

Excellent Alphabet District Retail Property for Sale

Prime Corner Location at NW 23rd Avenue & NW Lovejoy Street

1001-1007 NW 23rd Avenue, Portland, OR 97210



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1001-1007 NW 23rd Avenue

Sale Highlights



Building size $\pm$ 5,000 SF
Additional $\pm$ 5,000 SF below grade



Please contact broker for pricing guidance



Single story retail property currently functioning as a financial institution



Commercial Mixed Use 2 (CM2) zoning



Base height 45' (55' with bonus provisions)



Base FAR 2.5:1 (4:1 with bonus provisions)



Great foot traffic and visibility with signage opportunity



Excellent public transportation access



Signalized corner with high traffic counts of nearly 10,000 vehicles per day



Located across the street from Legacy Good Samaritan Medical Center

ALPHABET DISTRICT

Portland's Alphabet District is a vibrant, historic neighborhood known for its charming tree-lined streets, eclectic mix of boutiques, restaurants, and cafes, and its blend of classic architecture and modern urban energy.

ACCESSIBILITY



WALK SCORE 97
Walker's Paradise



BIKE SCORE 92
Biker's Paradise

TRANSPORTATION

 TRIMET BUS
 PORTLAND STREETCAR

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