



Available For Sale & For Lease

2042-2104 N Willis BLVD

PORTLAND, OR 97217

PRESENTED BY:

OLESYA PROKHOROVA

O: 503.539.1341

olesya.prokhorova@svn.com

OR #201226492



FOR SALE & FOR LEASE

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PORTLAND, OR 97217

OFFERING SUMMARY

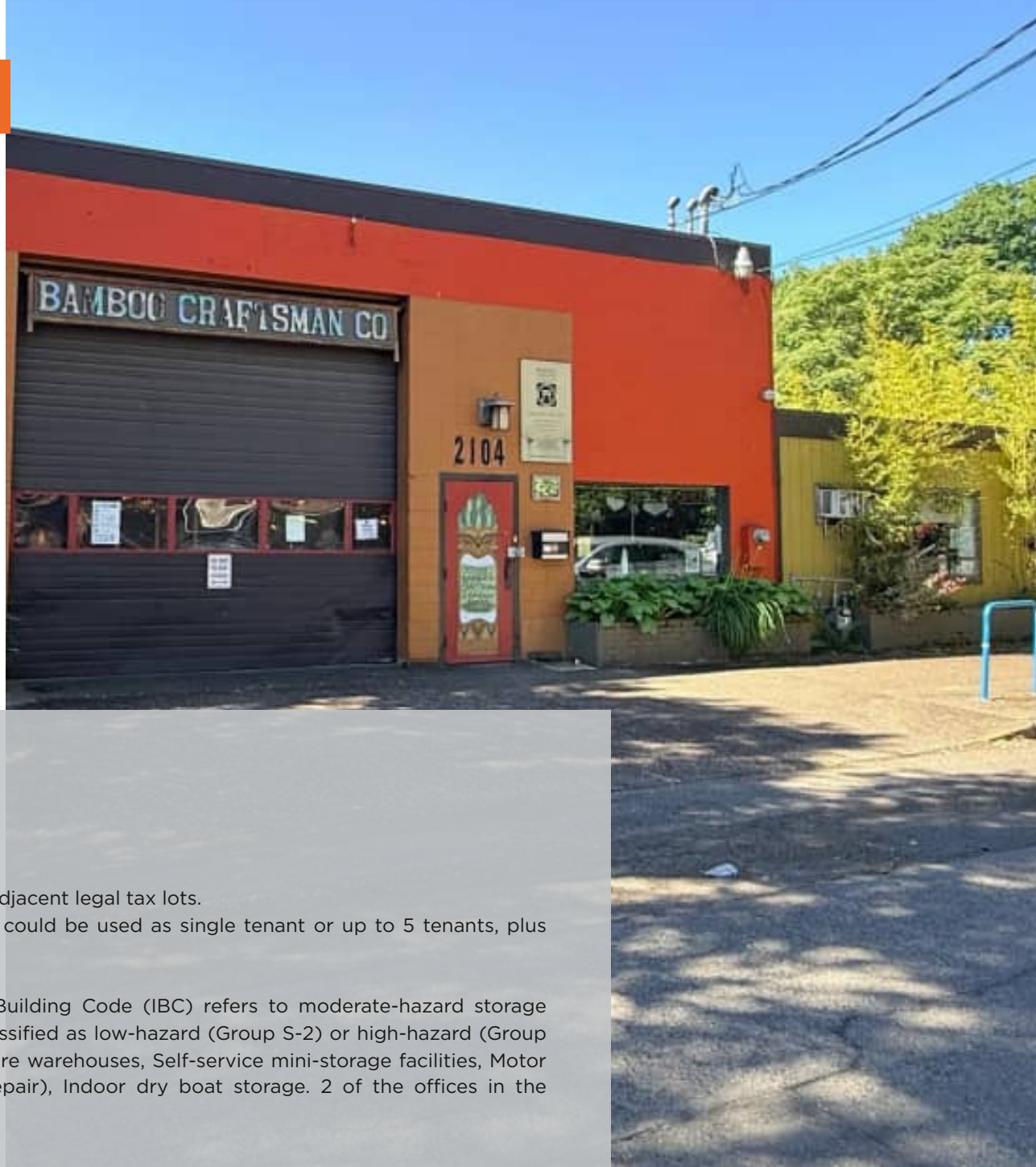
SALE PRICE:	\$1,400,000
LEASE RATE:	\$0.80 SF/month (NNN)
NNNS:	\$3.11/SF/Mo +Util+repairs
BUILDING SIZE:	9,040 SF+Shed/Storage
LOT SIZE:	30,746 Acres
FENCED PAVED YARD	13,745 SF
FENCED GRAVEL YARD	7,100 SF
ZONING:	CM2

