Coffee

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- 81 Smith Teamaker

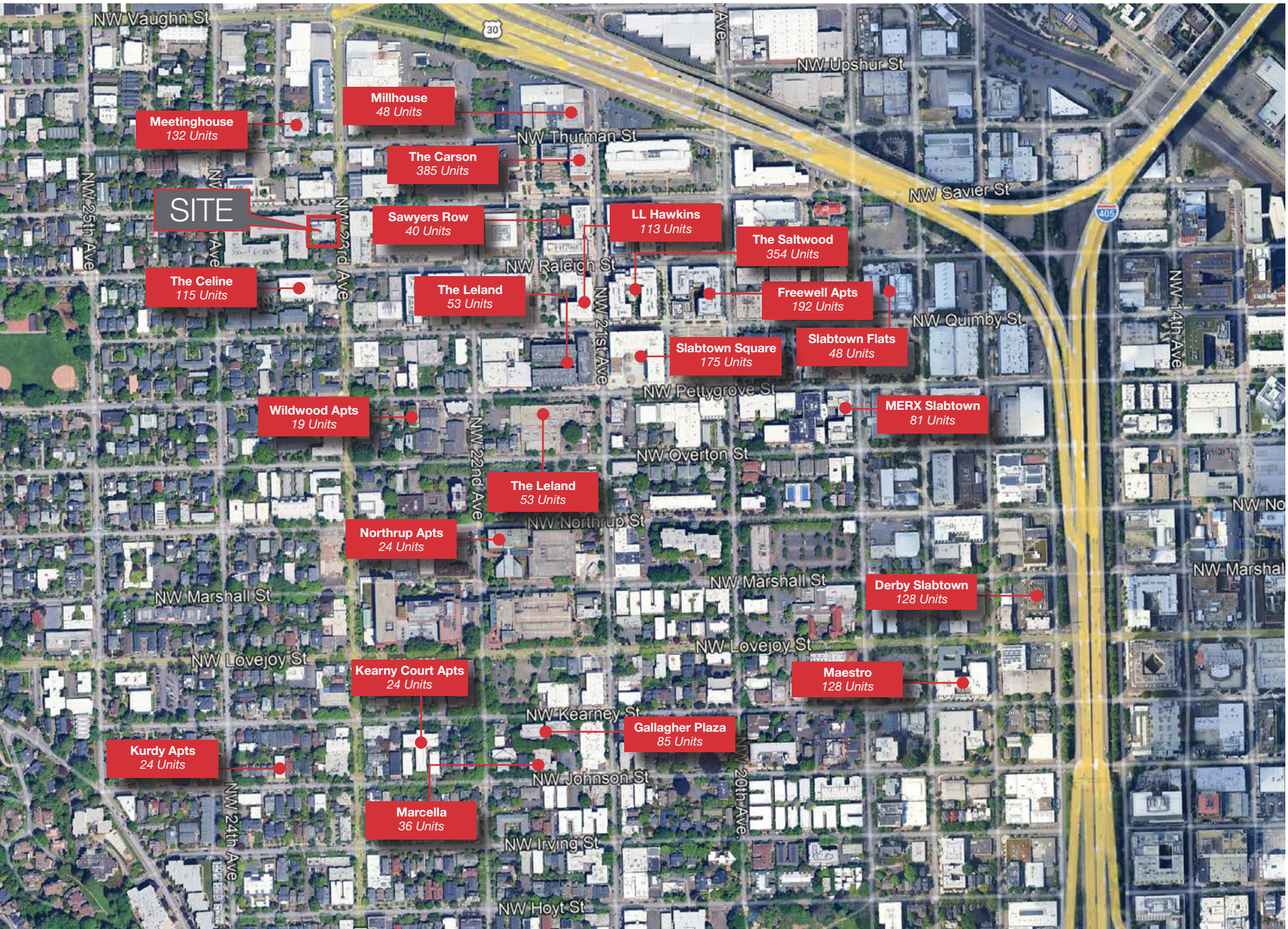
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- 82 Stepping Stone Cafe

