



# FOR SALE/LEASE

726-728 SE 20TH AVE | PORTLAND, OR  
PLEASE DO NOT DISTURB TENANTS



**BUCKMAN NEIGHBORHOOD FLEX / CREATIVE SPACE  
WITH OFF-STREET PARKING**

**AVAILABLE NOW | 5,244 SF**

**TOTAL BUILDING | 9,022 SF**

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# 726-728 SE 20TH AVE



**726 SE 20TH AVE | AVAILABLE NOW**



**728 SE 20TH AVE, SUITE A | ENTRANCE**

Rare opportunity to acquire fully renovated flex/creative commercial property in Portland's close-in southeast Buckman neighborhood. This asset features off-street parking and is currently demised down to three spaces (Zoning CM2). Perfect for an owner-user buyer or investor. Please call for pricing.

## 726 SE 20TH AVE - AVAILABLE NOW

Main: 3,272 SF  
 Mezzanine: 1,057 SF                      Total Space: 5,244 SF  
 Storage: 915 SF

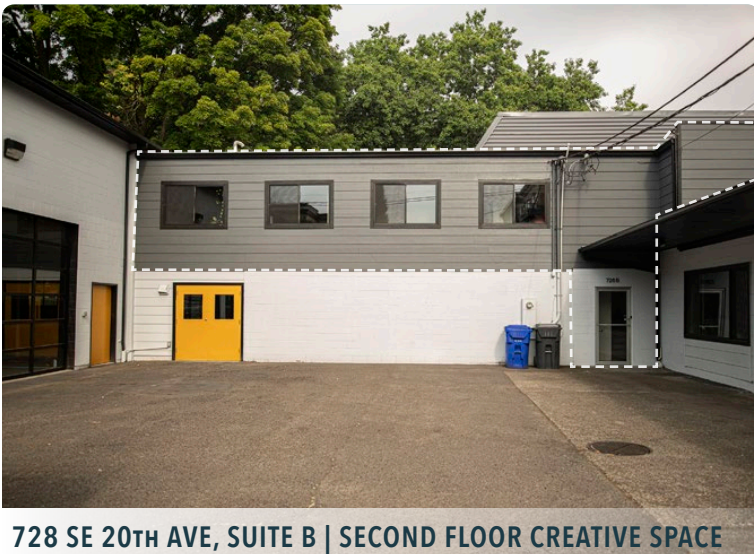
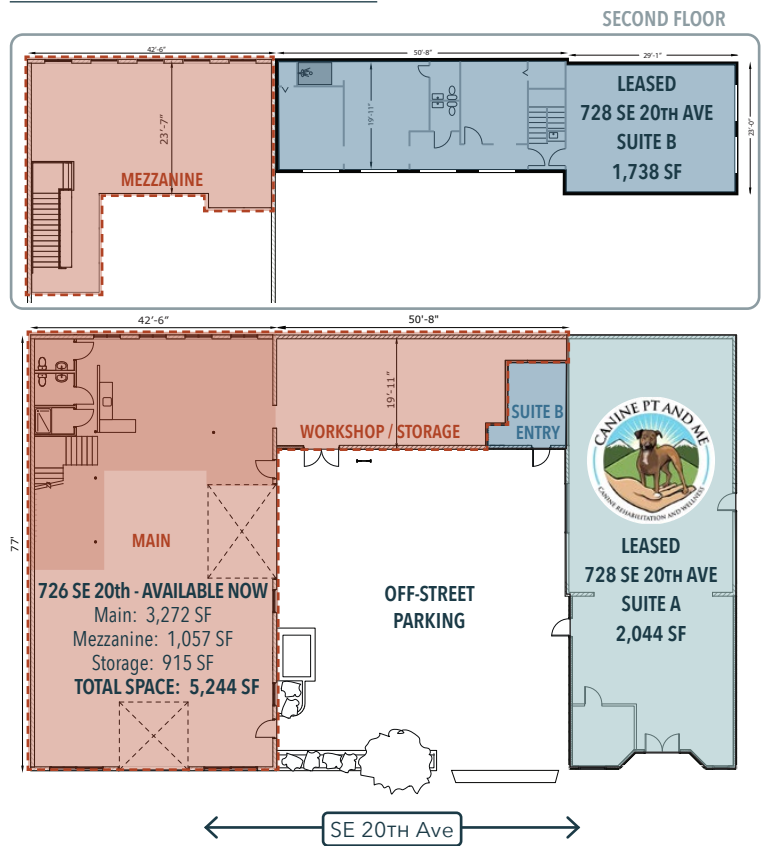
## 728 SE 20TH AVE, SUITE A - LEASED