PROPERTY SUMMARY

9,040sf retail/light industrial building for sale on the Five (5) adjacent legal tax lots.

PLEASE NOTE: Year built of 1985 is not confirmed. Premises could be used as single tenant or up to 5 tenants, plus additional large shed/storage. Also available for lease.

Group S-1 occupancy classification under the International Building Code (IBC) refers to moderate-hazard storage buildings used to store combustible materials that are not classified as low-hazard (Group S-2) or high-hazard (Group H). This classification allows: General merchandise and furniture warehouses, Self-service mini-storage facilities, Motor vehicle repair garages, and aircraft hangars (storage and repair), Indoor dry boat storage. 2 of the offices in the premises are classified as group B occupancy.



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



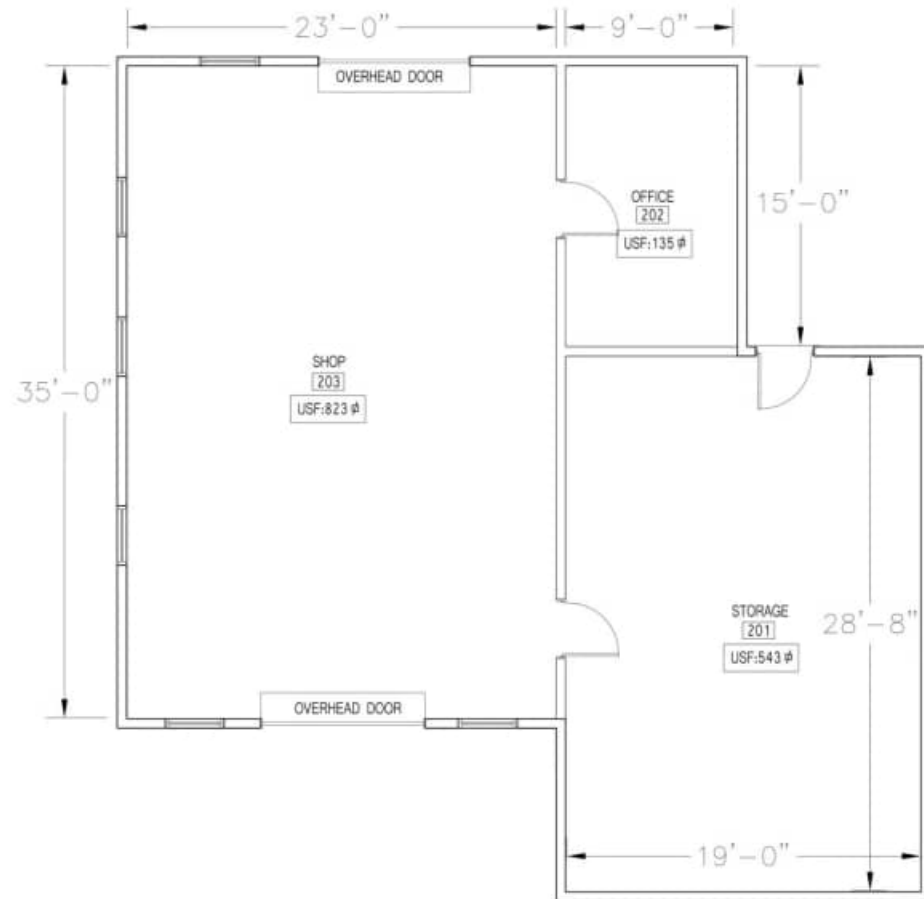
FLOOR PLANS



N. WILLIS BLVD.



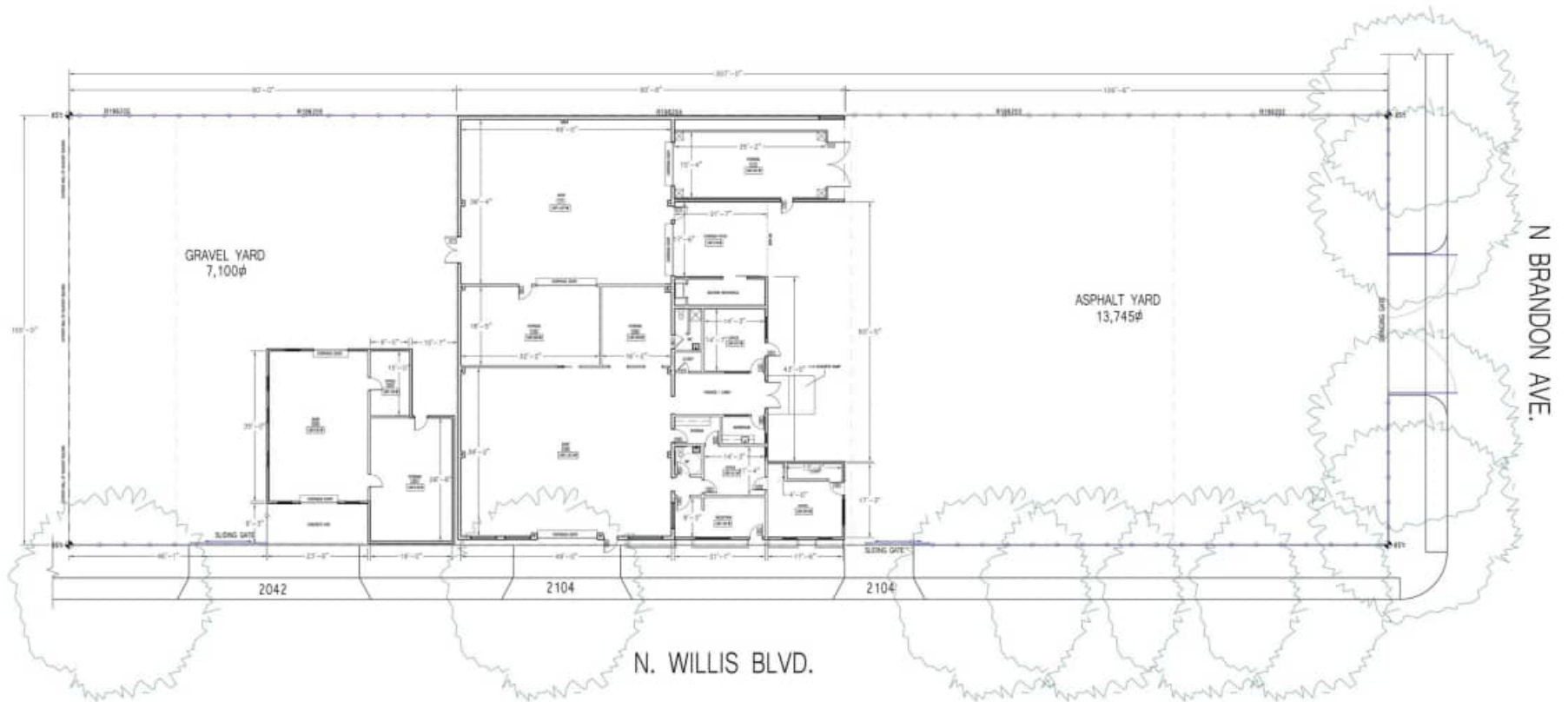
TOTAL PROPERTY FOOTPRINT 9,000 sq ft
EXTERIOR FENCED GRAVEL 7,100 sq ft
BUILDING FOOTPRINT 1,614 sq ft



