

FOR SALE OR LEASE

KERNS MIXED-USE

OWNER-USER OPPORTUNITY

RETAIL • RESIDENTIAL • EVENT • CREATIVE OFFICE

\$1,250,000

RARE URBAN COMPOUND
OPPORTUNITY

 623 NE 23RD AVENUE | PORTLAND, OREGON 97232

 www.commercialblack.com/kernscompound



UNIQUE URBAN COMPOUND
Rare multi-building mixed-use configuration in Portland's Kerns District.



MULTIPLE USE SCENARIOS
Retail • Events • Residential
Creative Office • Gallery



**PRIVATE COURTYARD
EVENT SPACE**
Assembly-rated event building
with secure outdoor patio.



OWNER-USER POTENTIAL
Ideal for boutique operators,
hospitality concepts, creatives,
or live/work users.



CM3 ZONING FLEXIBILITY
Highly versatile zoning
allowing numerous commercial
applications.



+/- 4,640 SF
TOTAL BUILDING
AREA



THREE STRUCTURES
RETAIL • EVENT •
RESIDENTIAL/OFFICE



PRIVATE PATIO
SECURE COURTYARD
ENVIRONMENT



CM3 ZONING
FLEXIBLE
MIXED-USE POTENTIAL



KERNS DISTRICT
HIGH-DEMAND
INNER EASTSIDE



OWNER-USER
SBA
POTENTIAL



**WALKABLE
URBAN DISTRICT**
Located in Portland's vibrant
Kerns neighborhood near
dining, retail, hospitality,
and creative office users.



**ENTERTAINMENT +
HOSPITALITY**
Strong positioning for
boutique events, gallery,
hospitality, or experiential
retail concepts.



**INNER EASTSIDE
LOCATION**
Minutes from Downtown
Portland, Burnside,
Sandy Boulevard, and the
Central Eastside.



**HIGH-INCOME
DEMOGRAPHICS**
Strong surrounding
residential density and
affluent consumer base.

**COMMERCIAL
BLACK**
REAL ESTATE SERVICES



JOHN GIBSON
Licensed Oregon Principal Broker
OR #971000078



503.860.3267



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www.commercialblack.com

EVENT SPACE +/- 900 SF + PRIVATE PATIO +/- 2,000 SF

EVENT SPACE + PRIVATE PATIO



623 NE 23RD AVE
PORTLAND, OREGON



PRIVATE PATIO

Secure, private courtyard perfect for outdoor events, hospitality, and guest experiences.



EVENT READY

Assembly-rated building with flexible indoor/outdoor configurations.



VERSATILE SPACE

Ideal for receptions, dinners, pop-up events, or brand activations.



CUSTOMER EXPERIENCE

Indoor/outdoor flow creates a memorable and engaging atmosphere.



ADDED VALUE

Rare amenity in the Kerns District that enhances usability and revenue potential.



PRIVATE & SECURE

Fenced, enclosed courtyard environment



EVENT FLEXIBILITY

Intimate gatherings to larger private events



OUTDOOR HOSPITALITY

Extend your experience outdoors



ASSEMBLY-RATED

Event building with guest capacity



LOW MAINTENANCE

Durable finishes and efficient layout



INCOME POTENTIAL

Adds significant value and revenue options



HOUSE / OFFICE

FLEXIBLE LIVE / WORK + CREATIVE OFFICE SPACE



623 NE 23RD AVE
PORTLAND, OREGON

+/- 2,712 SQUARE FEET

RESIDENTIAL COMFORT. PROFESSIONAL FUNCTION. ENDLESS POSSIBILITIES.



OPEN CONCEPT LIVING

Bright, modern layout ideal for comfortable living or productive work.



NATURAL LIGHT + COMFORT

Expansive windows and French doors create an inviting, airy atmosphere.



PRIVATE OUTDOOR SPACE

A peaceful deck perfect for relaxing, entertaining or client meetings.



FLEXIBLE CONFIGURATION

Multiple rooms offer flexibility for bedrooms, offices, studios or meeting spaces.



COMFORTABLE + PRIVATE

Well-appointed bedrooms provide quiet, comfort and privacy.



WORK FROM HOME READY

Ideal for remote work, creative projects, or professional office use.



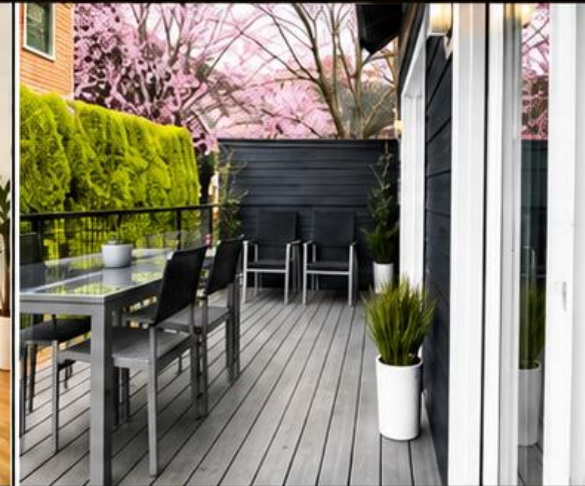
OPEN CONCEPT LIVING

Modern, versatile space for living or working.