Total Space: 2,044 SF  
 Leased! to Canine PT and Me

## 728 SE 20TH AVE, SUITE B - LEASED

Total Space: 1,738 SF  
 Leased!

## SITE PLAN OVERVIEW:



**728 SE 20TH AVE, SUITE B | SECOND FLOOR CREATIVE SPACE**

**TOTAL BUILDING SIZE: 9,022 SF**

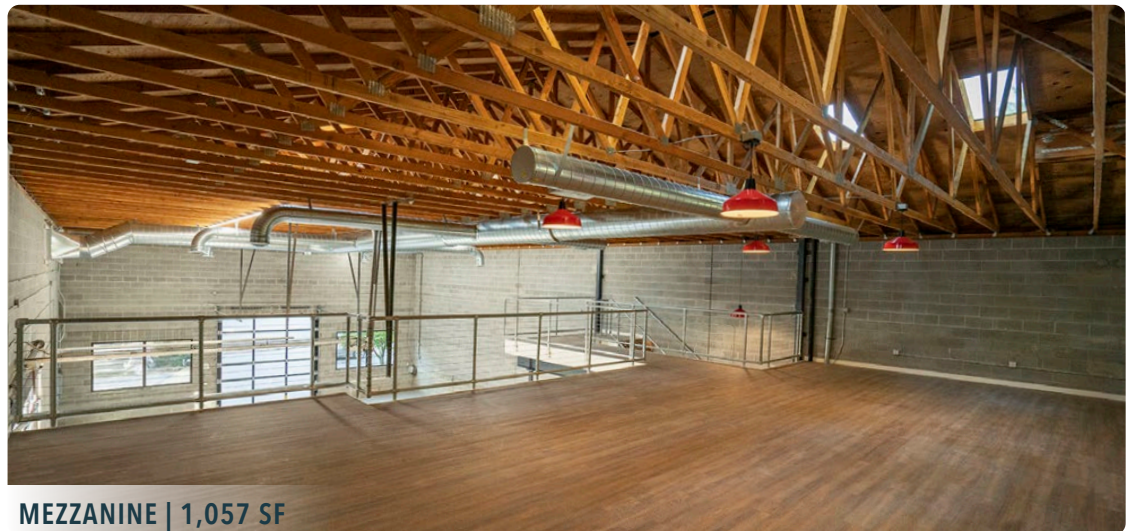
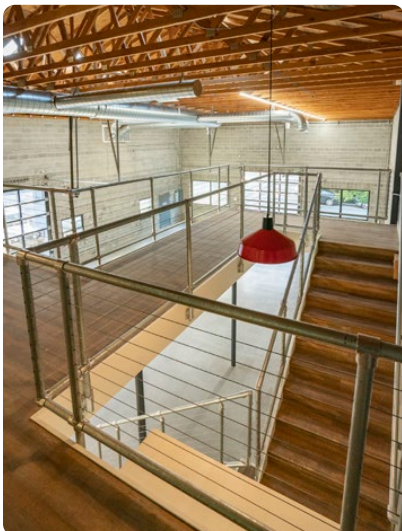
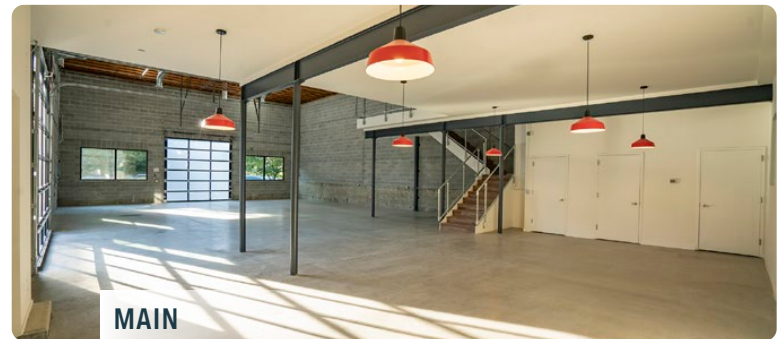
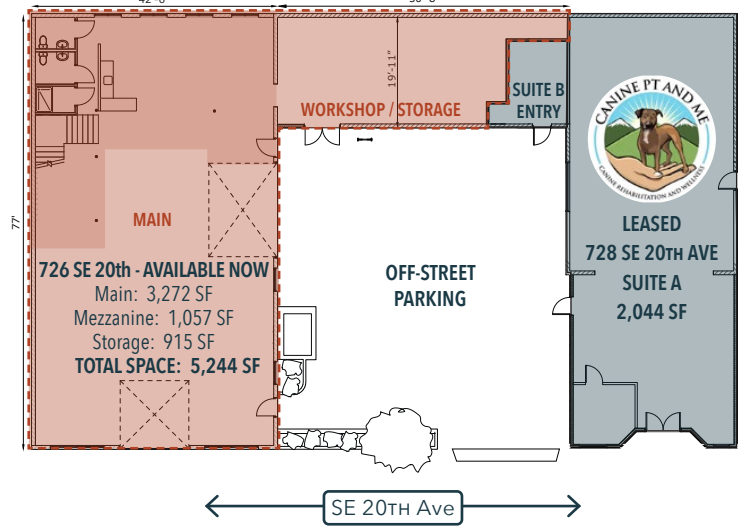
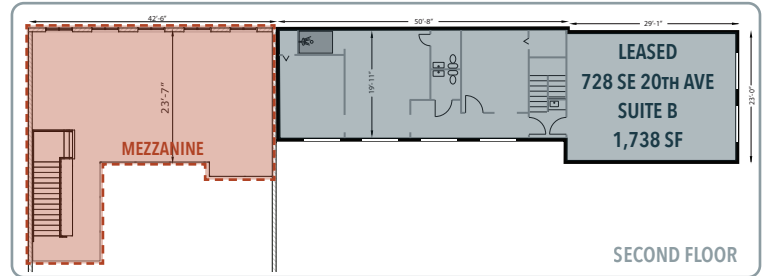
# 726 SE 20TH AVE



