



DOLLAR TREE

FOR LEASE

Prime Hollywood Retail

1815 NORTHEAST 43RD AVENUE

Portland, OR 97213

PRESENTED BY:

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OR #940200076

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$19.50 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	10,305 SF Street Retail Plus 7541 Basement & 1102 SF Upstairs
LOT SIZE:	0.18 Acres
BUILDING SIZE:	17,846 SF

NEIGHBORHOOD RETAILERS

- Hollywood Theatre
- Whole Foods
- Trader Joe's
- Grocery Outlet
- New Season's Market

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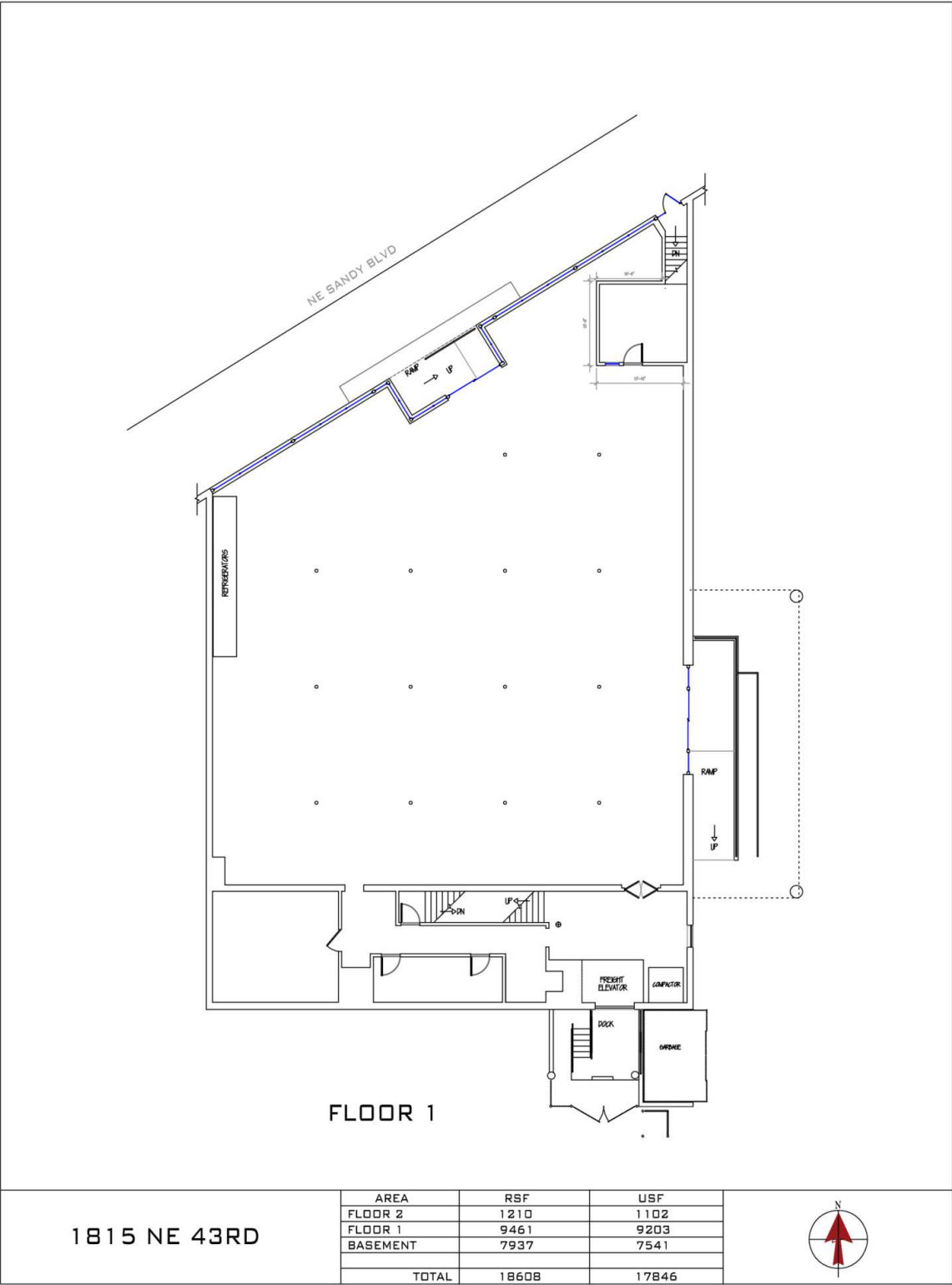
PROPERTY DESCRIPTION

