

8327-8329 N DENVER AVE

Portland, OR 97217

FOR LEASE



RETAIL/OFFICE SPACES FOR LEASE

DETAILS

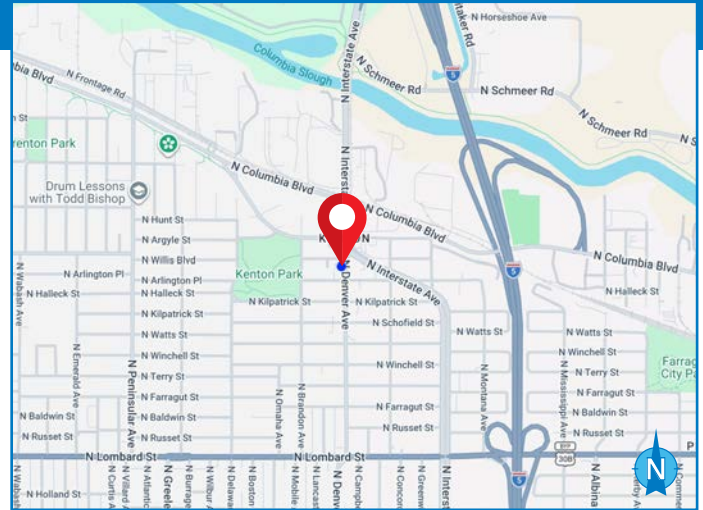
- Suite A: ± 1,350 SF \$27.50 PSF, NNN
- Suite B: ± 450 SF \$23.50 PSF, NNN

FEATURES

- Available October 1, 2026 – Do not disturb tenant
- Former tattoo shop
- Hardwood floors
- Exposed brick
- Creative space
- Large parking lot

AREA FEATURES

- 83 walk score; 99 bike score
- Adjacent to MAX yellow line
- On N Denver Ave with ± 2,000 VPD
- Located in the diverse Kenton neighborhood of Portland



DEMOGRAPHICS

	1 MILE	3 MILES
Population	15,092	102,808
Households	6,767	45,809
Median Age	37.3	36.8
Median Household Income	\$112,391	\$105,865
Daytime Employees	7,288	62,535

07.17.2026

For more information or a property tour, please contact:

MALLORIE GOODY
503.416.8409
MallorieG@norris-stevens.com

ELISSA VANARSDALL
503.225.8439
ElissaV@norris-stevens.com

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

900 SW 5th Avenue • 17th Floor • Portland, OR 97204
503.223.3171 • norris-stevens.com

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SUITE A PHOTOS



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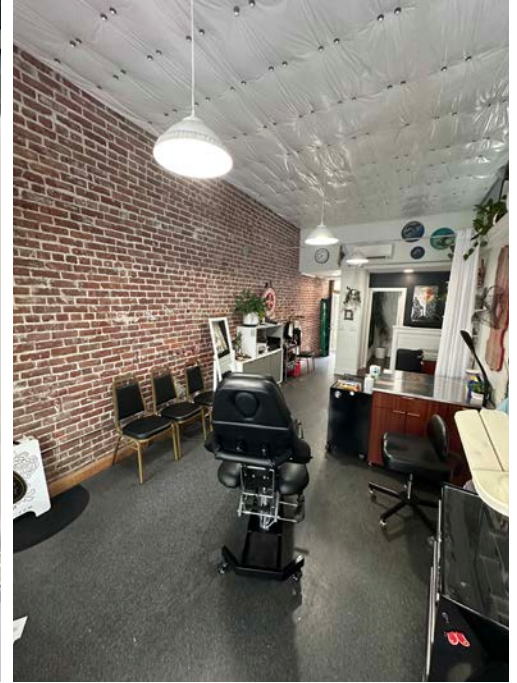
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SUITE B PHOTOS