## AVAILABLE NOW - 5,244 SF

Beautiful open warehouse / flex space with newer modern remodel and low NNN's. Space features include:

- Roll-up doors
- Mezzanine level
- Abundant natural light
- Polished concrete floors
- Built-out kitchenette area
- Off-street parking included
- 400 amp electrical panel
- Ground floor workshop / storage room
- Two HVAC systems
- Two restrooms & shower
- Close to restaurants, bars and cafes
- 150' to a bus stop



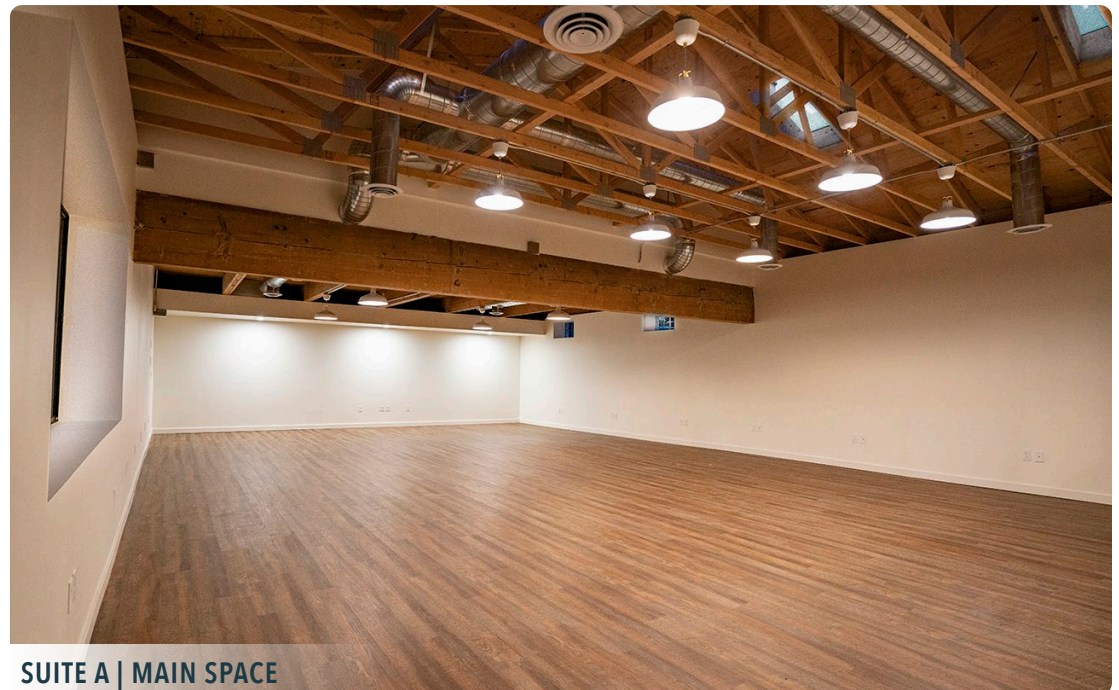
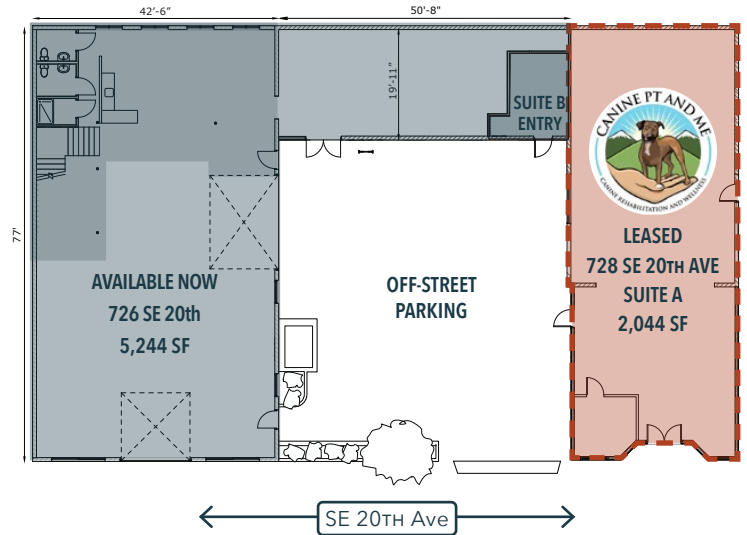
# 728 SE 20TH AVE, SUITE A



## LEASED - 2,044 SF

Currently leased to Canine PT and Me, this space was beautifully renovated in 2024 with the following features:

- New roof in 2024
- Full space remodel in 2024 (HVAC, flooring, lighting, some electrical, paint, Schlage door hardware, water heater)
- Two ADA restrooms
- HVAC in main space and back office
- New windows 2024

