



FOR LEASE



AIRPORT COMMERCE CENTER

2nd-Generation Showroom Space

Suite 150: 3,007 SF (1 Suite) | Please Call for Lease Rate

12518 NE Airport Way, Portland, OR 97230

- Showroom Space for Lease at Airport Commerce Center
- Previous use as Flooring Showroom
- Includes High Ceilings and Sliding Door Double Entry
- Zoning: IG2 (General Industrial 2)
- Airport Commerce Center Co-Tenants Include Starbucks, Jack In The Box, Jimmy John's, Affordable Granite, Let's Remodel, De Whitt, NW Fitness Solutions

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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	12518 NE Airport Way, Ste. 150 Portland OR 97230
Available Space	3,007 SF
N° of Suites Available	1 Suite
Lease Rate	Please Call for Lease Rate
Use Type	Showroom, Service
Availability	12/31/2026
Space Condition	Vanilla Shell
Zoning	IG2 (General Industrial 2)

SPACE	SIZE	RATE	AVAILABLE
Suite 150	3,007 SF	Call for Lease Rates	12/31/2026

Location Features

- Signalized Intersection at NE 122nd Ave & Airport Way
- 1 Mile From Cascade Station Shopping
- Location Close to I-205 River Crossing Draws Portland & Vancouver Customers
- Strong National and Local Cotenancy
- Traffic Counts: ±25.6K ADTV*

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2026

Tenants Include



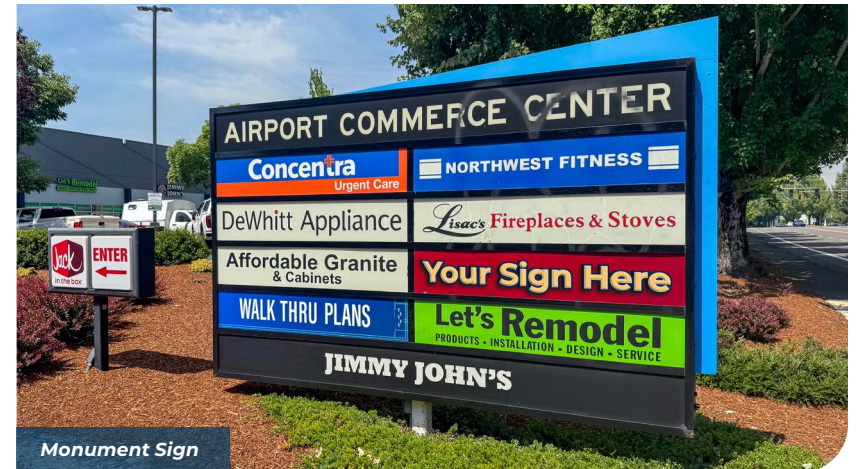
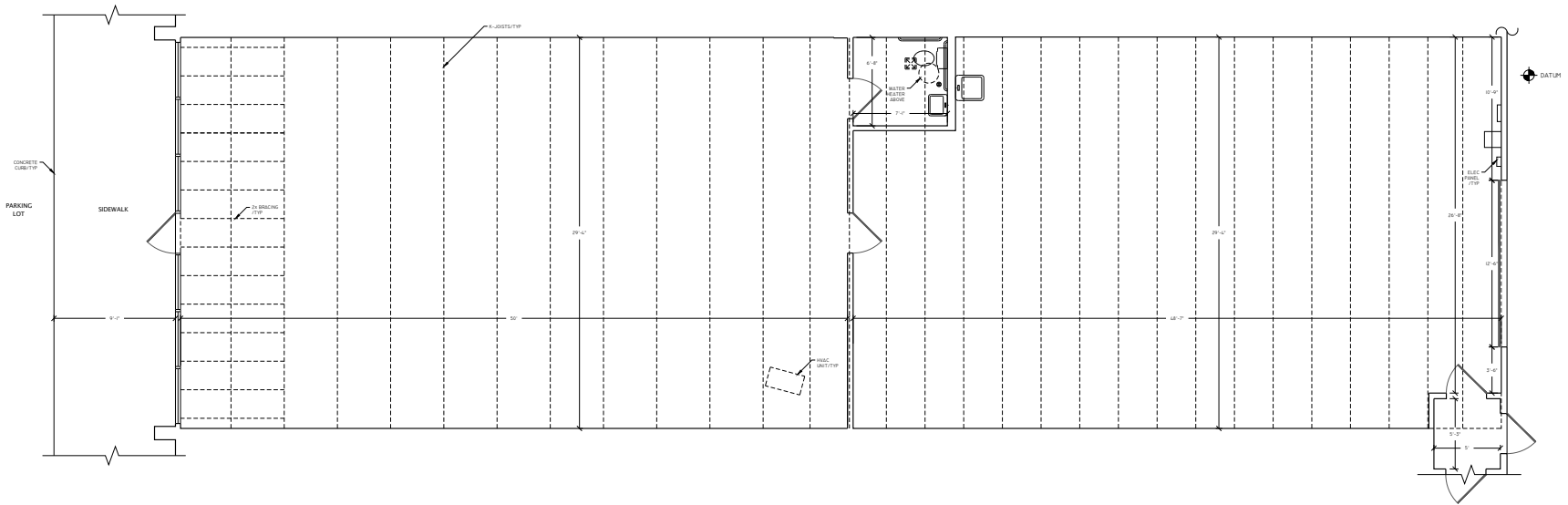
Nearby Highlights

