

FOR SALE



5501-5519 NE 30th Ave, Portland OR

5,000 SF Free-Standing Retail*

*additional 2000 SF of outside area

Fully Occupied

\$1,690,000

Due to the number of tenants and respect for their operations, no full property tours will be done without a signed Intent to Purchase.



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YOUR URBAN REAL ESTATE RESOURCE

THE BUILDING

NOW AVAILABLE

Centrally located on the active, vibrant corner of NE Killingsworth & 30th, AKA "Concordia Commons", this fully leased retail storefront is a popular destination to locals and tourists alike. Highly walkable and just blocks from McMenamins Kennedy School, New Seasons and many other Concordia neighborhood staples.

ADDITIONAL FEATURES

Street Frontage
Exposed Brick
Established Tenants
100% Leased
Outdoor Spaces
Next to Concordia Commons
Great Community Vibes

TOTAL GROUND FLOOR RETAIL

5,000 SF



THE BUILDING

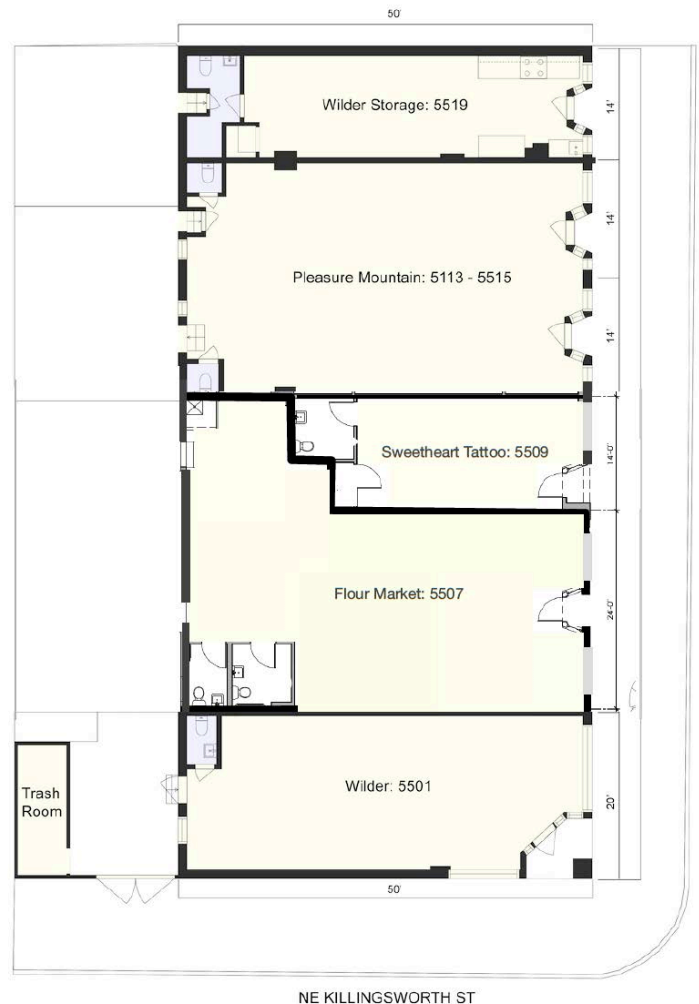
YEAR BUILT | 1926
BUILDING AREA | 5,000 SF
ZONING | CM2
TAXES | \$5010.75 (2024-25)



100% OCCUPIED

Tenants Include:
Wilder | Flour Market | Pleasure Mountain |
Sweetheart Tattoo

NOI
\$112,748
CAP RATE
6.7%
REAL MARKET VALUE
\$1,429,910.00
ASSESSED VALUE
\$1,083,730.00
LAND
0.16 ACRES
RSF
5,000 ON 1 LEVEL
GROSS SF
7,000 SF



THE TENANTS

5501 NE 30TH AVE

1,000 SF

WILDER

Voted one of Portland's best bars by Portland Monthly magazine, Wilder's friendly, unpretentious vibes, excellent and reasonably priced cocktails and a full kitchen producing a generous menu of delicious food, can't be beat.