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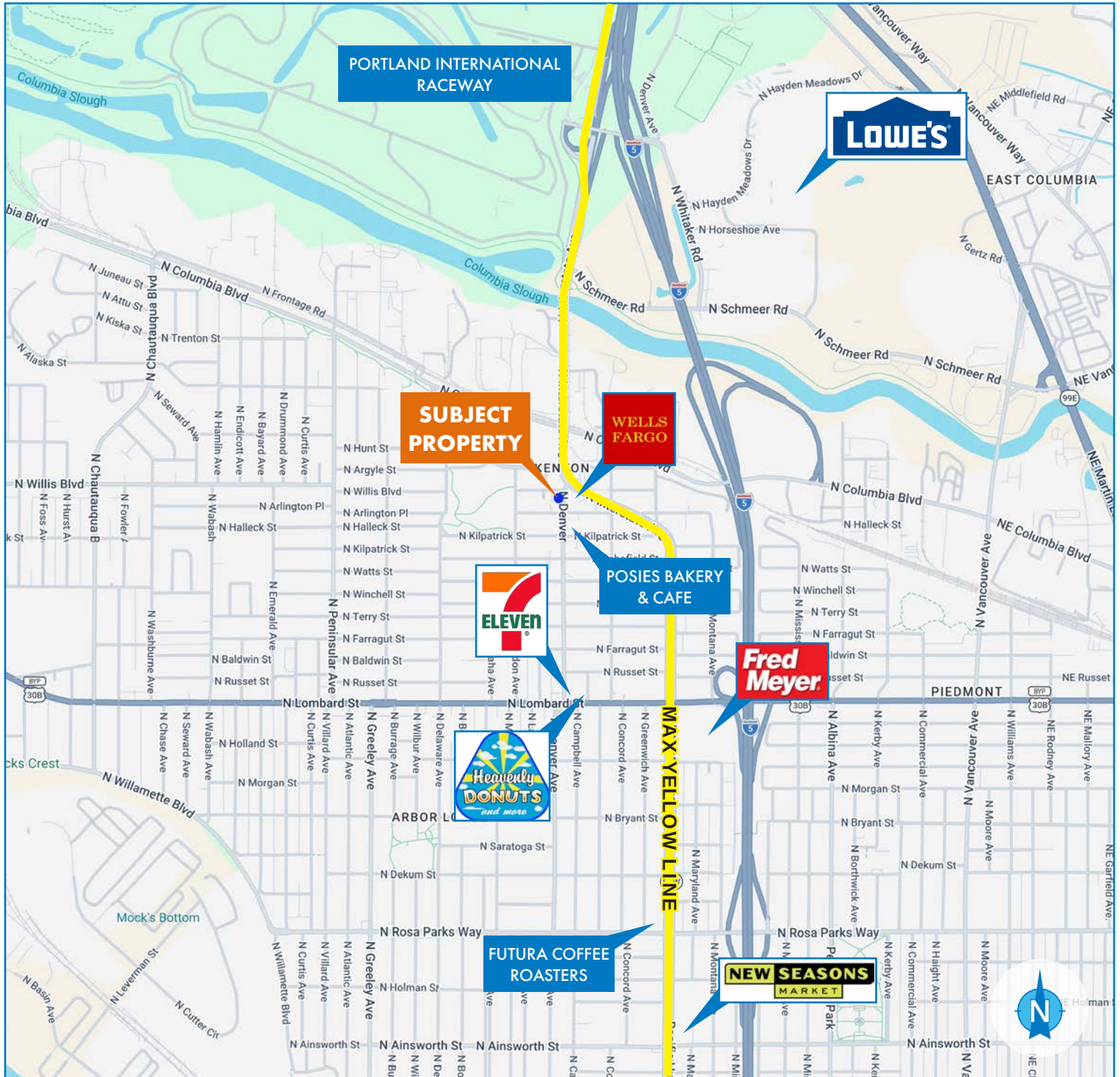
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MAP



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