- Wells Fargo
- Bistro 23
- Cascade Home Decor
- Homewood Suites
- Goodwill
- McDonald's
- Hilton Garden Inn
- Northwest Fitness Solutions
- Panera Bread
- Dutch Bros Coffee
- Michaels
- The Home Depot
- Crary Shoes
- Costco
- Danner Boots Factory Store

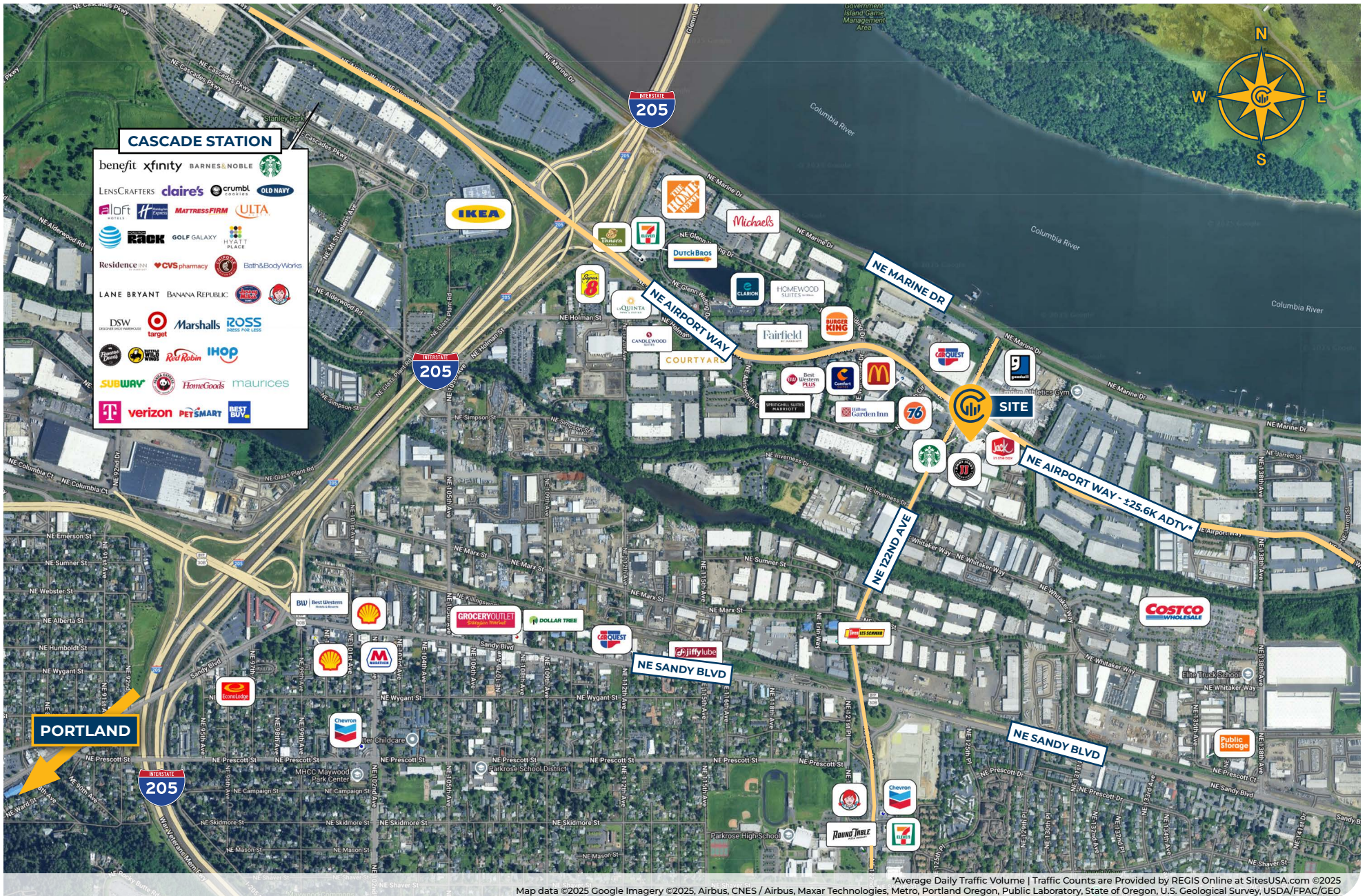


FLOOR PLAN

SUITE 150



Local Aerial Map



Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025
 Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/CEO



ZONING & DEMOGRAPHICS

**Table 140-1
Employment and Industrial Zone Primary Uses** GENERAL INDUSTRIAL 2

Use Categories	EG1	EG2	EX	IG1	IG2	IH
Residential Categories						
Household Living	N	N	Y	CU [1]	CU [1]	CU [1]
Group Living	N	N	L/CU [2]	N	N	N
Commercial Categories						
Retail Sales And Service	L/CU [3]	L/CU [3]	Y	L/CU [4]	L/CU [5]	L/CU [6]
Office	Y	Y	Y	L/CU [4]	L/CU [5]	L/CU [6]
Quick Vehicle Servicing	Y	Y	N	Y	Y	Y
Vehicle Repair	Y	Y	Y	Y	Y	Y
Commercial Parking	CU [15]	CU [15]	CU [15]	CU [15]	CU [15]	CU [15]
Self-Service Storage	Y	Y	L [7]	Y	Y	Y
Commercial Outdoor Recreation	Y	Y	Y	CU	CU	CU
Major Event Entertainment	CU	CU	CU	CU	CU	CU
Industrial Categories						
Manufacturing And Production	Y	Y	Y	Y	Y	Y
Warehouse And Freight Movement	Y	Y	Y	Y	Y	Y
Wholesale Sales	Y	Y	Y	Y	Y	Y
Industrial Service	Y	Y	Y	Y	Y	Y
Bulk Fossil Fuel Terminal	L [17]	L [17]	N	L [17]	L [17]	L [17]
Railroad Yards	N	N	N	Y	Y	Y
Waste-Related	N	N	N	L/CU [8]	L/CU [8]	L/CU [8]
Institutional Categories						
Basic Utilities	Y/CU [12]	Y/CU [12]	Y/CU [12]	Y/CU [13]	Y/CU [13]	Y/CU [13]
Community Service	L/CU [9]	L/CU [9]	L/CU [10]	L/CU [11]	L/CU [11]	L/CU [11]
Parks And Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	N	N	N