[Wilder Social](#)

5509 NE 30TH AVE

472 SF

SWEETHEART TATTOO

Unique, "mom and pop" style high-end tattoo parlor whose partner/owners have made this beautiful shop an extension of their home and heart of their tattoo family. Sweetheart regularly hosts guest artists from around the world.

[Sweetheart Tattoo Social](#)

5507 NE 30TH AVE

1,373 SF

FLOUR MARKET

This beautiful, cozy bakery with plenty of indoor and outdoor seating offers breads, pastries, homemade granola, sandwiches, desserts, and a full barista bar serving a variety of tea and coffee drinks.

[Flour Market Social](#)

5513 - 5515 NE 30TH

1,400 SF

PLEASURE MOUNTAIN

Indian craft cocktails with a menu that focuses on Indian snacks rotating from North to South and East to West every 3 months, including food that pairs well with cocktails like salty street food and snacks.

[Pleasure Mountain Social](#)

5519 NE 30TH AVE

700 SF

WILDER STORAGE / PREP

Leased by Wilder for additional storage and prep space, this ample space at the end of the building is well suited for food service with a type-1 hood, wash station and bathroom.

THE TENANTS

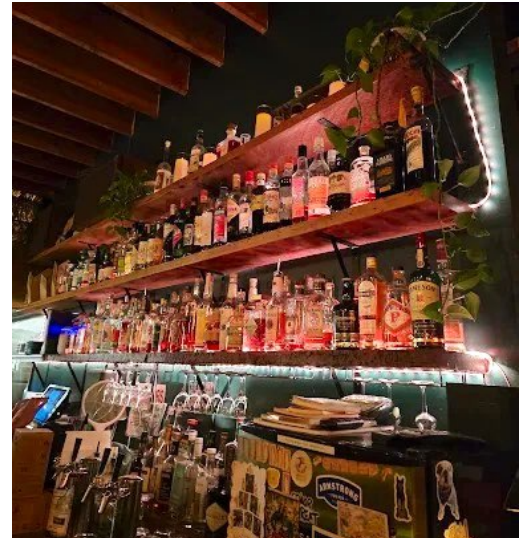


DUEDILIGENCE

the numbers

SMITH BUILDING		5501-5519 NE 30th Ave. Based on June/July 2025 Rent Schedule	
For internal use only		Portland, OR 97211	
		1-May-25	
		From Leases	
Building Square Footage	5,000	4945	Zoning CM2
Land Area	7,000		Year Built 1926
Tax ID	R421314160		Property Taxes \$4,818
Real Market Value	\$1,429,910.00		Elevation 184 ft
Land Value Only	\$346,180.00		Parking N/A
Assessed Value	\$187,280.00		
		Monthly Rent	Annual Rent
Wilder		\$2,063.00	\$24,756.00
Storage (Wilder)		\$1,416.00	\$16,992.00
Pleasure Mountain		\$3,033.00	\$36,396.00
Sweetheart Tattoo		\$1,391.00	\$16,692.00
Flour Market		\$2,848.00	\$34,176.00
Average PSF	\$26.09		
Reimbursed Nets			\$37,270.95
TOTALS		\$10,751.00	\$166,282.95
2024 Opex/RE Taxes	\$55,721.00		
Vacancy - 3%	\$4,988.49		
Reserves - 3%	\$4,988.49		
Sub-total	\$65,697.98		
Annual NOI		\$100,584.97	
Add non-reimbursed non-reoccurring*		\$5,114.00	
Add Unusual Expenses*		\$7,049.64	
2024 Revised NOI		\$112,748.61	
			All leases are on a triple-net basis except Sweetheart Tattoo
			Other non-reimbursed items that will not be reoccurring

All numbers subject to independent verification by buyer.