This is a rare opportunity to lease a standout commercial property in the Hollywood District! This versatile space offers an ideal layout for Large Retail uses. Abundant on site parking options and easy access to I-84 and Sandy Blvd. This location offers the accessibility and visibility essential for a retail storefront, a dynamic showroom, or creative office opportunity! The potential is limitless, making it an exceptional choice for your leasing needs.

PROPERTY HIGHLIGHTS

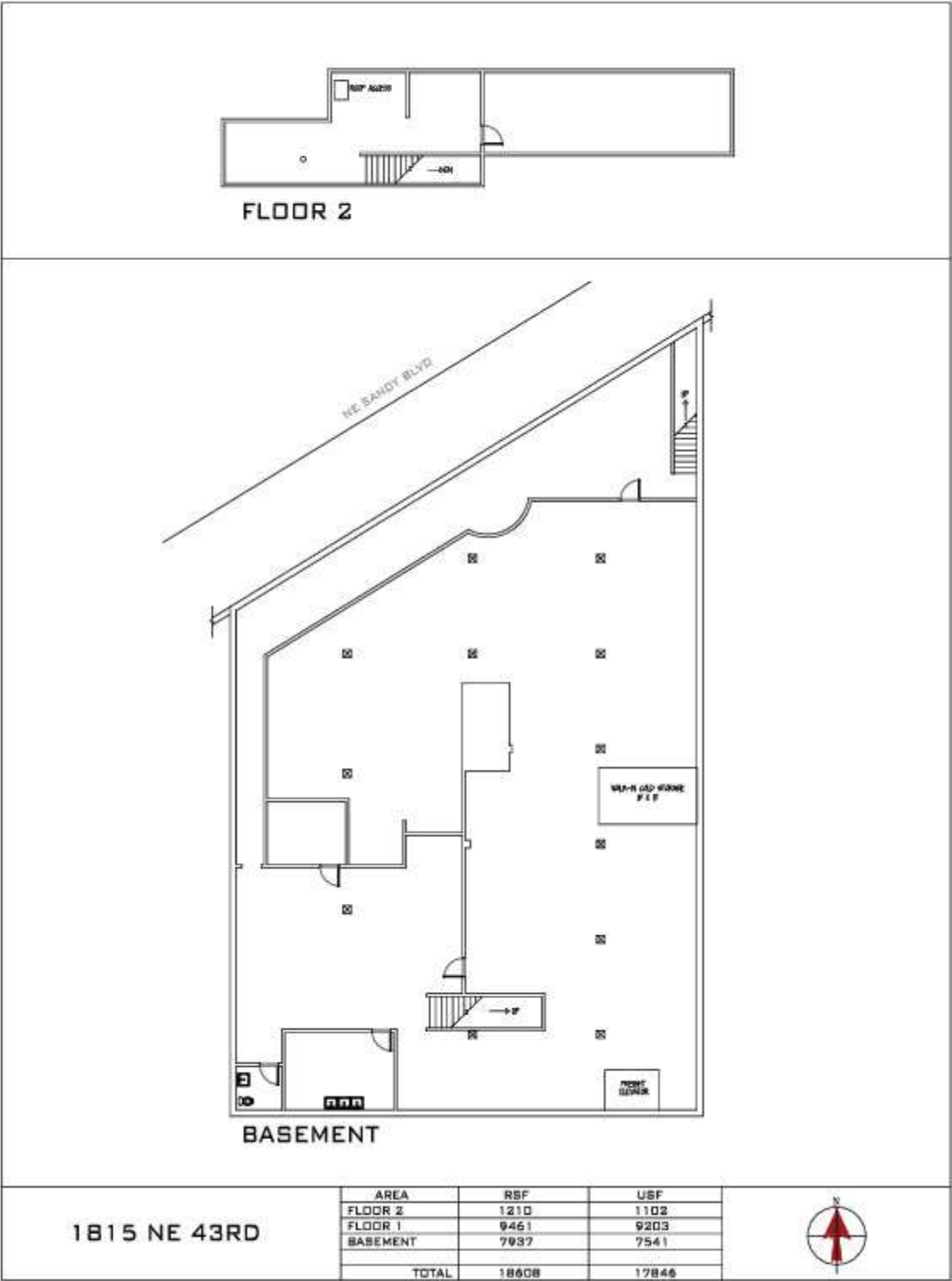
- Zoned CM2 Mixed Use for many Uses
- 10,305 Street Retail & 7541 SF Basement space
- Additional 1102 SF Upstairs
- Cooler & Freezer, Freight Elevator
- Ideal for Large Retail Business, Great Visibility
- On-site Parking Lot & Ample Street parking
- ADA Accessible
- Easy access to Sandy Blvd & I-84

