

RETAIL - FOR SALE OR LEASE

**10234 NE Glisan St**

10234 NE GLISAN ST, PORTLAND, OR 97220



**FOR SALE OR LEASE**

**SVN BLUESTONE**

4915 SW Griffith Dr, Suite #300  
Beaverton, OR 97005



**PRESENTED BY:**

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# FREESTANDING RETAIL BUILDING FOR SALE OR LEASE

10234 NORTHEAST GLISAN STREET



## Property Summary

Price:	Inquire
Building SF:	3,440
Lease Rate:	18.00 NNN
Lease Term:	60 Months, +
Available SF:	3,440
Occupancy:	Single
Lot Size:	0.18 Acres
Frontage:	80' on Glisan
Parking:	Off Street
Parking Ratio:	2.3 : 1
Year Built:	1949
Zoning:	CX
FAR / Height	8:1 / 100'

## Property Overview

High-visibility location at corner of signalized intersection of NE 102nd & Glisan, with multiple big-box retailers within 0.3 miles and convenient access to I-205 and I-84.

Retail Entry facing Glisan with a separate Office entry from exclusive parking. Additional fenced yard.

## Location Overview

Opportunity to purchase building within the Gateway Plan District in a prime-location, this retail property is centrally located between NE Portland's Gateway area and the SE Mall 205 area.

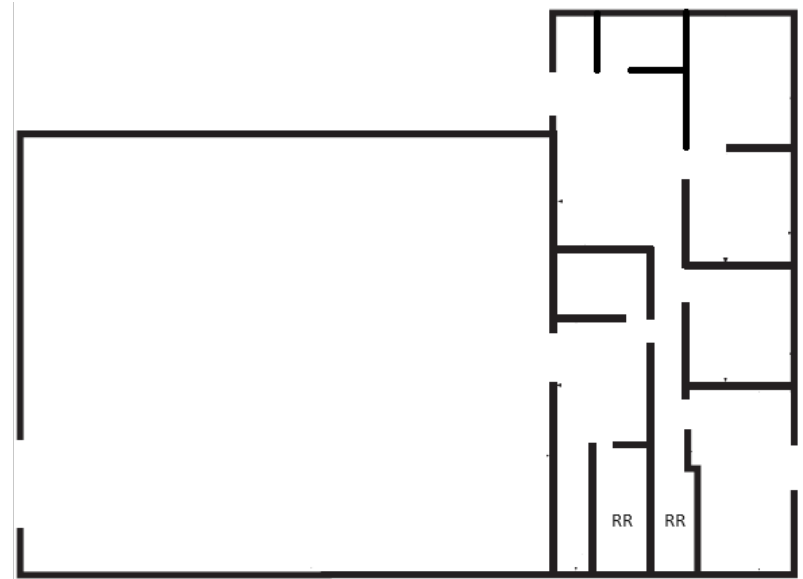
Access to I-205 and I-84 within 1/2 mile.

With the future development potential of the Central Commercial (CX) Zoning and its corresponding height limits, this is an ideal opportunity for an investor or owner-user.