NATURAL LIGHT + COMFORT

Expansive windows and French doors invite the outdoors in.



PRIVATE OUTDOOR SPACE

A serene deck perfect for relaxation, entertaining or client meetings.



FLEXIBLE CONFIGURATION

Multiple rooms for bedrooms, offices, studios or meeting spaces.



COMFORTABLE + PRIVATE

Quiet, well-appointed bedrooms offer comfort and privacy.



WORK FROM HOME READY

Ideal for remote work, creative projects or professional office use.



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SCAN FOR
PROPERTY
PHOTOS +
MORE INFO

STOREFRONT

PREMIER STREET FRONT VISIBILITY + FLEXIBLE INTERIOR SPACE



623 NE 23RD AVE
PORTLAND, OREGON

+/- 1,028 SQUARE FEET

HIGH VISIBILITY. MODERN FINISHES. ENDLESS POSSIBILITIES.



PREMIER STREET FRONTAGE

Outstanding visibility in the heart of the Kerns District.



MODERN CURB APPEAL

Contemporary exterior with expansive glass and secure gated entry.



FLEXIBLE INTERIOR LAYOUT

Open-concept floor plan suitable for retail, showroom, studio, or office use.



WORK + COLLABORATE

Bright, functional workspace with track lighting and multiple work stations.



INVITING CUSTOMER SPACE

Welcoming front area with great natural light and connection to the street.



PRIVATE REAR ACCESS

Convenient rear entry for staff or deliveries.



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KERNS NEIGHBORHOOD

VIBRANT. WALKABLE. CONNECTED.



623 NE 23RD AVE
PORTLAND, OREGON

A dynamic urban neighborhood known for its creative energy, community charm and unbeatable convenience.



LOCAL SHOPS + DINING

Eclectic boutiques, cafés and restaurants just steps from your door.



MODERN DEVELOPMENT + COMMUNITY

A thriving neighborhood with new developments, public spaces and strong community pride.



portland.org/neighborhoods/kerns



RICH HISTORY + UNIQUE CHARACTER

A blend of historic charm, local art, independent businesses and diverse architecture.

This Portland neighborhood is one of the 5 best in the world

Updated Sep. 14, 2016, 2:41 p.m. | Published Sep. 16, 2016, 6:32 a.m.



RECOGNIZED + CELEBRATED

Kerns continues to earn national recognition as one of Portland's most beloved neighborhoods.

UPCOMING EVENTS



BUY TICKETS

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KERNS MIXED-USE FOR LEASE

RETAIL • HOSPITALITY • CREATIVE OFFICE • EVENT SPACE



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PORTLAND, OREGON

LEASE HIGHLIGHTS



UNIQUE MIXED-USE PROPERTY

Rare property in the heart of Kerns with multiple income and use strategies.



MULTIPLE + VARIED USES AND POSSIBILITIES

Retail, restaurant, event space, creative office, residential/live-work and more.



+/- 4,640 SF IN THREE (3) BUILDINGS

Flexible configuration for a wide range of business and lifestyle uses.



+/- 5,000 SF LOT

Private courtyard and outdoor space with exceptional usability.



KERNS NEIGHBORHOOD

One of Portland's most desirable, walkable, and vibrant inner eastside neighborhoods.



RARE PROPERTY – ONE OF A KIND

A true urban compound with hospitality, culture and commercial upside.



FOR LEASE – \$8,000 PER MONTH NNN



SELLERS ARE LICENSED OREGON REAL ESTATE AGENTS



LOW COST OF OCCUPANCY

Lease with low upfront costs and predictable monthly payments.

AT A GLANCE



\$8,000 / MONTH
NNN LEASE RATE



\$20.69 / SF / YEAR
BASE RENT



+/- 4,640 SF
THREE BUILDINGS



+/- 5,000 SF
PRIVATE LOT



MULTIPLE USES
RETAIL • EVENT • OFFICE



PRIVATE PATIO
SECURE COURTYARD

LEASE COST AT A GLANCE



\$8,000
MONTHLY
BASE RENT



\$20.69/SF/YEAR
BASE RENT



NNN
LEASE
STRUCTURE

LEASE OPPORTUNITY

A rare multi-building urban compound in Portland's Kerns District offering flexible space for retail, hospitality, events, creative office, gallery, or live/work concepts.

\$8,000 PER MONTH NNN



PRIVATE & SECURE

Fenced, enclosed courtyard environment



EVENT FLEXIBILITY

Intimate gatherings to larger private events



OUTDOOR HOSPITALITY

Extend your experience outdoors



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