



# ANKENY CREATIVE

2337 SE ANKENY ST, PORTLAND, OR

*Unique Studio, Office, and Shop  
Opportunity with Live-Work  
Option Available for Sale*

## PROPERTY HIGHLIGHTS

### *Unique and Flexible 3,657 SF Owner/User Opportunity in Buckman/Kerns Neighborhood*

Excellent location one-block off E Burnside within 1.5 miles of the Portland CBD

Dense concentration of nearby restaurants, coffee shops, and neighborhood services

Unique combination of studio, office, and shop, with residential potential

Historically used as a photography studio and creative office space

Roll-up garage door with recessed loading bay

2nd floor can be occupied separately and designed for 1-bedroom/1-bath residential unit

Rare on-site parking for 4+ vehicles

**\$1,200,000**

SALE PRICE



# INVESTMENT OVERVIEW

*2337 SE Ankeny St is a unique opportunity for a creative office, studio, and shop-oriented user with a live-work option.*

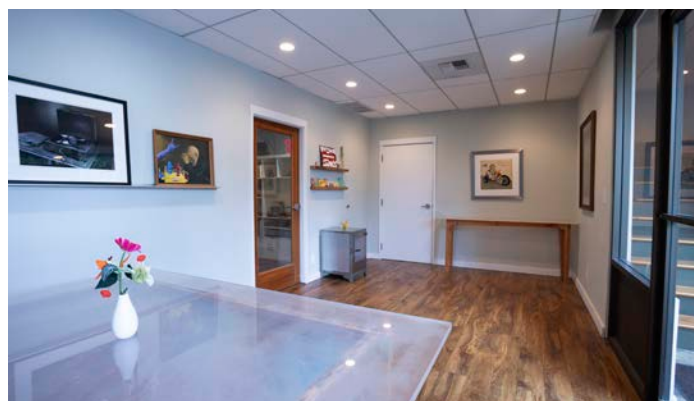
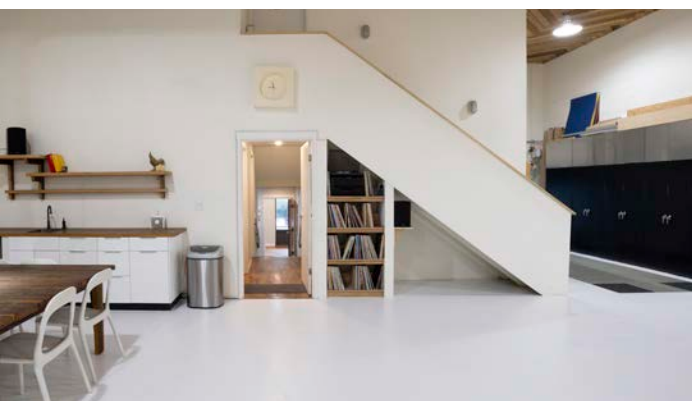
The property was developed in 1973 and has seen significant updating over time. The building contains approximately 3,657 SF on two floors. The building footprint measures 70' x 37.5' covering the rear portion of the site. The building front includes an overhead roll-up truck door, a glass vestibule providing pedestrian access to the ground floor space and stairwell to the second floor. The 2nd floor includes an exterior deck at the front of the building.

The ground floor includes a recessed truck loading area, reception area, multiple offices, a restroom, and a large open room in the back with a 16-foot ceiling height. This backroom has historically been used as a photography studio. The second floor is accessed via an exterior front and interior rear stairway. It is currently used as creative office space with open area, separate office & conference space, breakroom and restroom. The 2nd floor was also designed to be used as a 1-bedroom/1-bath residential unit. The shower and kitchen improvements have been removed, but plumbing remains.