FIRST FLOOR - STREET LEVEL - 9203 USF



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UPPER LEVEL - 1102 SF & BASEMENT - 7541 SF



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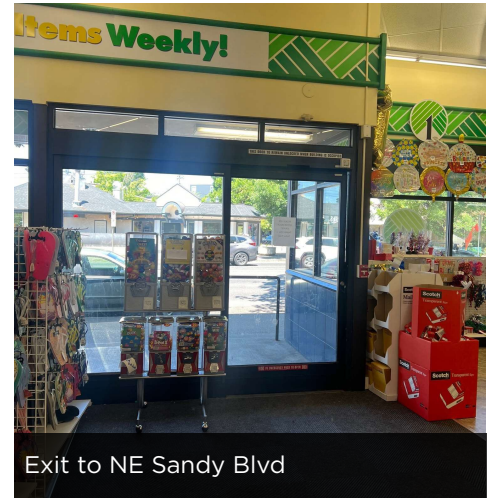
ADDITIONAL PHOTOS - STREET RETAIL, BASEMENT & UPSTAIRS



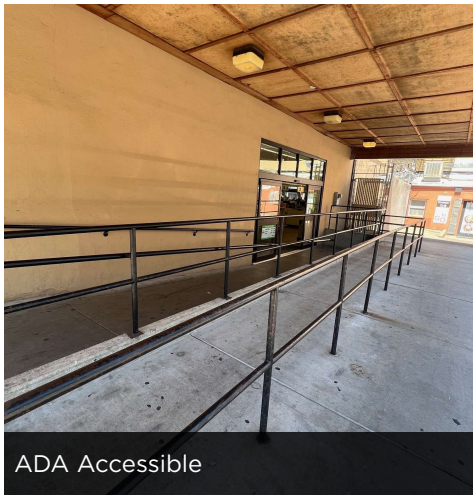
Entry to Retail from NE 43rd Ave



Interior with 12' ceiling height



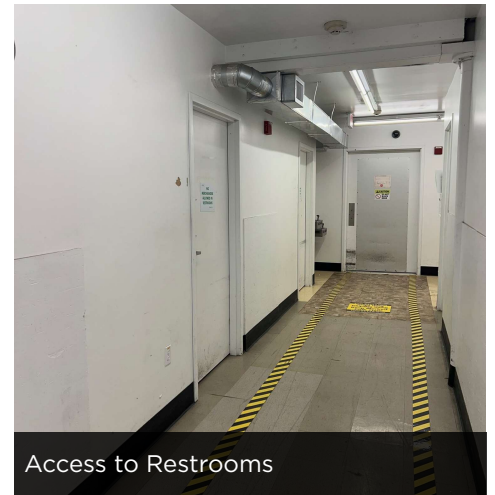