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- 83 Sultan Cafe

# Multifamily aerial

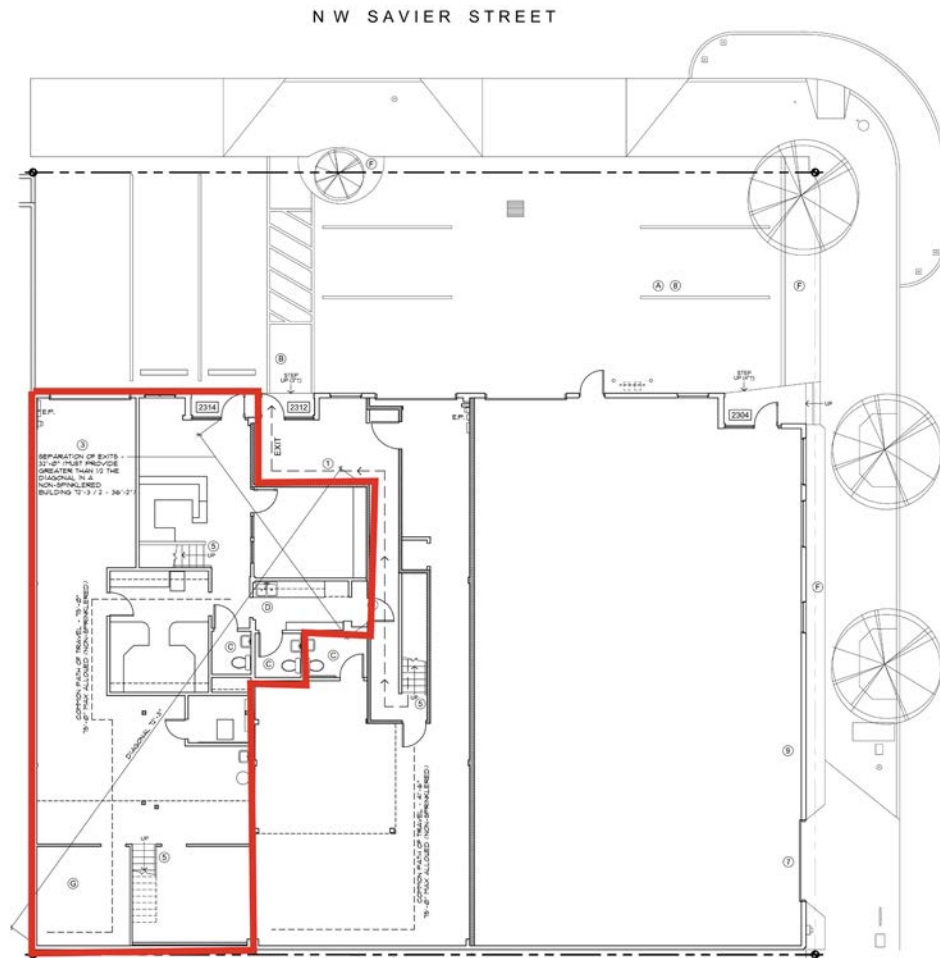


# Aerial photo

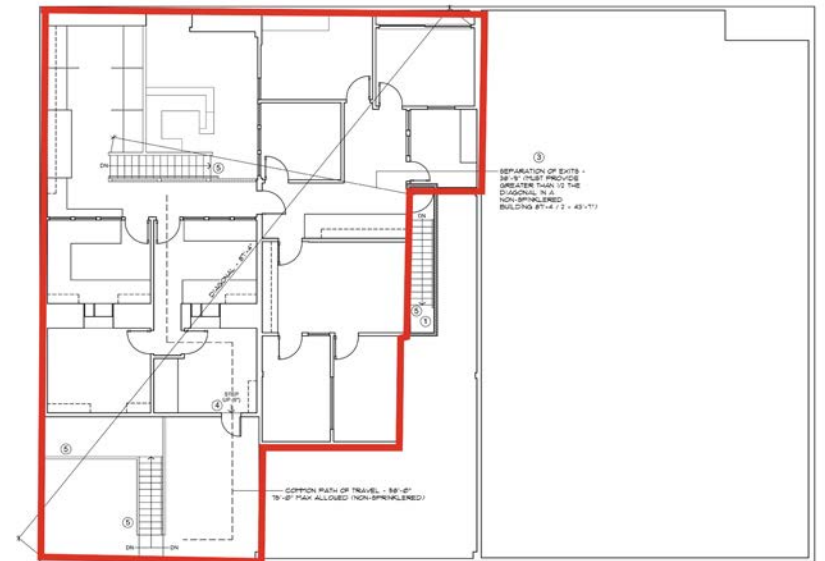


