



FOR SALE



## 1608 N ARGYLE STREET

### Available Industrial Building

± 3,628 SF Building on 0.344 Acres | Sale Price: \$1,025,000

#### 1608 N Argyle St, Portland, OR 97217

- Easy Access to I-5 and Highway 30
- Fenced and Gated Property
- Grade and Dock Doors
- Commercial Kitchen with Walk-In Cooler and Freezer

#### CHARLIE KLEIER, CCIM

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# PROPERTY SUMMARY



**FOR SALE**



## PROPERTY DETAILS

<b>Address</b>	1608 N Argyle St, Portland, OR 97217
<b>Sale Price</b>	\$1,025,000
<b>Building Size</b>	3,626 SF
<b>Lot Size</b>	0.344 Acres (15,000 SF)
<b>Year Built</b>	1992
<b>Zoning</b>	RM2
<b>Clear Height</b>	16'
<b>Construction</b>	Masonry
<b>Parking</b>	Secured Surface
<b>Dock Doors</b>	1
<b>Grade Doors</b>	1
<b>Parcel ID#</b>	R196746

### Location Features

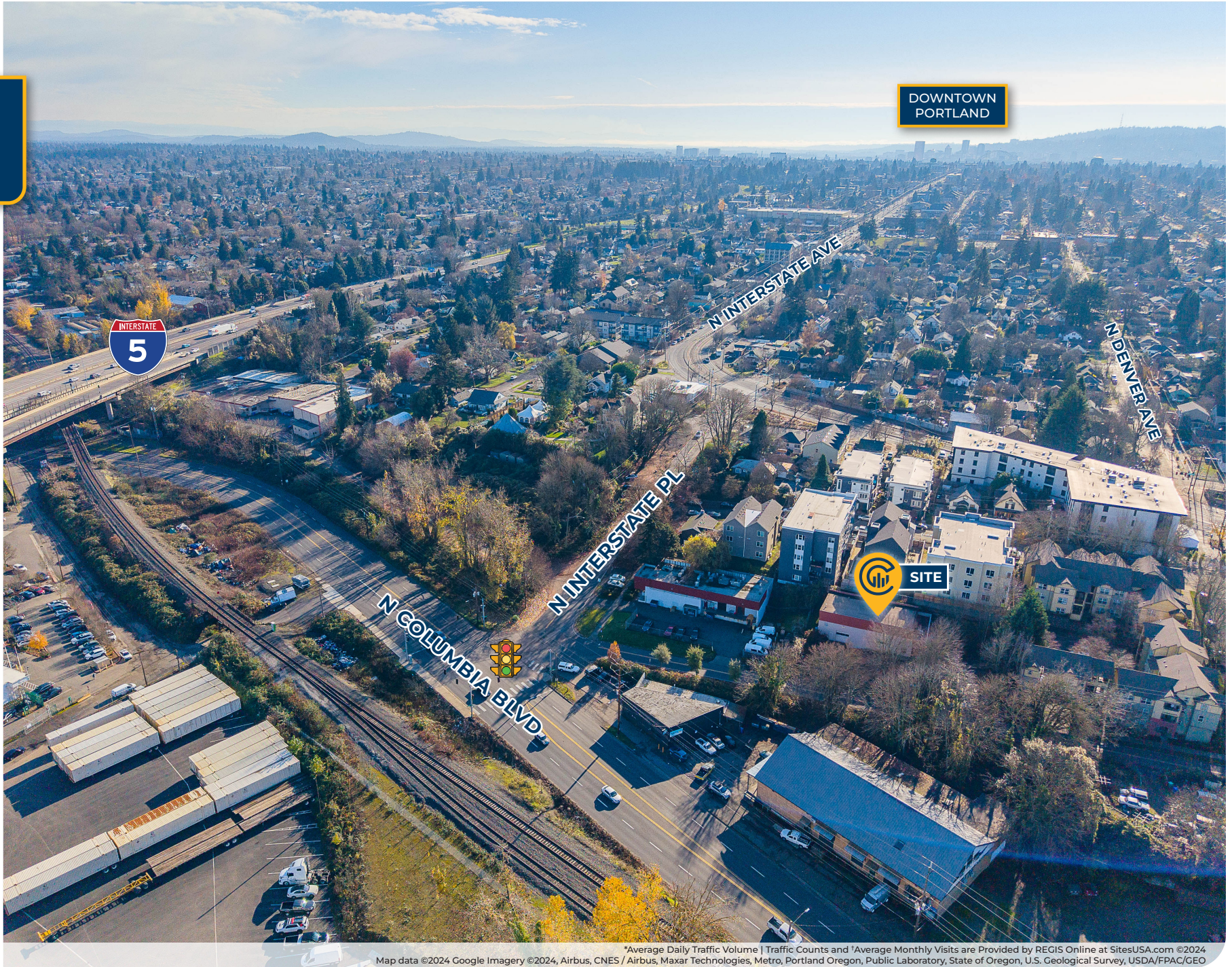
- Centrally Located
- Located on N Argyle St and N 17th Ave
- In Close Proximity to Interstate 5 and Highway 30
- 4.5 Miles from Portland International Airport

