



FOR LEASE



4834 N INTERSTATE

2nd-Generation Office Space

± 2,500 SF Available

4834 N Interstate Ave, Portland, OR 97217

- Flexible lease terms and rates for newly renovated office space in the close-in NE market of Portland
- Immediate access to I-5 and the MAX line, plus a long list of nearby amenities, providing an excellent opportunity for local, regional, and national businesses to establish a new location in a highly visible and functional part of Portland
- For additional pictures or tours please contact Brokers

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PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS

Address	4834 N Interstate Ave, Portland, OR 97217
Available Space	± 2,500 SF
Use Type	Office / Retail
Condition	Raw Space
HVAC	Yes
Parking	On Street Only
Zoning	EX - Central Employment
Rate	\$2,500/month
Available	Now

Location Features

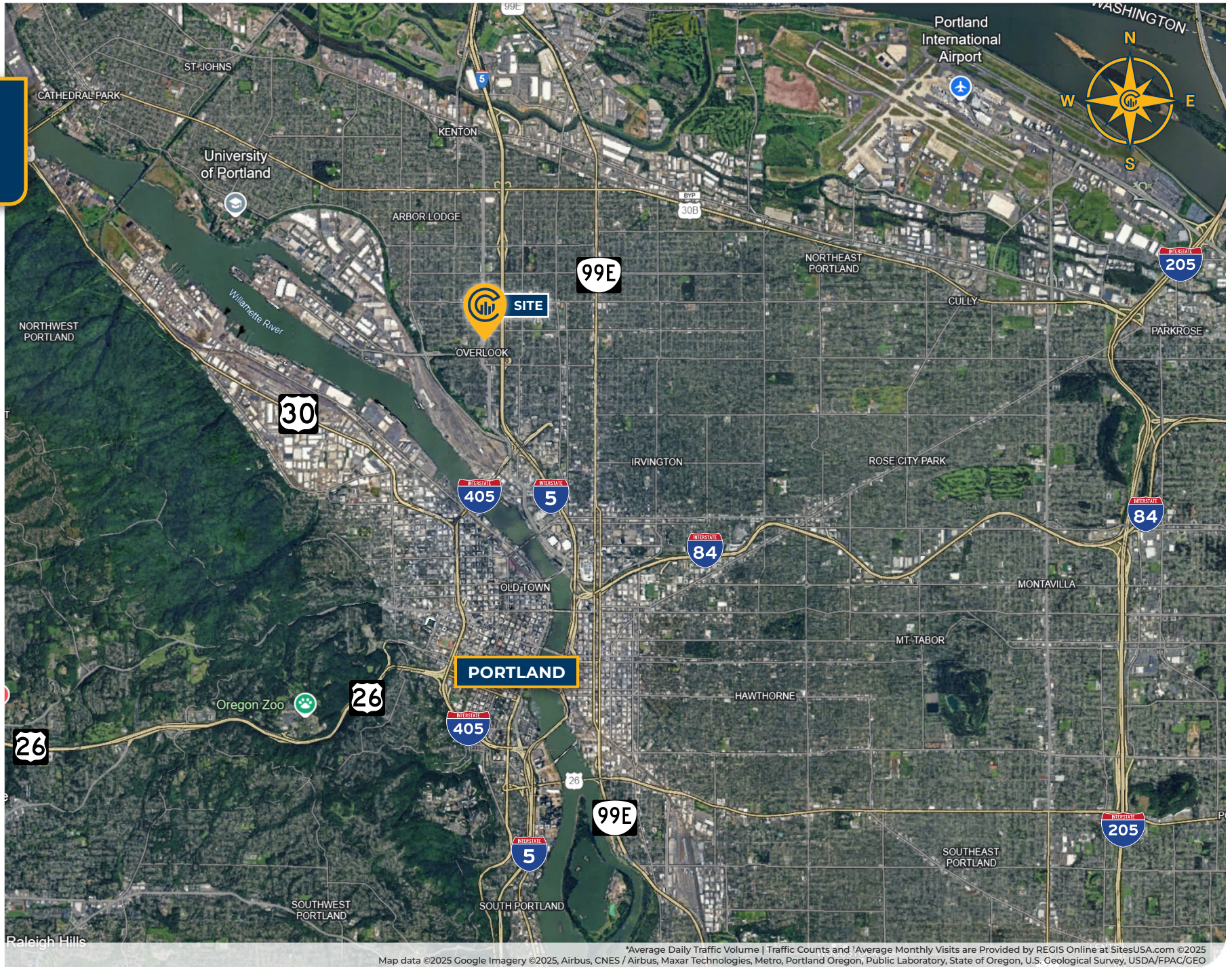
- Street Frontage
- Great Visibility
- Direct Access to the MAX Line
- 2 Restrooms in Common Area
- Operable Windows
- New Flooring in Office Area
- Wash Basin/Sink Available