NEIGHBORHOOD STATISTICS

Households by Income

Average Household Income: \$107,417
 \$150,000 to \$200,000: 17,378
 \$200,000 or more: 23,273

Population

2029 Projection 377,789
 2024 Estimate 380,711

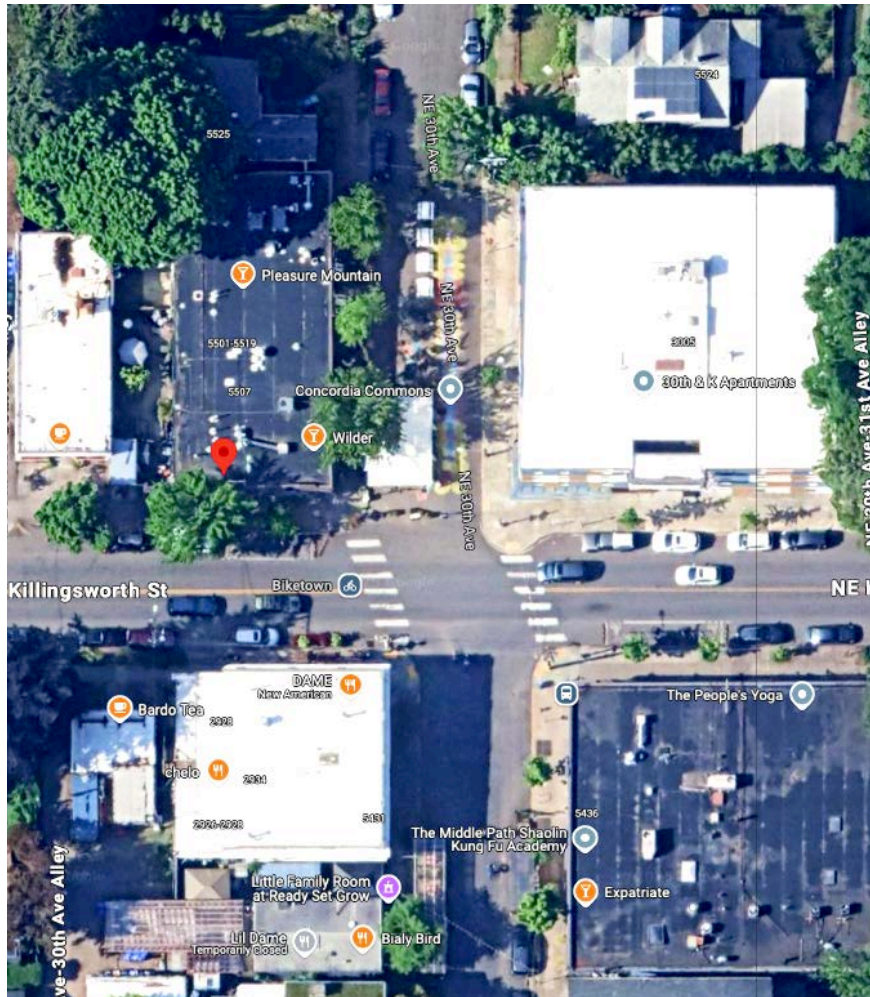
Households

Median Home Value : \$602,160
 Owner Occupied Households: 74,365
 Renter Occupied Households: 103,233

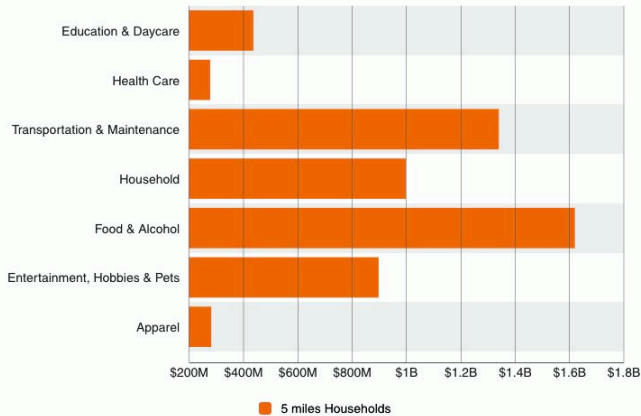
Traffic Volume

NE Killingsworth & 30th Ave E: 11,021
 NE Killingsworth & 30th - 31st Ave Aly W: 12,394
 NE Killingsworth & 28th - 29th Aly Ave E: 11,242
 NE Killingsworth & 28th Ave E: 11,041