BOMA RSF: 1,614 sq ft



SITE PLAN

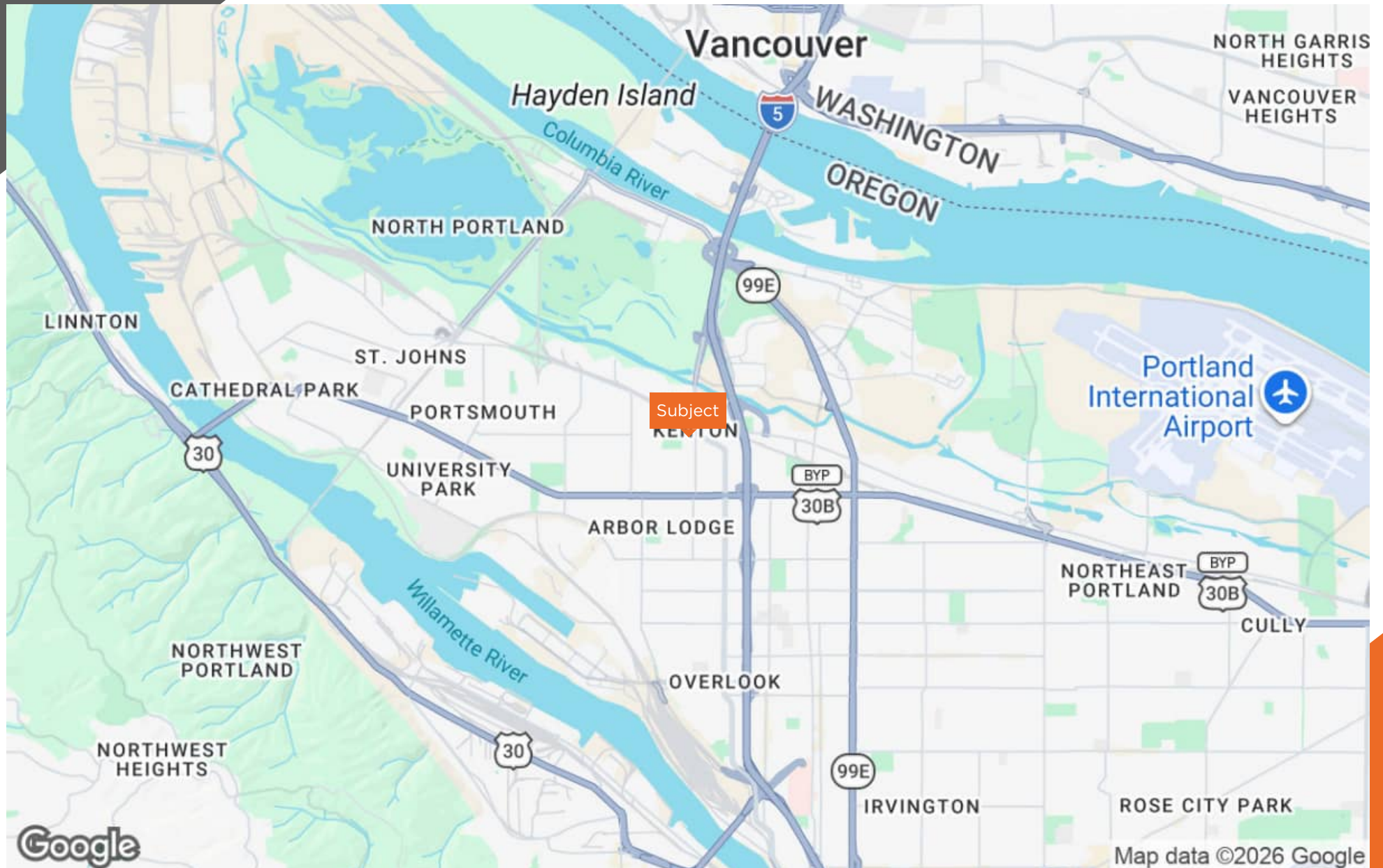


TOTAL PROPERTY FOOTPRINT	30,746 ϕ
EXTERIOR FENCED GRAVEL	7,100 ϕ
EXTERIOR FENCED PAVED	13,745 ϕ
BUILDINGS FOOTPRINT	9,040 ϕ