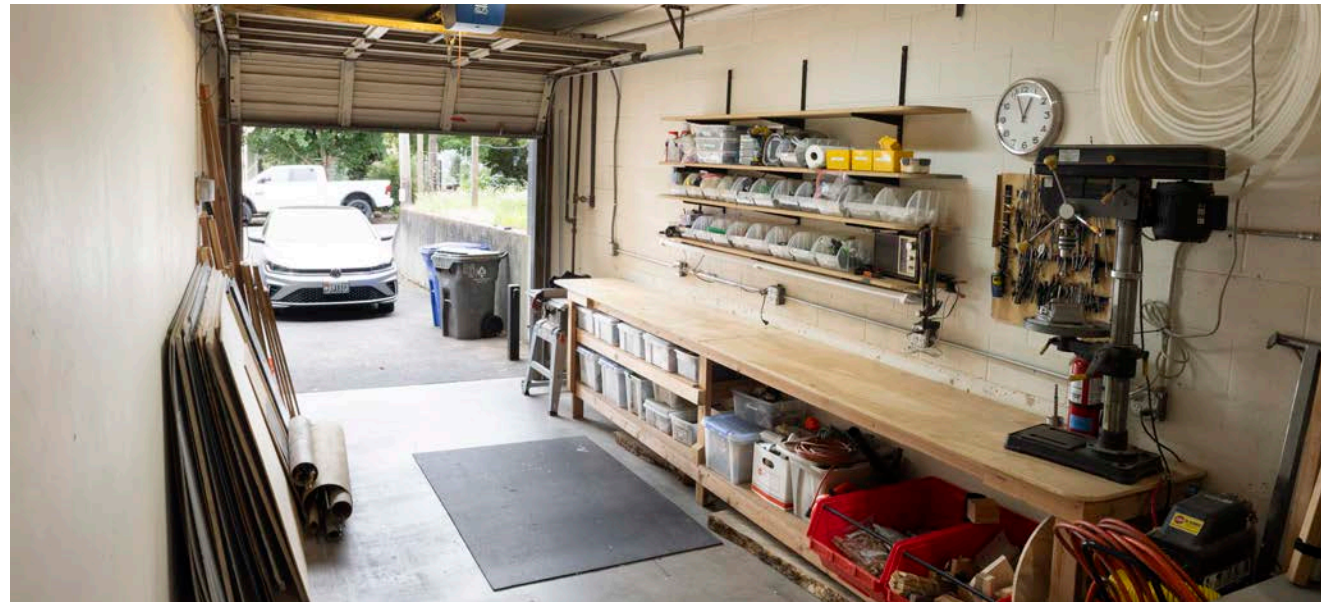
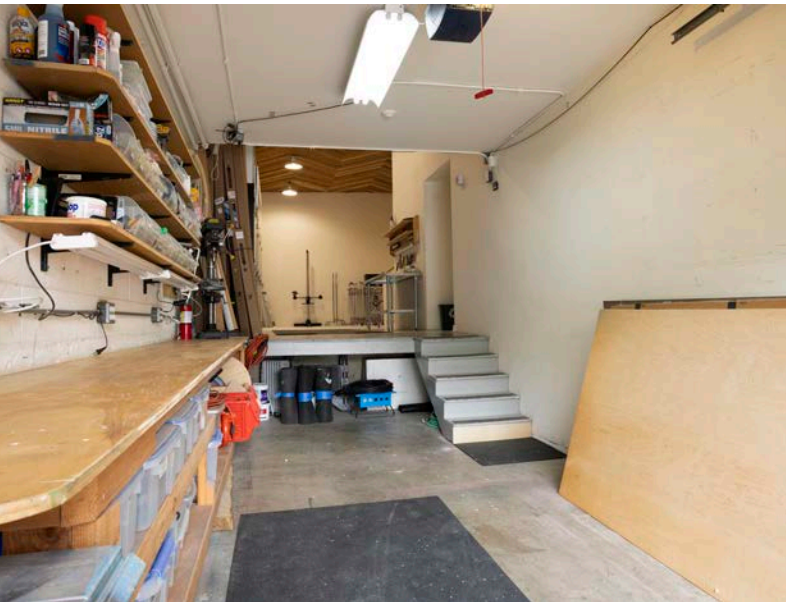
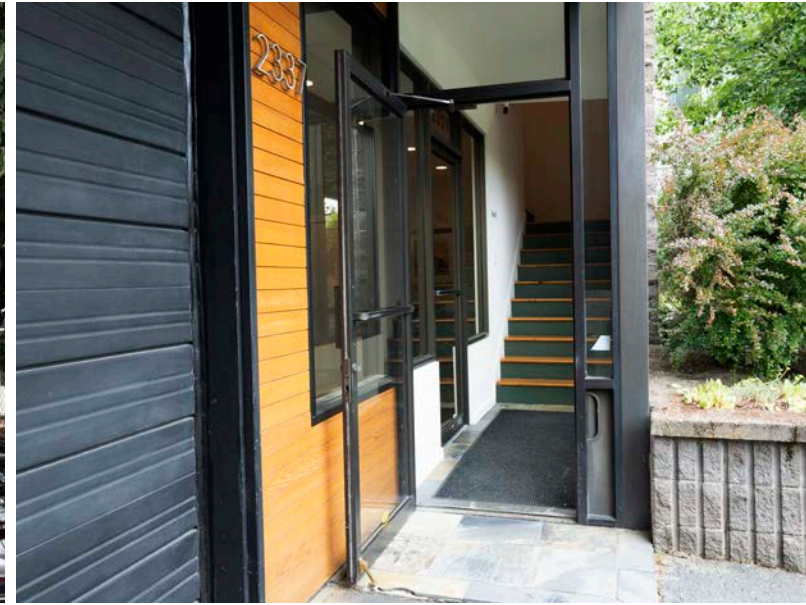
The property is one-block south of E Burnside Street, which is a primary arterial and commercial corridor connecting east and west Portland. A main Tri-Met bus line runs along Burnside. Within a block of the property are popular restaurants Screen Door and Matador, along with many other neighborhood commercial services. The property fronts SE Ankeny Street, which is one of Portland's designated bike boulevards providing excellent bike access. The immediate vicinity of the property also includes the dense residential Buckman and Kerns neighborhoods.