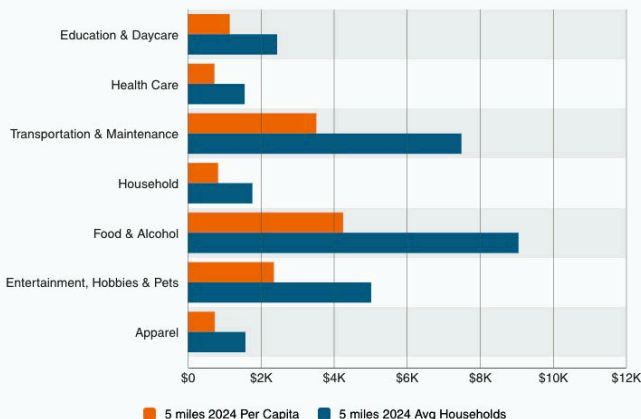
DEMOGRAPHICS 0-5 MILES (2022-2024)



Consumer Spending



Per Capita & Avg Household Spending

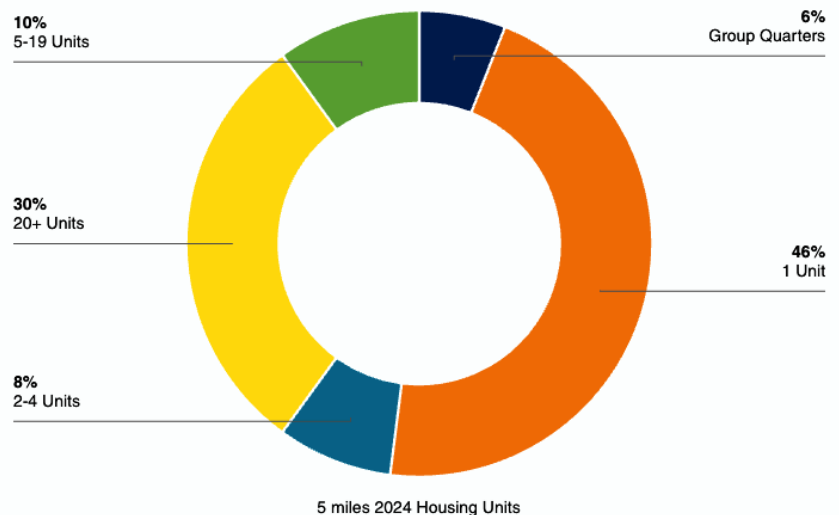


Walk Score 90 Walker's Paradise Daily errands do not require a car.