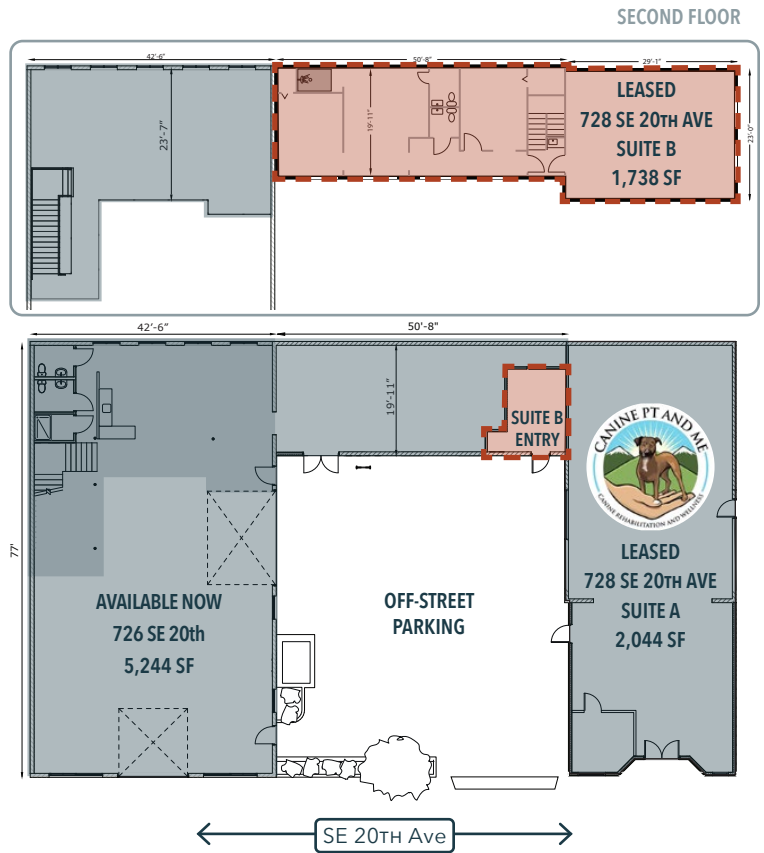


# 728 SE 20TH AVE, SUITE B



**LEASED - 1,738 SF**

Beautifully renovated second floor creative office space. This space was renovated from the ground up in 2021 including new HVAC systems, flooring, windows and two restrooms.



**ENTRY | SUITE B**



**SUITE B | MAIN SPACE**

# NEIGHBORHOOD



DEMOGRAPHICS	¼ MILE	½ MILE	1 MILE
2026 Population	2,453	11,466	31,930
Total Employees	632	4,339	28,598
Total Businesses	132	844	4,001
Median Household Income	\$78,672	\$80,058	\$88,639
Median Age	33.4	34.3	36.1
Any College	90.9%	88%	87.9%



