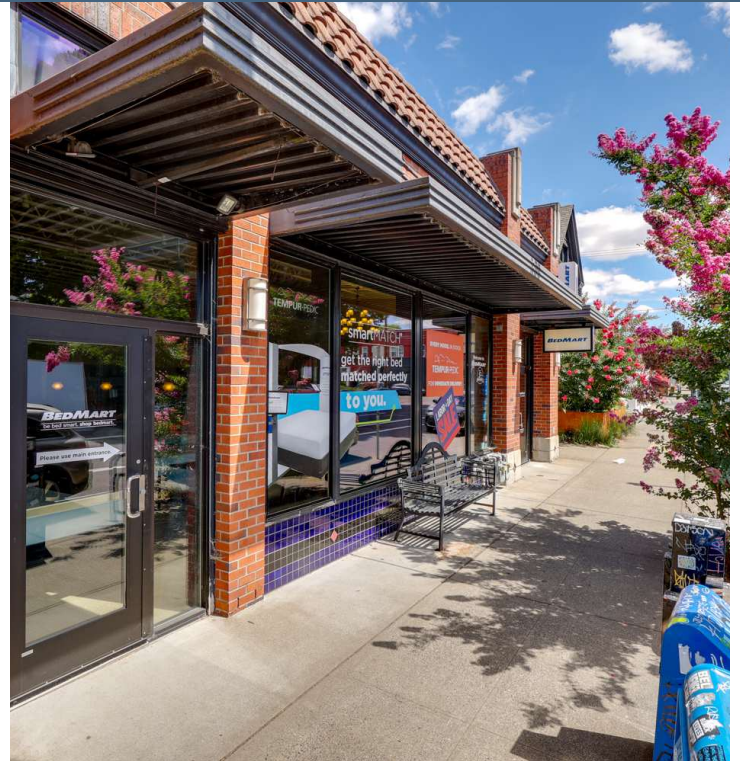


PRIME RETAIL ON BROADWAY

FOR LEASE | 1,000 - 2,900 SF RETAIL SPACE
1817 NE BROADWAY, PORTLAND, OR 97232



PROPERTY HIGHLIGHTS

- Space can be divided into 1,900 SF and 1,000 SF units
- Three year lease & free rent packages available
- Available now
- Turn-key retail with great window line and endcap exposure
- Two restrooms, mezzanine, small office, break room, and storage
- Building signage available
- 30,273 ADT
- Located next to Cadillac Cafe

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Est. NNN:	\$6.04
Available SF:	1,000 - 2,900 SF
Year Built:	2002

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	4,229	14,838	60,887
Total Population	7,916	28,034	116,456
Average HH Income	\$106,086	\$103,101	\$104,527

