



FOR SALE

URBAN
WORKS

1701-1705 NE ALBERTA ST | PORTLAND, OR



OWNER / USER OR INVESTMENT OPPORTUNITY IN THE HEART OF NE ALBERTA ST

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SUMMARY



Address

1701-1705 NE Alberta St

Area

Alberta Arts District

Available Space

Building Size | 1,840 SF

Lot Size | .11 AC (5,000 SF)

Zoning

CM2

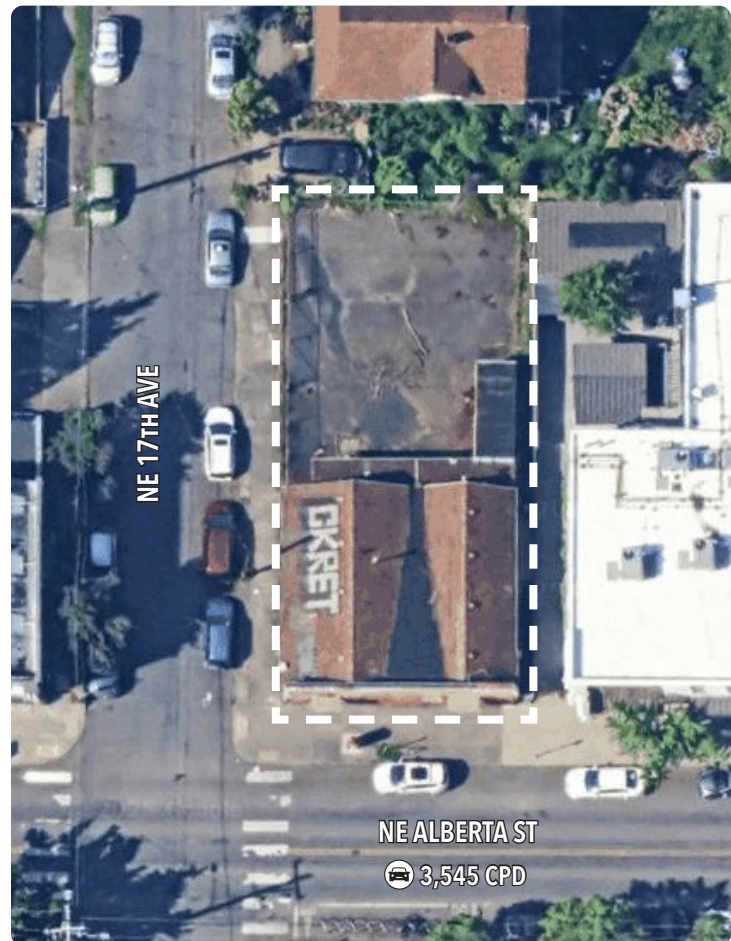
*Commercial Mixed Use 2
with 45' Maximum Height*

Pricing

\$1.1 Million

Investment Highlights

Owner / User or Investment opportunity located in the heart of the Alberta retail core, one of Portland's busiest neighborhoods. The property is surrounded by dense residential and commercial development in a walkable, bike friendly area. Phase 1 Environmental Site Assessment (ESA) completed in 2021 with no contamination detected at that time.



NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2025 Population	2,299	7,881	28,787
Total Employees	917	1,970	8,596
Total Businesses	240	516	1,830
Median Household Income	\$114,440	\$121,253	\$128,595
Median Age	35.7	37.1	38.1
Any College	81.8%	85.2%	86.6%



New Seasons

Alberta Arts District

The Alberta Arts District is a vibrant urban neighborhood and a proven location for the local business community. The neighborhood has an eclectic mix of boutiques, galleries, service retail and food establishments. Many of Portland's most highly regarded restaurants and boutiques call Alberta home. Last Thursday has become a ritual for many; the monthly event showcases art and music and draws visitors from all over the greater Portland area to enjoy food, drink, art and shopping on the street.



Tin Shed