### Additional Features

- Commercial Grade Kitchen
- Walk-in Cooler
- Walk-in Freezer



SITE AERIAL



DOWNTOWN  
PORTLAND



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\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024

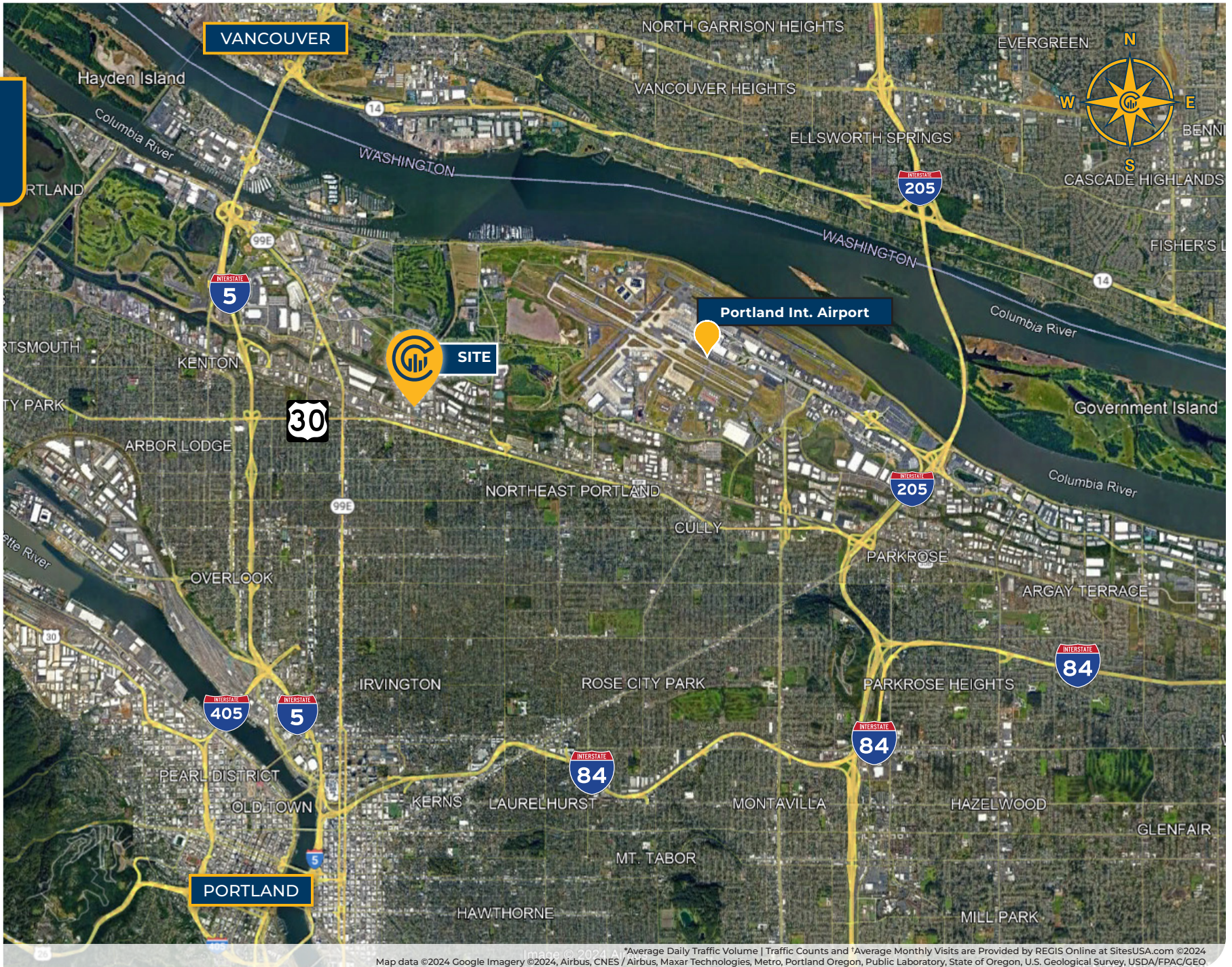


PROPERTY PHOTOS





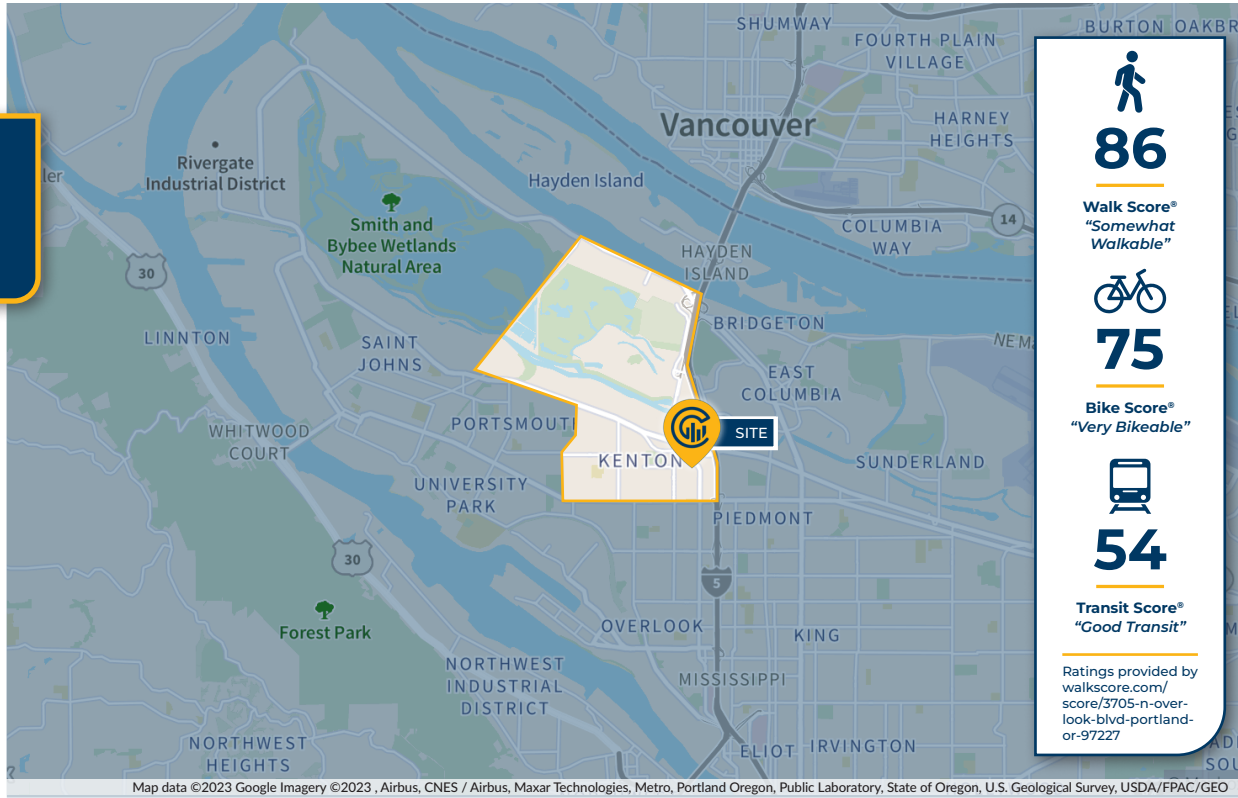
# LOCAL AERIAL MAP



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# KENTON NEIGHBORHOOD



## 86

Walk Score®  
"Somewhat Walkable"