Exit to NE Sandy Blvd



ADA Accessible



Freight Elevator



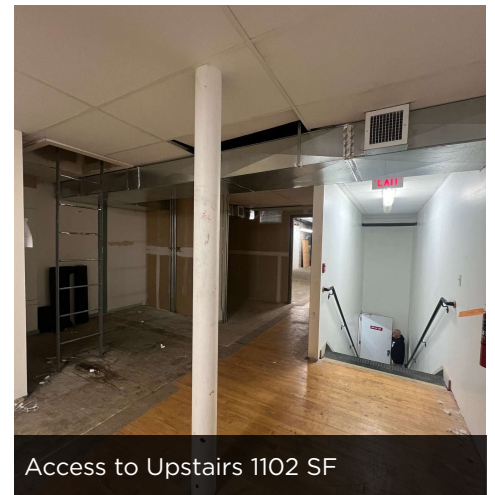
Access to Restrooms



Large Basement space 7541 SF



Large Cooler & Freezer



Access to Upstairs 1102 SF

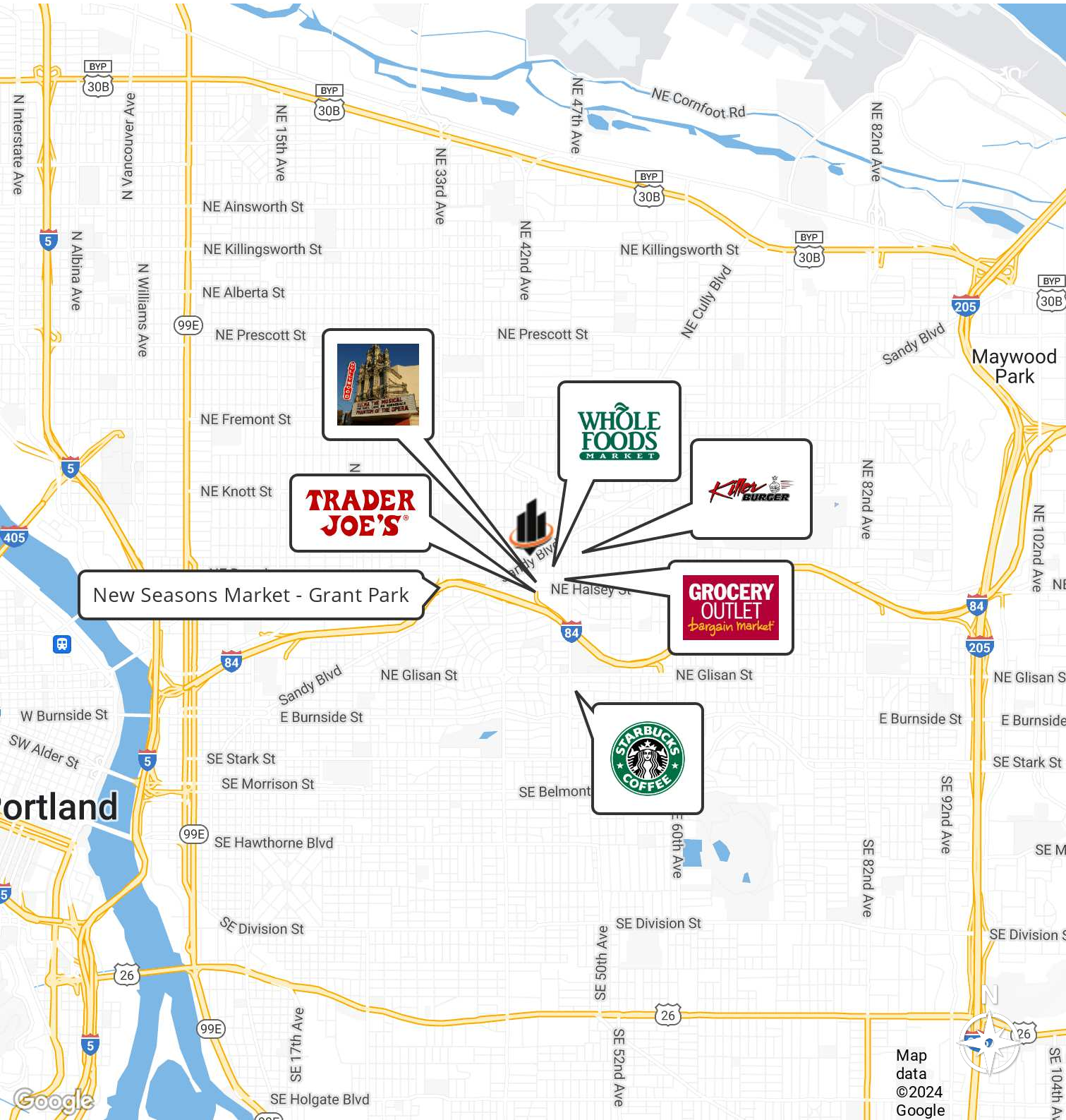
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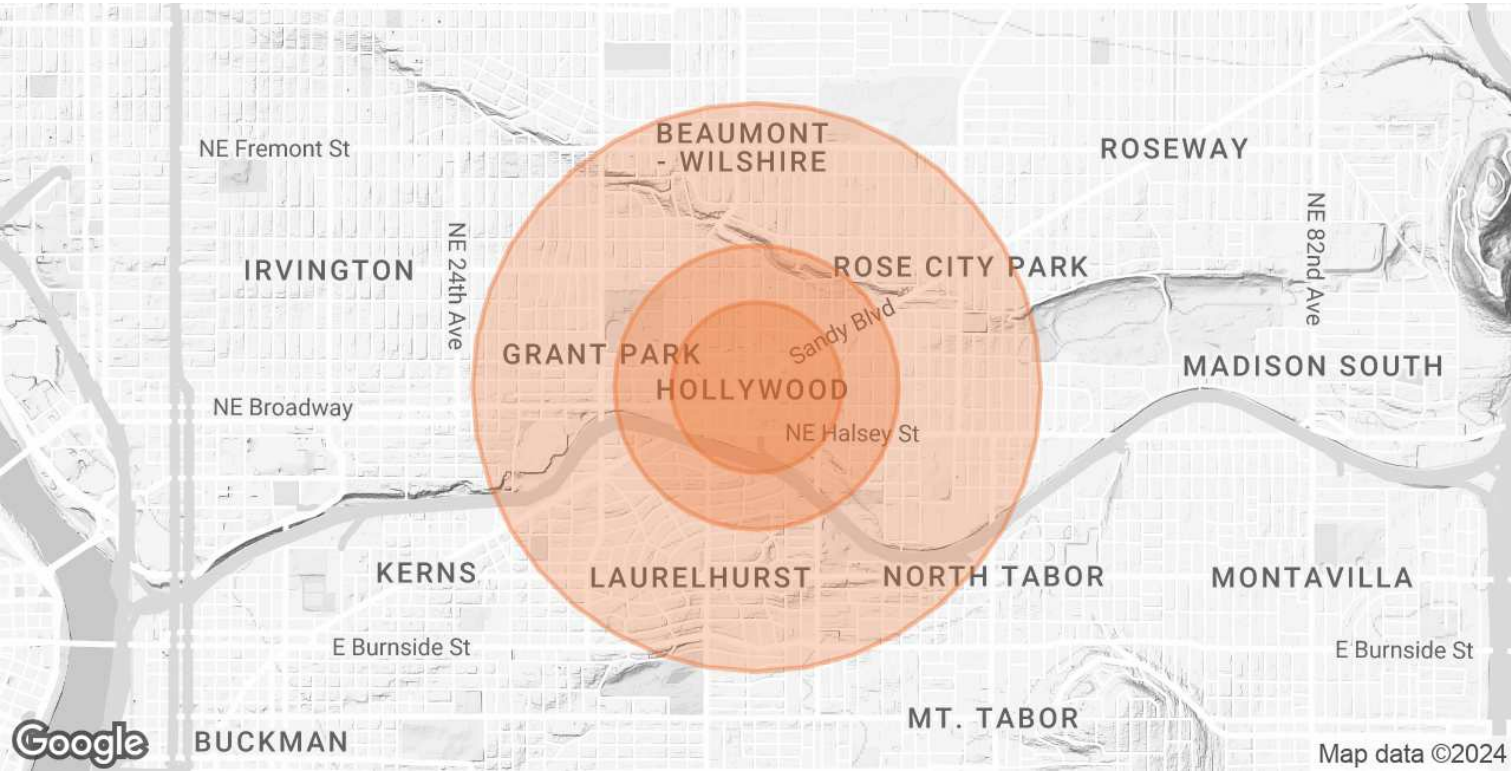
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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,324	6,971	24,699
AVERAGE AGE	43	43	42
AVERAGE AGE (MALE)	42	42	41
AVERAGE AGE (FEMALE)	44	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,204	3,189	10,692
# OF PERSONS PER HH	1.9	2.2	2.3
AVERAGE HH INCOME	\$142,097	\$167,587	\$174,500
AVERAGE HOUSE VALUE	\$835,673	\$885,669	\$888,448

Demographics data derived from AlphaMap

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