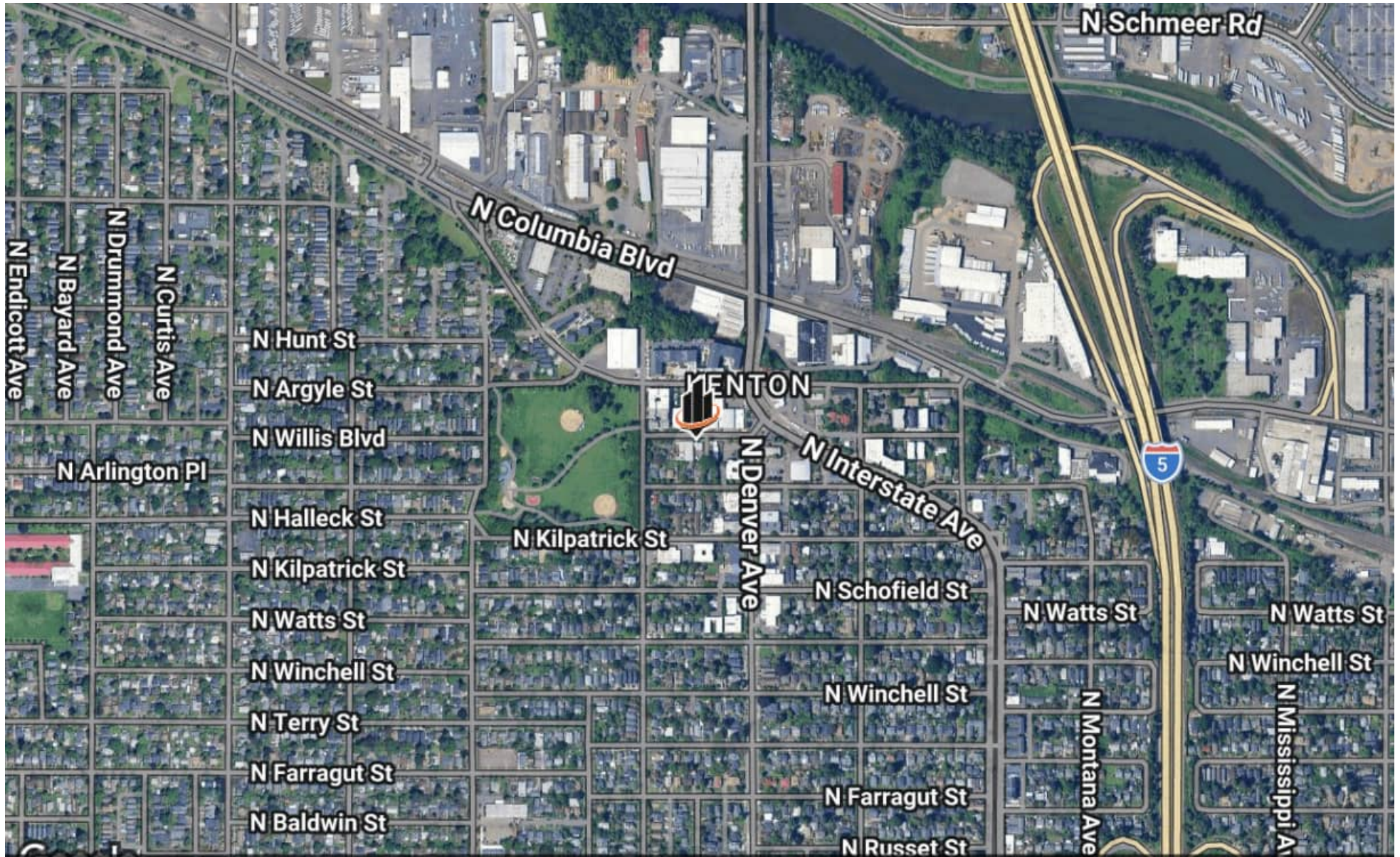
1 SITE PLAN
SCALE: NTS



REGIONAL MAP



AERIAL MAP



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KENTON NEIGHBORHOOD



Kent neighborhood in North Portland is famous for its strong vibrant local community, walkable independent commercial district with its historic main street packed with independent small businesses, cafes, pubs, shops that create a distinct small-town feel within a city. Easy access to public transportation, I-5 interstate access, libraries, schools, public parks and other essential amenities.

Kent Neighborhood is one of the more desirable and safer neighborhoods within Portland as proven by its higher homeownership rates, higher HH income, and lower crime index as comparable to Portland's citywide average.