ADDRESS	2337 SE Ankeny St Portland, OR 97214	
YEAR BUILT	1973	
BUILDING AREA	1st Floor 2nd Floor <b>Total</b>	±2,557 SF ±1,100 SF <b>±3,657 SF</b>
CONSTRUCTION	Concrete block exterior walls with ornamental cedar siding in the front	
ROOF	Flat roof with composition shingle cover	
HVAC	Two, rooftop, combination gas heat and electric air conditioning units, one serving each floor. The backroom/studio on the ground floor is served by a ceiling mounted gas-fired heater.	
TRUCK DOORS	One overhead roll-up door	
EXTERIOR DECK	The 2nd floor is improved with an extensive covered deck	
SITE AREA	3,750 SF	
ZONING	RM2; medium density residential zone characterized by 3 to 4 story buildings. Existing photography studio and creative office uses are nonconforming under current zoning but are presumed to be permissible as a "grandfathered" use. <b>It is buyer's responsibility to verify the legality of their intended use.</b>	
PARKING	4 on-site spaces, with additional potential double-stacking	
SITE IMPROVEMENTS	The front 30' of the site is improved with an asphalt-paved parking area and planter box adjacent to the building	
ASSESSOR PARCEL #	1N1E35DD 03200	
PROPERTY TAXES (2025-2026)	\$9,404	