## 75

Bike Score®  
"Very Bikeable"



## 54

Transit Score®  
"Good Transit"

Ratings provided by  
walkscore.com/  
score/3705-n-over-look-blvd-portland-or-97227



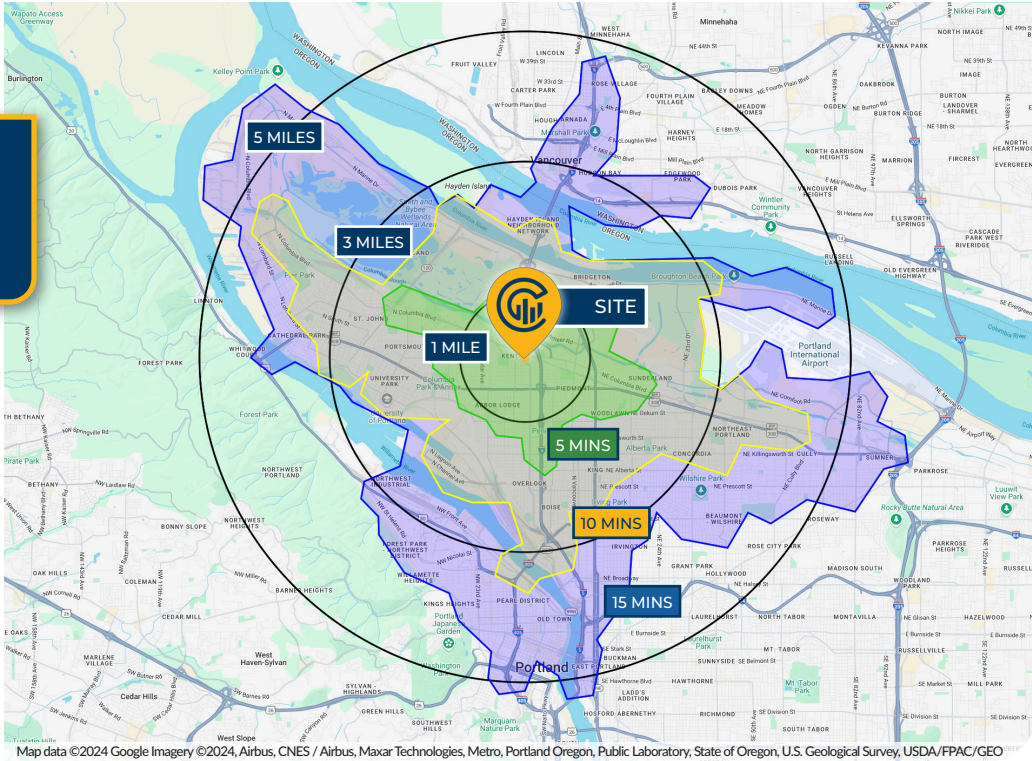
## KENTON PARK

- Accessible Play Area
- Universal Access Play Area
- Accessible Restroom
- Picnic Table
- Playground
- Paved Paths
- Soccer Field
- Softball Field
- Basketball Court
- Splash Pad





# DRIVE TIMES & DEMOGRAPHICS



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## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	10,902	30,806	50,447
2029 Projected Population	11,095	31,712	52,143
2020 Census Population	10,944	30,020	48,596
2010 Census Population	9,552	26,256	40,492
Projected Annual Growth 2024 to 2029	0.4%	0.6%	0.7%
Historical Annual Growth 2010 to 2024	1.0%	1.2%	1.8%
<b>Households &amp; Income</b>			
2024 Estimated Households	4,023	10,788	17,734
2024 Est. Average HH Income	\$121,693	\$135,782	\$145,478
2024 Est. Median HH Income	\$93,722	\$106,838	\$109,842
2024 Est. Per Capita Income	\$44,940	\$47,622	\$51,192
<b>Businesses</b>			
2024 Est. Total Businesses	555	1,184	1,763
2024 Est. Total Employees	3,749	6,887	10,054

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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