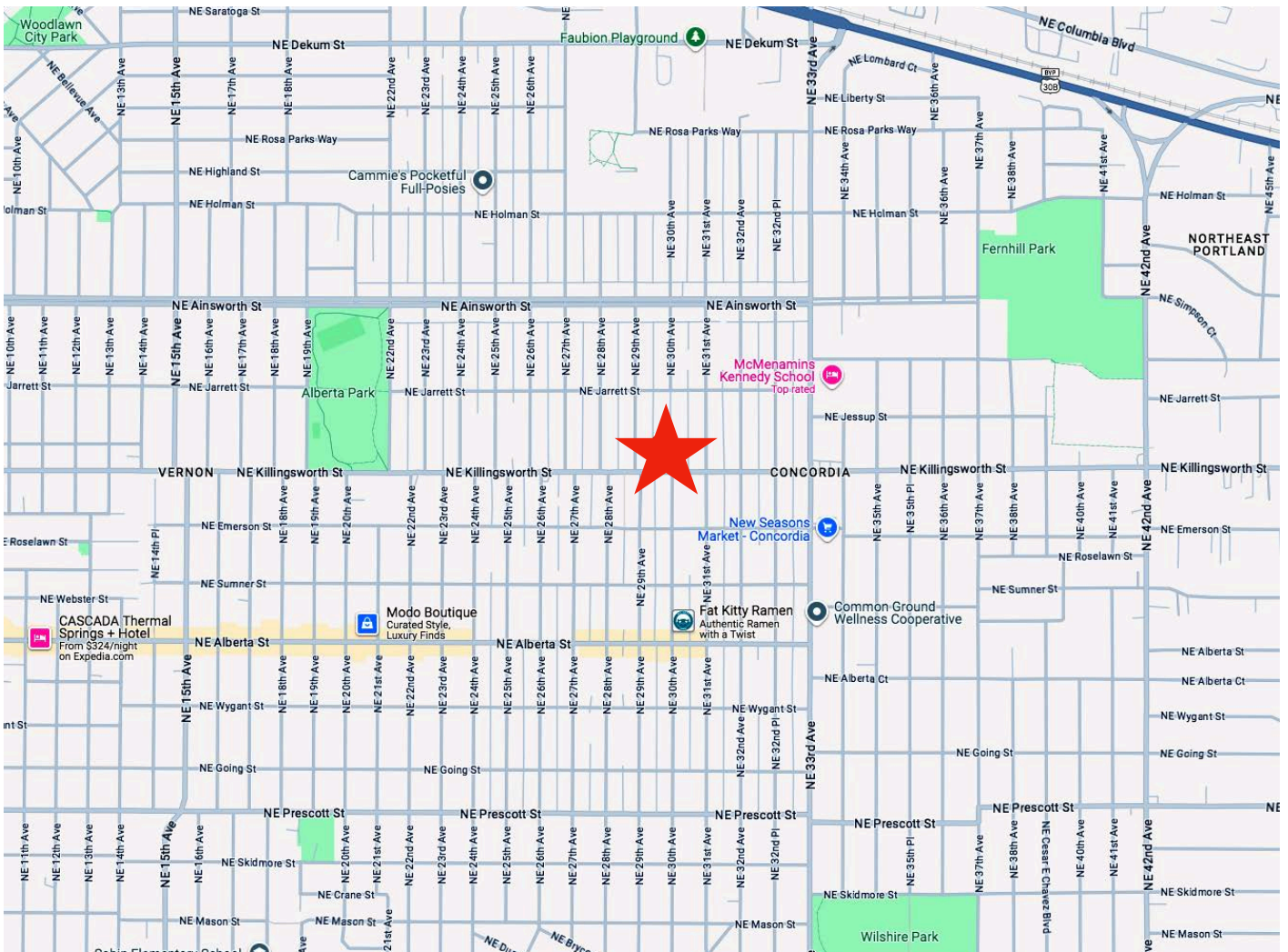
Transit Score 47 Some Transit A few nearby public transportation option

Bike Score 98 Biker's Paradise Daily errands can be accomplished on a bike.

Housing Type



NEIGHBORHOOD



SHOP

Music History
 Mud Bay Pet Store
 New Season's Market
 Walgreen's Pharmacy
 Upcycles
 Bolt Fabric Boutique
 Ecovibe
 Alberta Studios
 Broken Dreams Records
 Solabee Flower + Botanicals
 Alberta Co-op Grocery
 Green Bean Books

EAT

Wilder
 Pleasure Mountain
 Flour Market
 Expatriate
 Bardo Tea
 Jet Black Coffee Company
 Gabbiano's
 Dame
 Extracto
 Chelo
 Take Two
 Hat Yai, Podnah's

PLAY

Sweetheart Tattoo
 Alberta Rose Theatre
 Roots Hair Salon
 McMenasins Kennedy School
 Alberta Street Gallery
 Mimosa Studios
 Oregon Museum of Science and Industry (OMSI)
 Moda Center
 Kennedy School Theater
 Wilshire Park
 Wonder Ballroom

RELAX

Cascadia Thermal Springs & Hotel
 Body Map Massage
 The Alberta Petite Hotel
 Forge Hot Yoga
 Soaking Pool at Kennedy School
 The People's Yoga
 Hyatt Regency Hotel
 Portland Courtyard Hotel
 Body Aware Massage
 Tachi Skin Care
 LA Fitness

The information contained herein has been obtained from sources we deem reliable. We do not guarantee its accuracy. All information should be verified prior to purchase or lease.



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