DEMOGRAPHIC SUMMARY

2104 N Willis Blvd, Portland, Oregon, 97217
Ring of 1 mile

KEY FACTS

15,163

Population



6,358

Households



Median Age

\$89,309

Median Disposable Income

EDUCATION



No High School Diploma



12%

High School Graduate



27%

Some College



57%

Bachelor's/Grad/Prof Degree

INCOME



\$116,859

Median Household Income



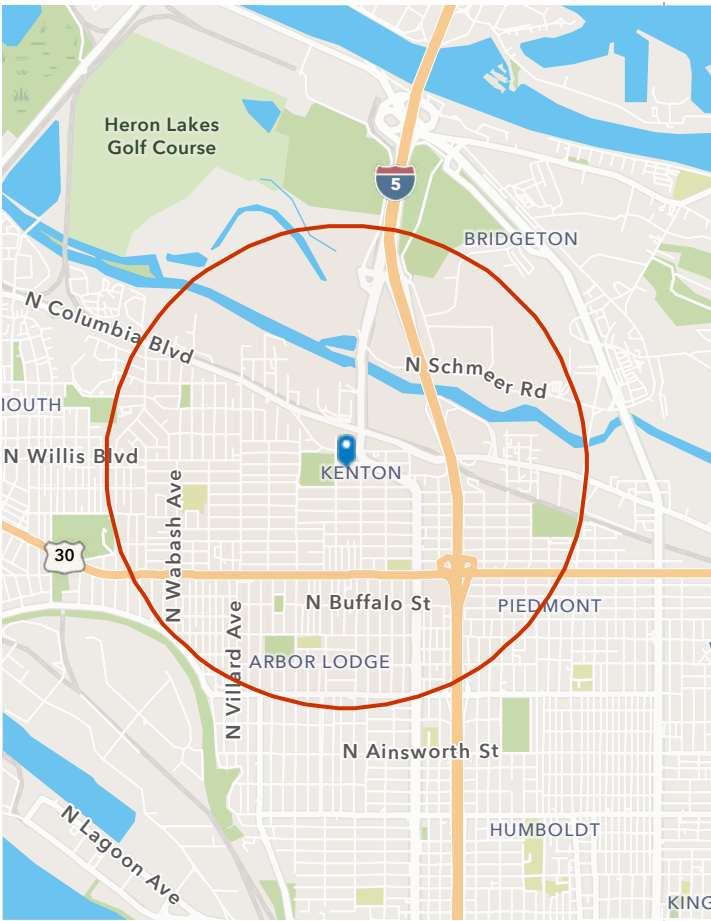
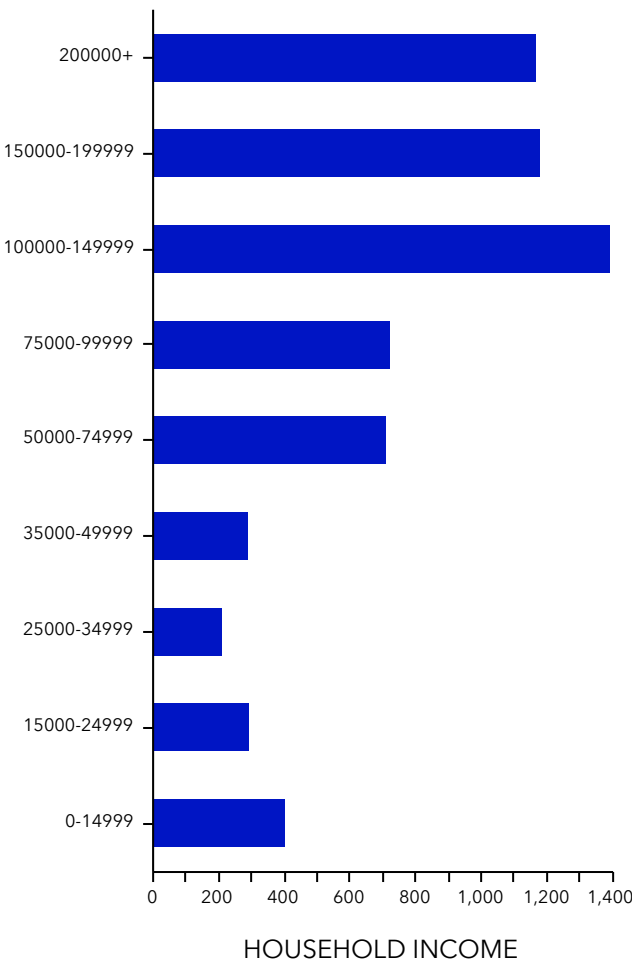
\$57,911