# PROPERTY PHOTOS

10234 NORTHEAST GLISAN STREET



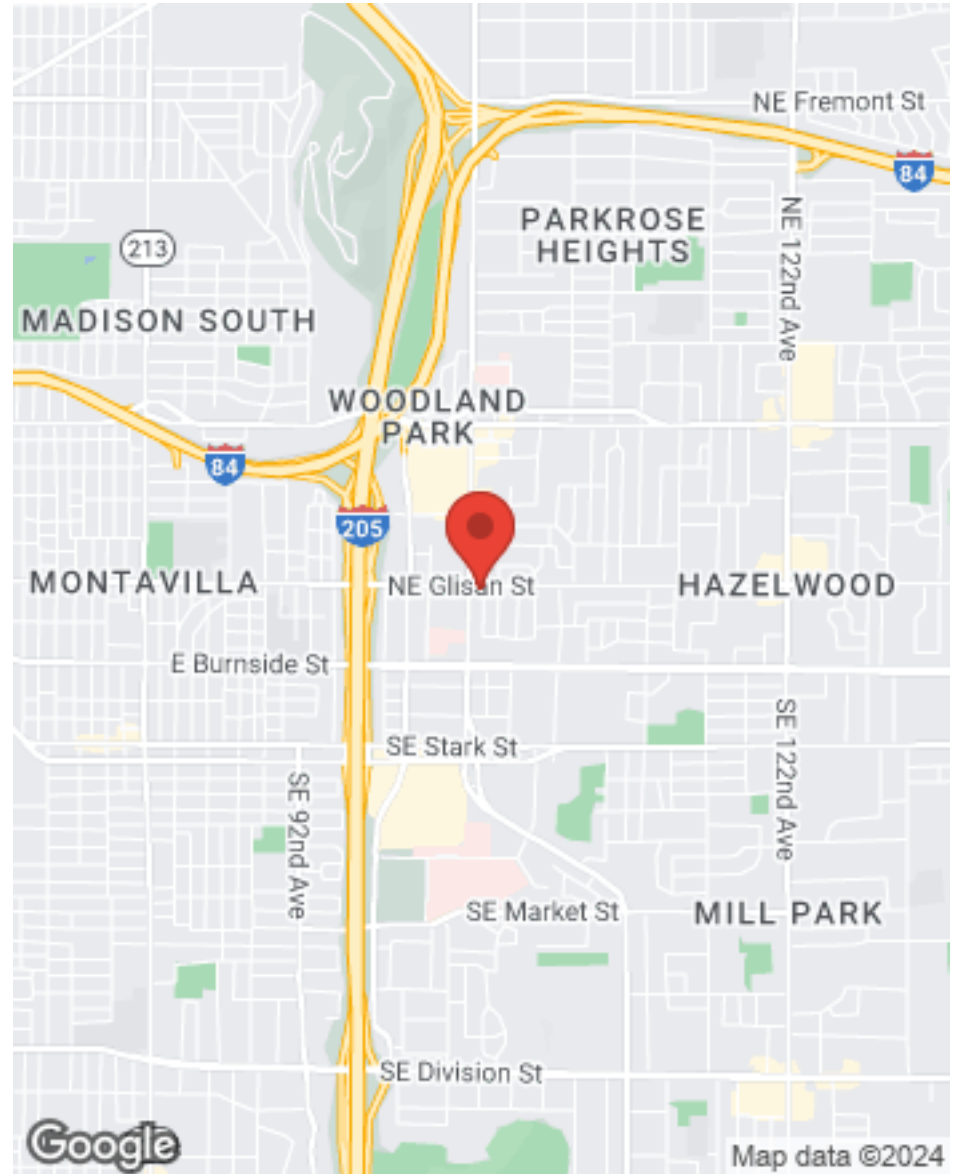
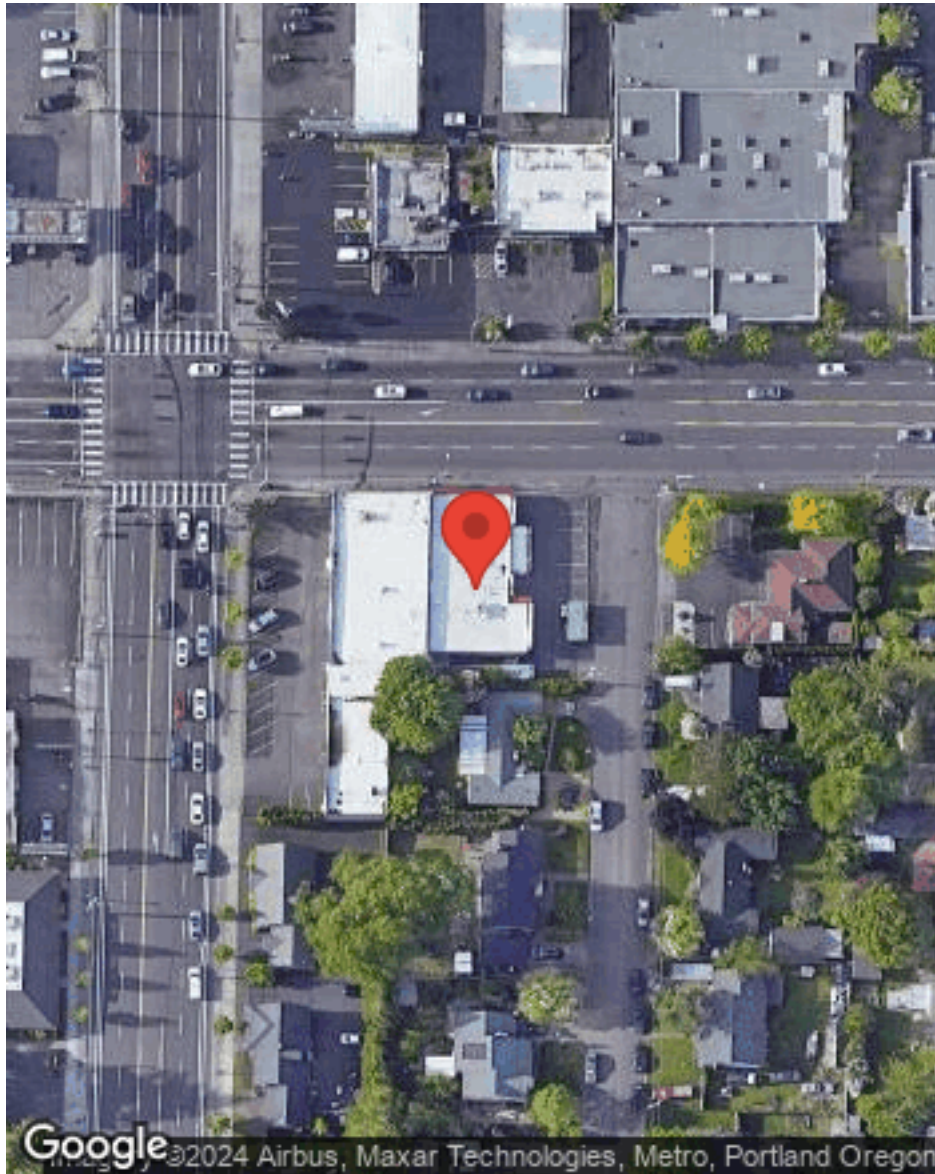
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# LOCATION MAPS

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# BUSINESS MAP

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# DISCLAIMER

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