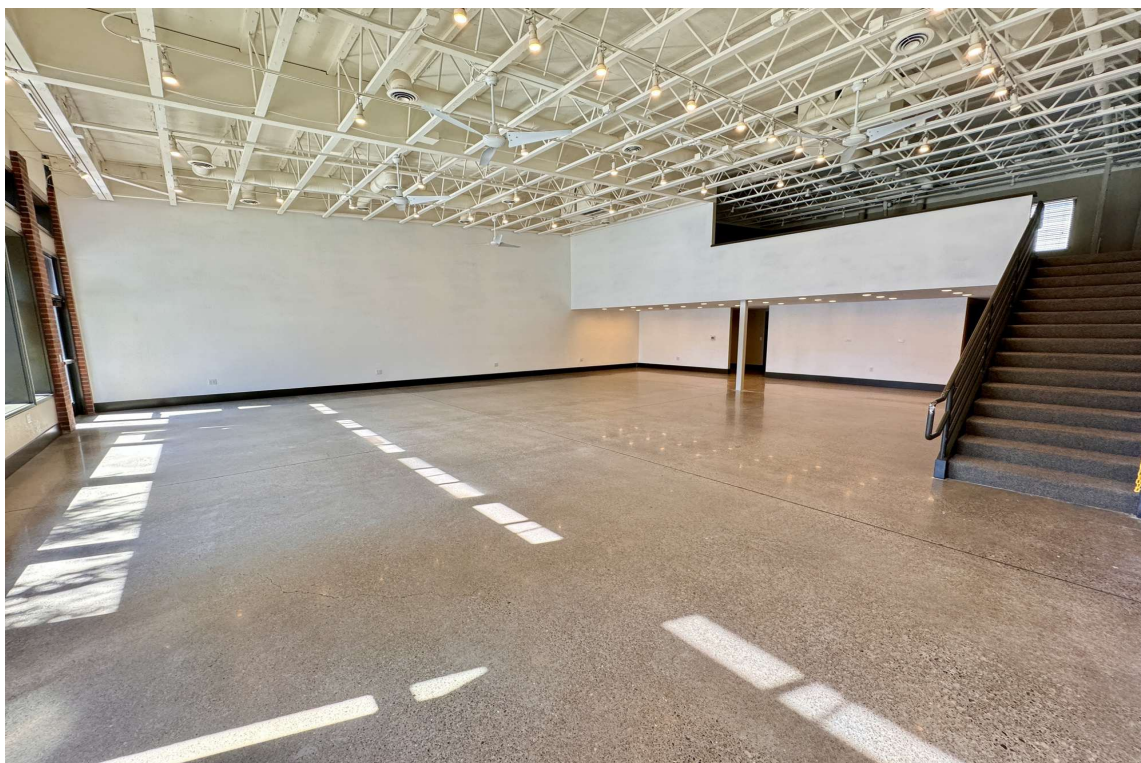
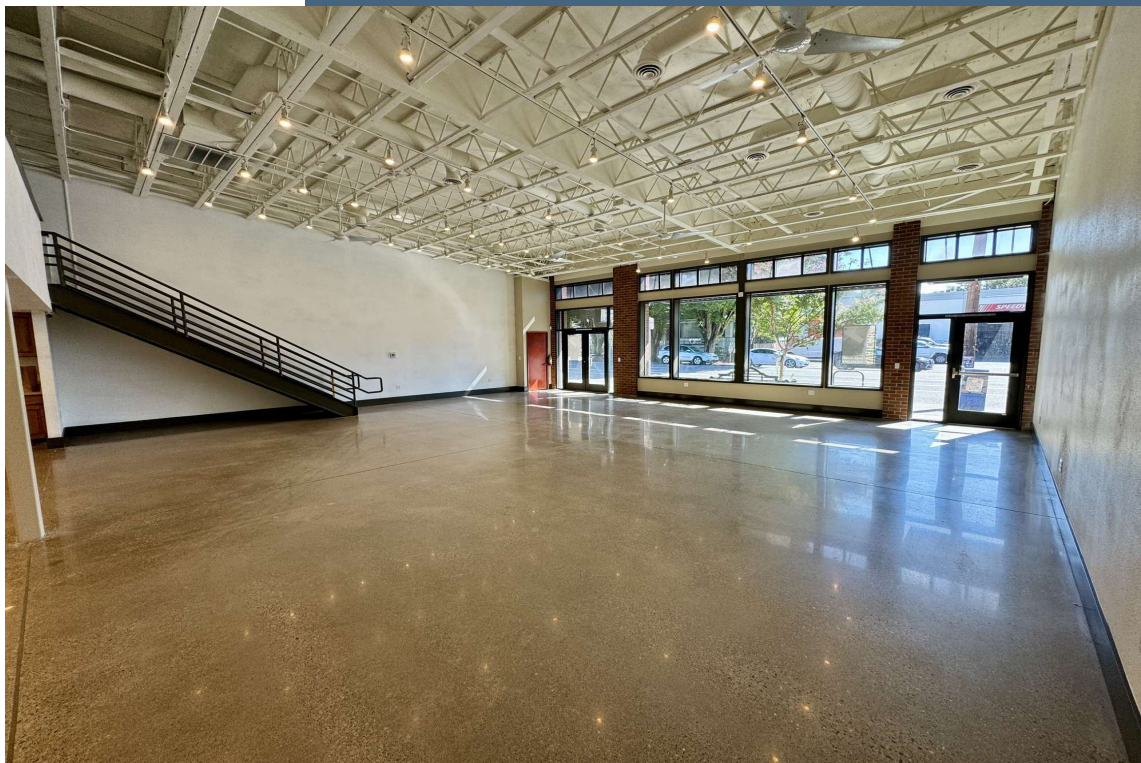
MICK GRIEP