Per Capita Income



\$339,677

Median Net Worth



EMPLOYMENT



White Collar

78%



Blue Collar

11%



Services

15%

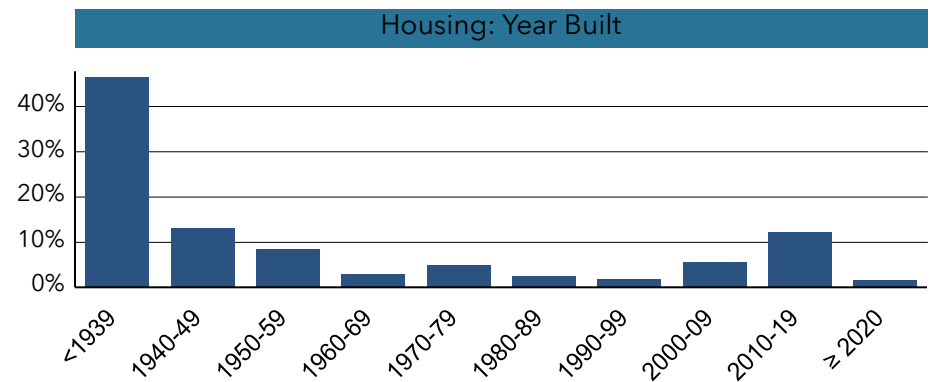
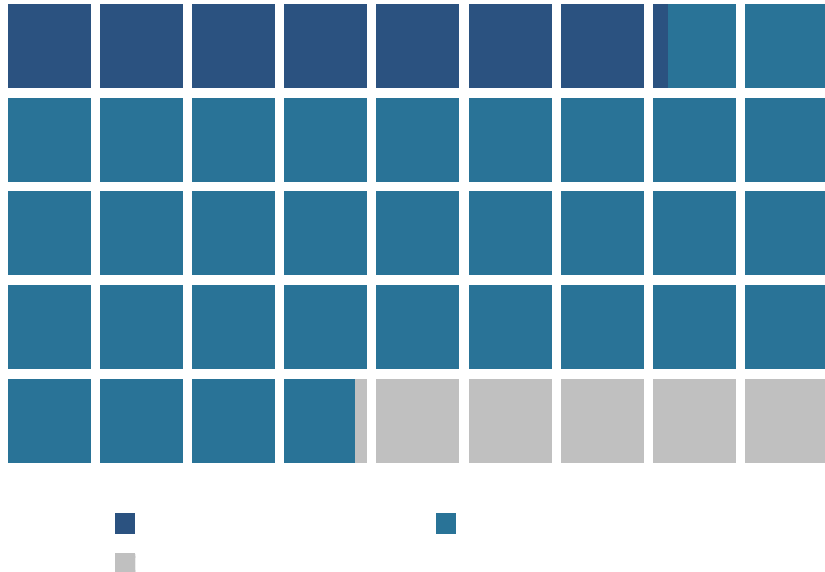
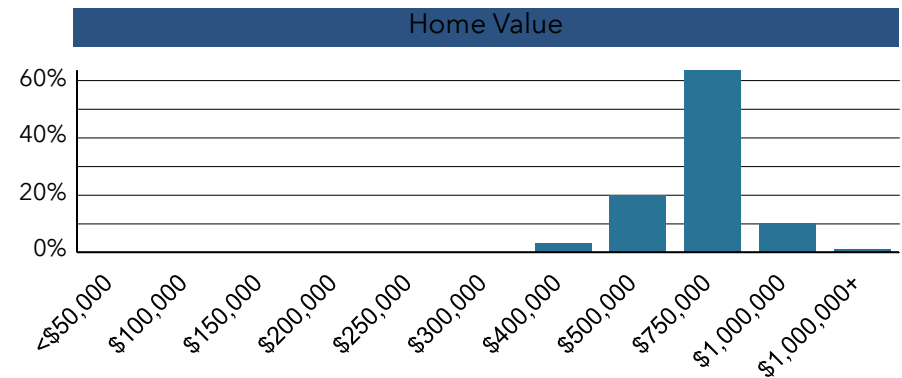
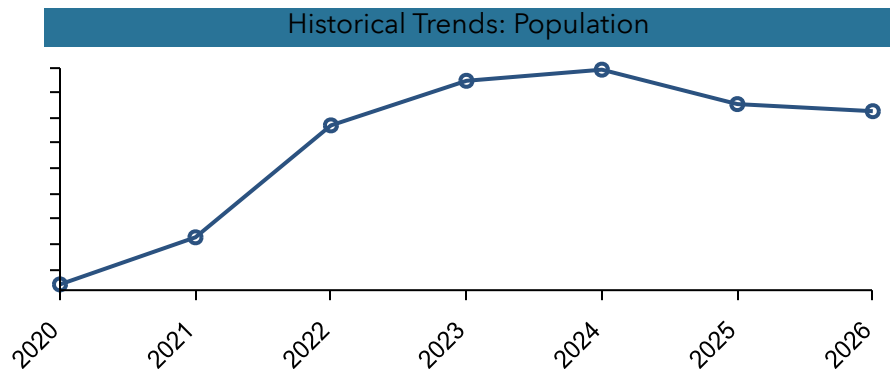
Unemployment Rate



Source: Esri. The vintage of the data is 2026, 2031.

Source: This infographic contains data provided by Esri (2026, 2031).

Historical Trends: Population



Source: This infographic contains data provided by Esri (2026, 2031), ACS (2020-2024). © 2026 Esri



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