# Floor plan

First Floor



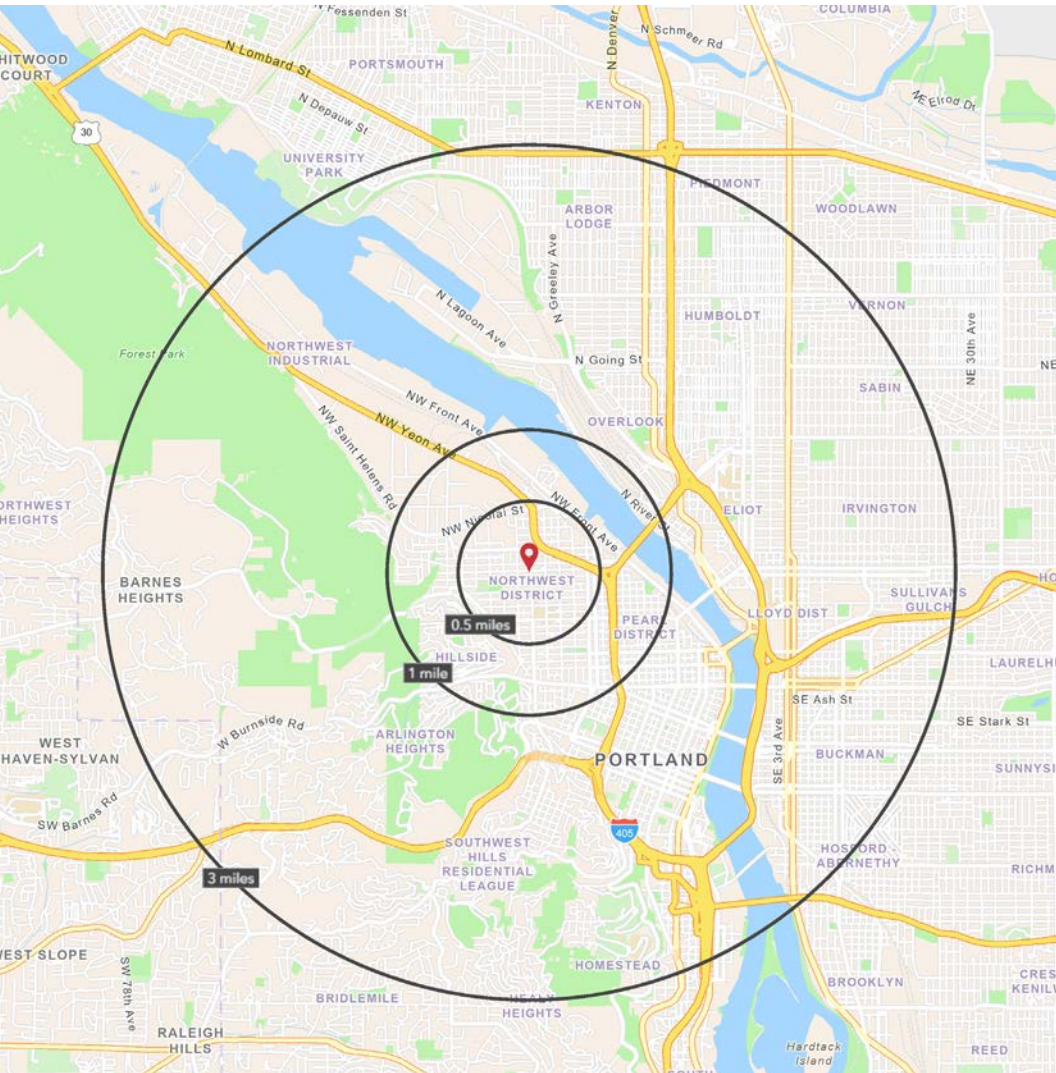
Second Floor



# 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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