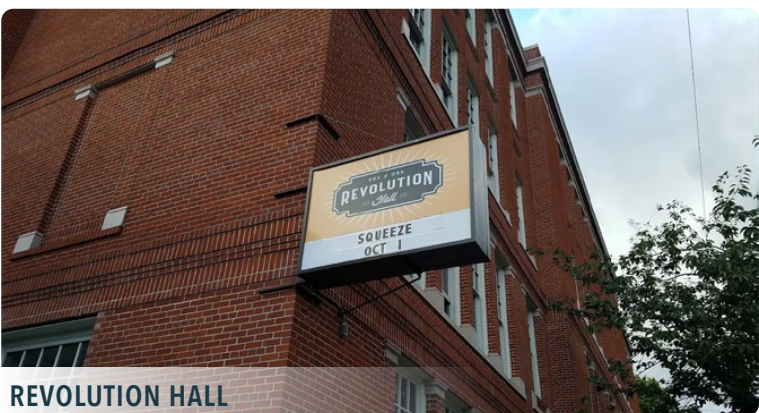
MARKET OF CHOICE



NOSTRANA



NEW SEASONS



REVOLUTION HALL



ENSO WINERY

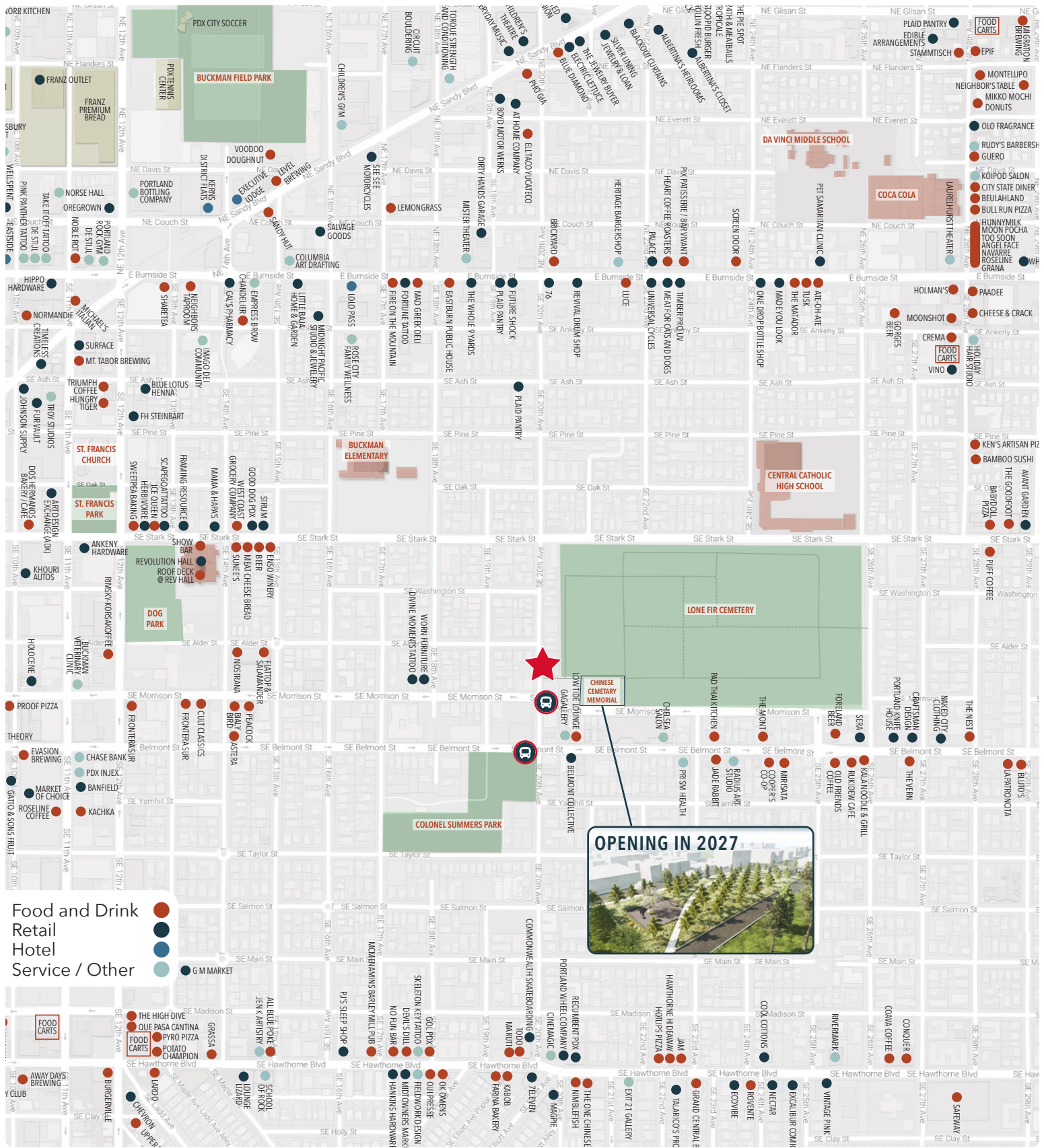


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JAM ON HAWTHORNE

# AREA RETAIL



- Food and Drink
- Retail
- Hotel
- Service / Other
- G M MARKET