Colleges	Y	Y	Y	N	N	N
Medical Centers	Y	Y	Y	N	N	N
Religious Institutions	Y	Y	Y	N	N	N
Daycare	Y	Y	Y	L/CU [11]	L/CU [11]	L/CU [11]
Other Categories						
Agriculture	L [16]	L [16]	L [16]	L [16]	L [16]	L [16]
Aviation And Surface Passenger Terminals	CU	CU	CU	CU	CU	CU
Detention Facilities	CU	CU	CU	CU	CU	CU
Mining	N	N	N	CU	CU	CU
Radio Frequency Transmission Facilities	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]
Rail Lines And Utility Corridors	Y	Y	Y	Y	Y	Y

Y = Yes, Allowed
 CU = Conditional Use Review Required
 L = Allowed, But Special Limitations
 N = No, Prohibited

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2026 Estimated Population	4,050	68,535	309,741
2031 Projected Population	3,837	66,480	303,923
2020 Census Population	4,475	72,756	320,637
2010 Census Population	4,491	70,151	296,824
Projected Annual Growth 2026 to 2031	-1.1%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2026	-0.6%	-0.1%	0.3%
Households & Income			
2026 Estimated Households	1,480	28,544	125,595
2026 Est. Average HH Income	\$91,412	\$118,365	\$121,854
2026 Est. Median HH Income	\$71,247	\$90,850	\$93,616
2026 Est. Per Capita Income	\$34,119	\$49,694	\$49,680
Businesses			
2026 Est. Total Businesses	891	4,340	15,877
2026 Est. Total Employees	11,136	43,906	143,013

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
 ©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2026,
 TIGER Geography - RS1

Neighborhood Scores



47

Walk Score®
"Car-Dependent"



63

Bike Score®
"Bikeable"



41

Transit Score®
"Some Transit"

Ratings provided by <https://www.walkscore.com>

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