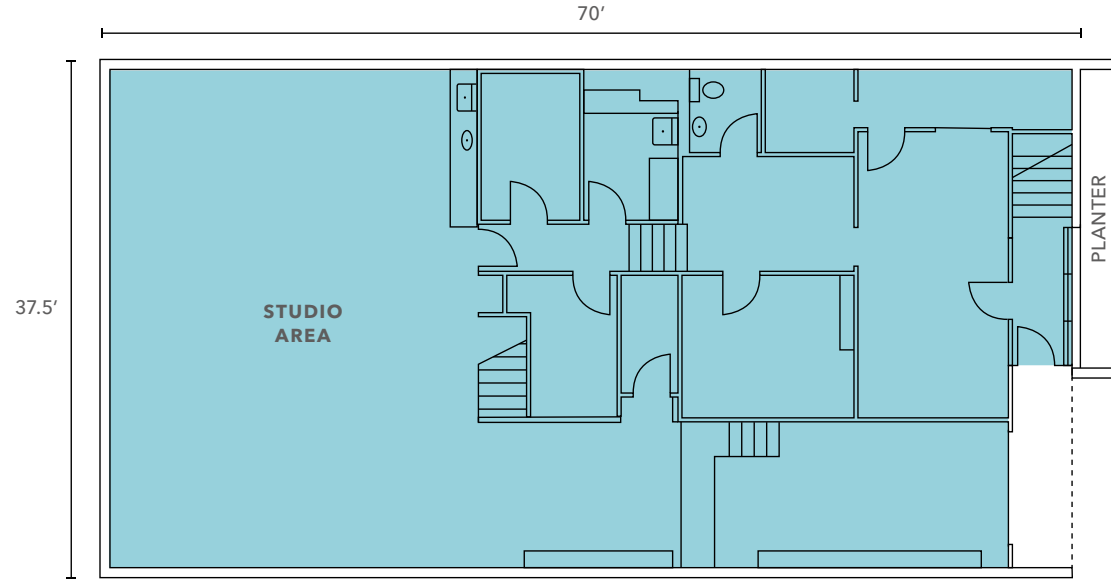
# PROPERTY OVERVIEW



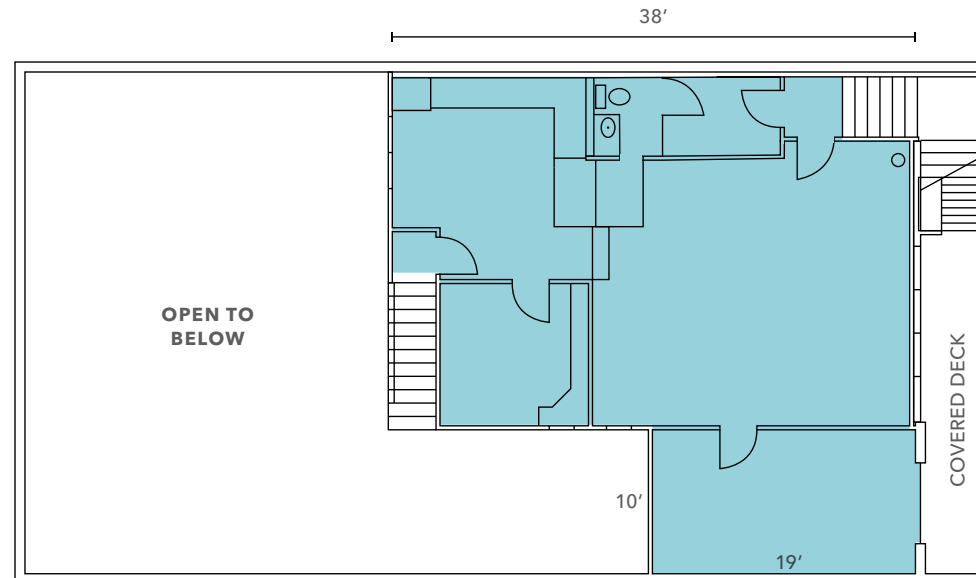
# PROPERTY OVERVIEW



# FIRST FLOOR



# SECOND FLOOR



\*Measurements are approximate

# BUCKMAN & KERNS NEIGHBORHOODS

*Located near the dividing line (E Burnside) of Close-In Eastside Portland's Buckman and Kerns neighborhoods, 2337 SE Ankeny offers owner-users the rare combination of close-in urban access and genuine neighborhood character. The property sits about one mile from the Burnside Bridge and downtown core, with quick connections to I-84 and I-5 via the Burnside/Couch couplet.*

Day-to-day amenities are steps away, with a concentration of vibrant indoor and outdoor dining, nightlife, live music, coffee shops, street plazas, food carts, shops, boutiques, breweries, and a historic movie theater. Screen Door, one of Portland's most recognized restaurants, is just a block away at SE 24th and Burnside. Curbside parking is readily available throughout the neighborhood.