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ADDITIONAL PHOTOS

FOR LEASE | 1,000 - 2,900 SF RETAIL SPACE
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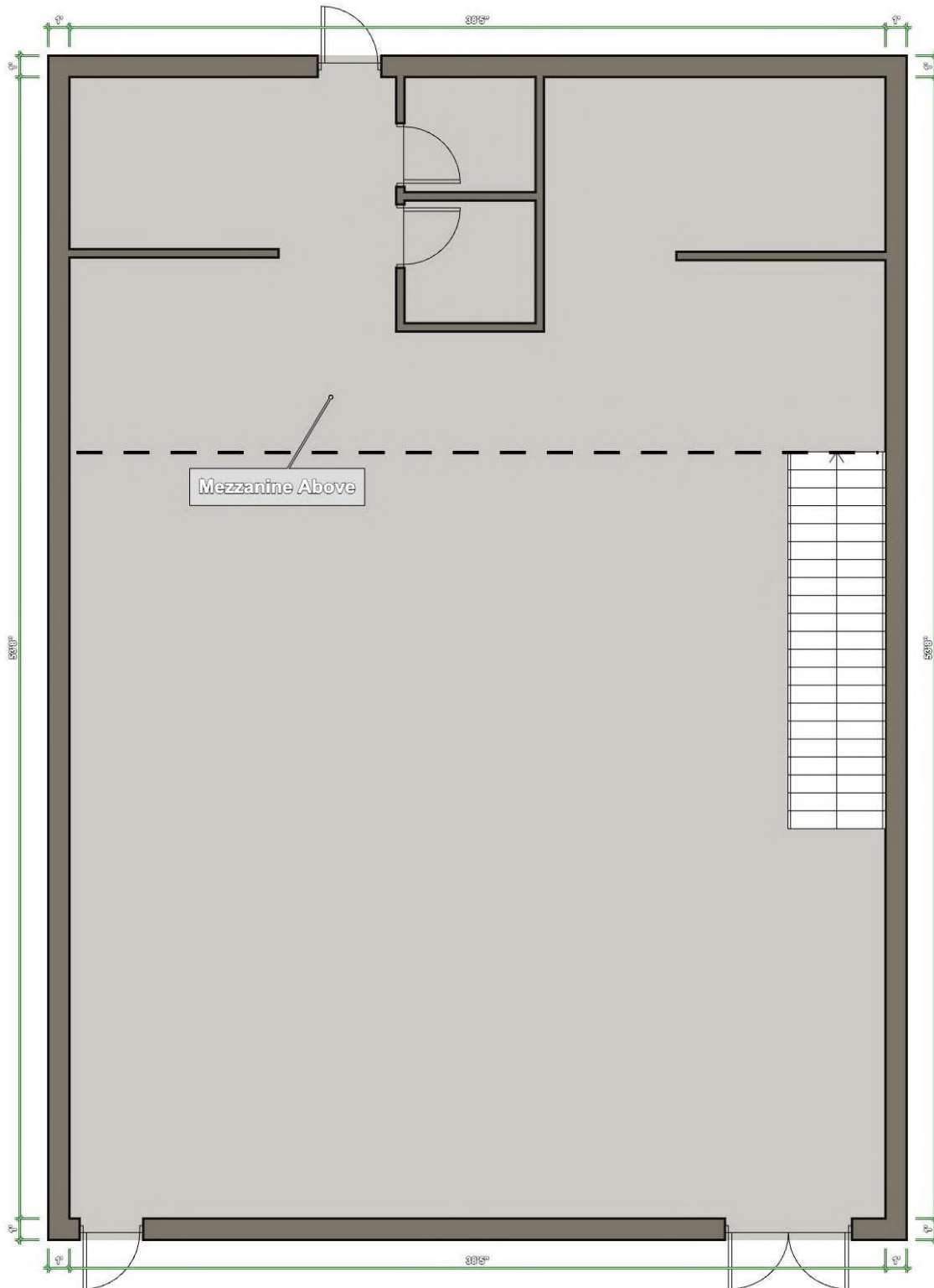
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FLOOR PLAN

FOR LEASE | 1,000 - 2,900 SF RETAIL SPACE
1817 NE BROADWAY, PORTLAND, OR 97232

(Not to Scale)