Nearby Highlights

- Satellite Tavern
- U.S. Bank
- Plaid Pantry
- Taco Bell
- Auntea Ha
- La Perlita
- 76
- Firelight Yoga
- Haymaker Bar
- Up North Surf Club
- Pollo Bravo
- Geroge's Corner
- Gonzalez Taqueria
- Saraveza



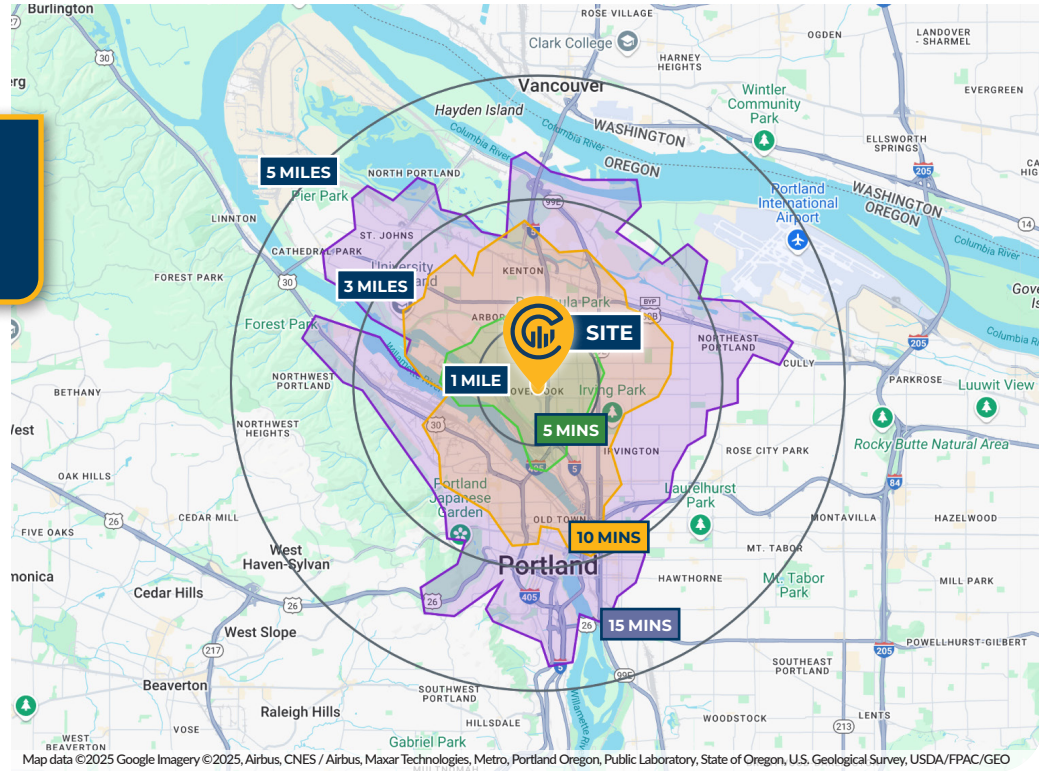
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	24,534	184,385	355,694
2030 Projected Population	25,611	184,416	355,556
2020 Census Population	24,673	172,352	344,744
2010 Census Population	18,866	141,683	295,236
Projected Annual Growth 2025 to 2030	0.9%	-	-
Historical Annual Growth 2010 to 2025	2.0%	2.0%	1.4%
Households & Income			
2025 Estimated Households	11,495	89,072	172,491
2025 Est. Average HH Income	\$141,832	\$135,557	\$141,983
2025 Est. Median HH Income	\$109,981	\$100,976	\$105,789
2025 Est. Per Capita Income	\$66,673	\$65,912	\$69,193
Businesses			
2025 Est. Total Businesses	1,362	18,428	33,134
2025 Est. Total Employees	7,981	182,055	295,846

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1



81

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100

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