The property is located on the Ankeny Street Greenway, a historic Portland bike boulevard with only local motor vehicle traffic. This location is ranked as both Biker's Paradise and Walker's Paradise by Walkscore.com. The surrounding Buckman and Kerns area has a well-established live-work fabric, with residential density alongside small-bay commercial uses, making it a natural fit for professional, creative, or service-oriented businesses seeking an authentic Portland address without a Pearl District price point.

99

BIKE SCORE

91

WALK SCORE

“

*Kerns might belong to one of the West Coast's major cities, but it feels like a perfectly-formed small town. It's surrounded by residential streets filled with some of the city's most charming craftsman homes, Spanish-style apartments, flower-filled gardens and fruiting trees. At the centre of it all is Northeast 28th Ave.*

**RANKED 5TH BY TIME  
OUT MAGAZINE, 2024**  
"The 38 coolest neighborhoods  
in the world"

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LOCATION OVERVIEW



# LOCATION OVERVIEW



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION (2026)	35,761	261,542	472,552
PROJECTED POPULATION (2031)	36,485	260,509	468,101
CENSUS POPULATION (2020)	35,568	250,827	470,417
MEDIAN AGE	36.8	38.6	38.9

## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
EST. AVG. HH INCOME (2026)	\$119,936	\$137,009	\$138,158
EST. MEDIAN HH INCOME (2026)	\$91,121	\$101,459	\$104,100
TOTAL BUSINESSES	3,841	25,560	38,895
TOTAL EMPLOYEES	30,672	230,779	345,272

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	1.4%	2.4%	2.8%
HIGH SCHOOL DIPLOMA	9.4%	10.8%	12.9%
SOME COLLEGE	16.4%	16.0%	16.7%
ASSOCIATE	5.6%	5.8%	6.4%
BACHELOR'S	39.1%	35.9%	34.2%
GRADUATE	27.4%	27.9%	24.9%

## ESTIMATED HH (2026)

20,589  
1 MILE

133,183  
3 MILES

223,517  
5 MILES

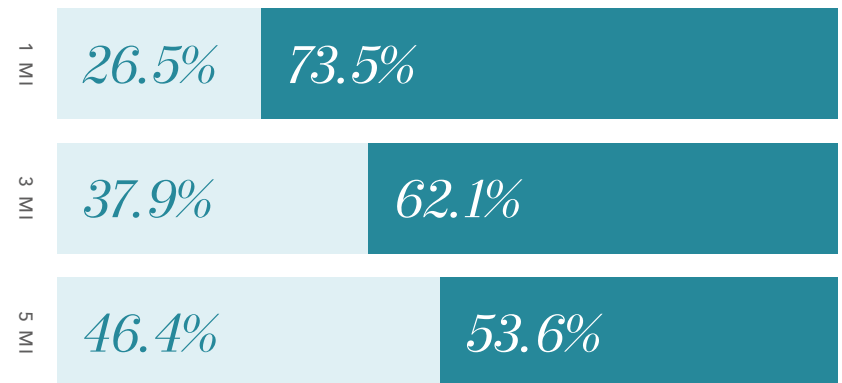
## PROJECTED HH (2031)

21,020  
1 MILE

133,280  
3 MILES

221,869  
5 MILES

## OWNER VS. RENTER OCCUPIED



OWNER RENTER

Data Source: ©2026, Sites USA



*Exclusively listed by*

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