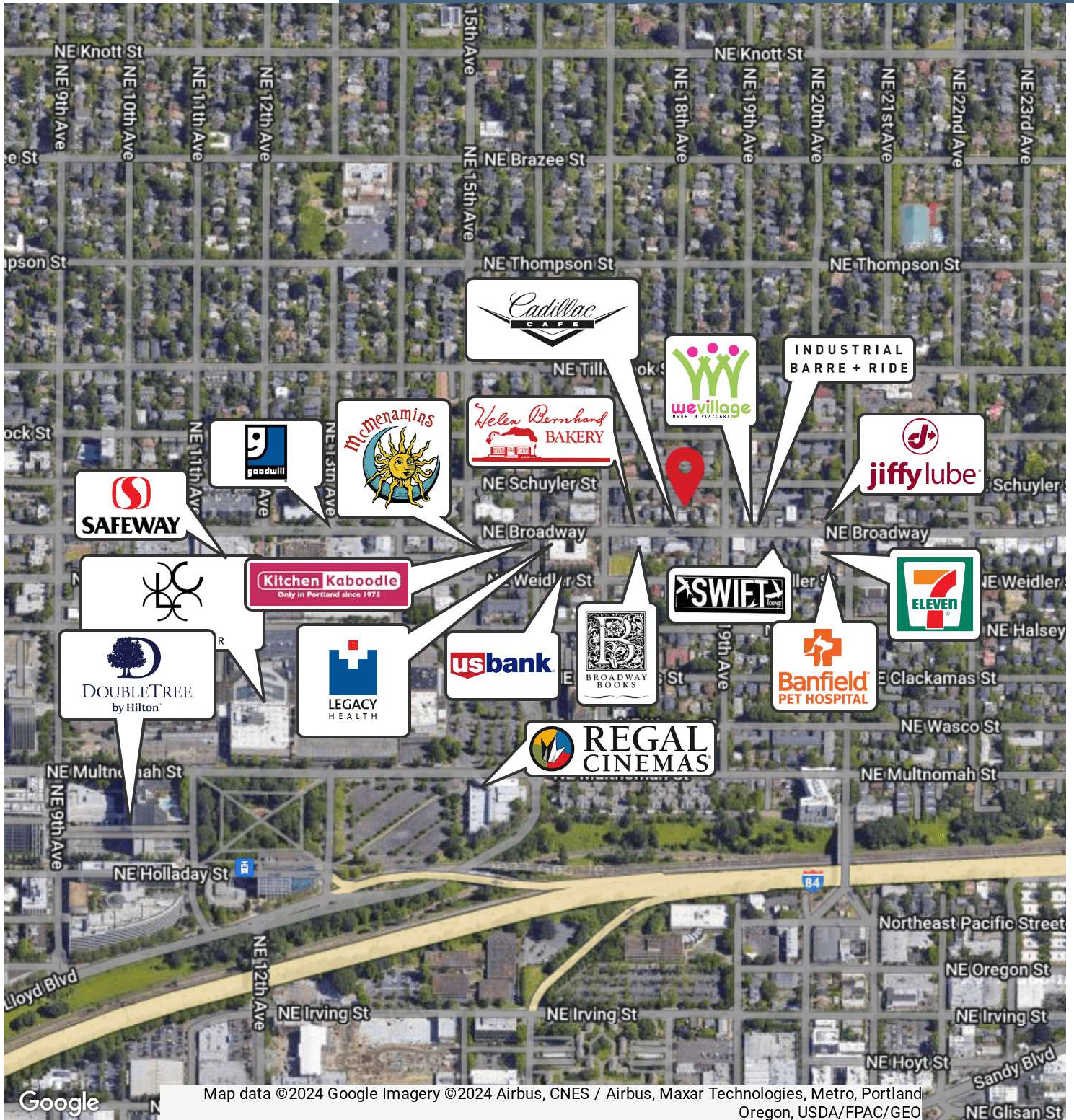
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RETAILER MAP

FOR LEASE | 1,000 - 2,900 SF RETAIL SPACE
1817 NE BROADWAY, PORTLAND, OR 97232



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DEMOGRAPHICS MAP & REPORT

FOR LEASE | 1,000 - 2,900 SF RETAIL SPACE
1817 NE BROADWAY, PORTLAND, OR 97232



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	7,916	28,034	116,456
Average Age	42.4	39.3	39.7
Average Age (Male)	40.8	39.6	39.9
Average Age (Female)	42.5	38.4	39.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	4,229	14,838	60,887
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$106,086	\$103,101	\$104,527
Average House Value	\$581,312	\$563,609	\$513,159

2020 American Community Survey (ACS)

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