

FOR SUBLEASE : 7323 SW Barnes Rd, Portland, OR 97225



**Ashley Butler**

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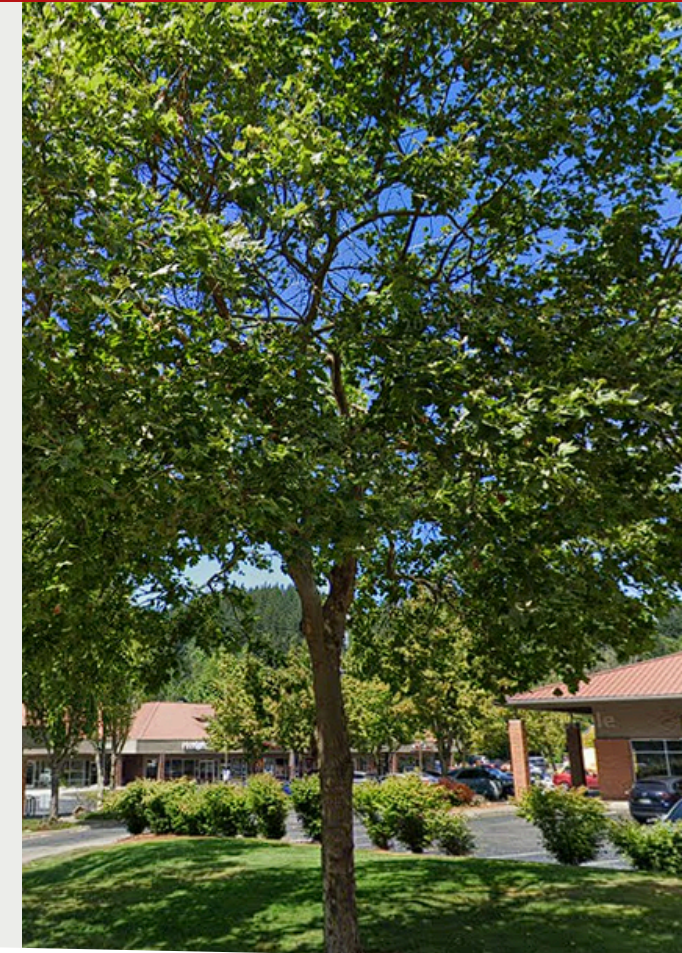
Barnes Miller Village Shopping Center is a bustling retail destination in Portland, offering a dynamic mix of local and national retailers with ample parking and high visibility along SW Barnes Rd. Known for its convenient layout and strong community presence, the center attracts a steady flow of shoppers and serves as a central hub for the surrounding neighborhood.

## BARNES MILLER VILLAGE

Available for sublease at Barnes Miller Village Shopping Center, this retail space at 7323 SW Barnes Rd., Portland, OR 97225 offers high visibility and access within a bustling shopping center.

Starting at \$2,044.04/month with annual 3% increases, this affordable lease option provides an excellent opportunity for businesses looking to establish a presence in a popular retail area.

Located just off key routes with ample parking, it's ideal for companies aiming to attract steady foot traffic in a vibrant, community-focused center. Sublease available through December 31, 2027.



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## Space Details

- Premises: Located in a vibrant shopping center with high foot traffic and convenient access.
- Lease Term: Available for sublease with a term ending on December 31, 2027.
- Monthly Rent: Starting at \$2,044.04, with a 3% annual increase on each lease anniversary.

## Benefits

- Affordable Rent: An attractive rate for businesses looking to establish or expand in a popular retail location.
- Strong Community Presence: Benefit from established neighbors and consistent shopper activity in the area.
- Prime Location: Located just off major routes, ensuring convenient access for employees and customers alike.

**For more details, or to schedule a viewing, contact us directly. Don't miss out on this excellent retail opportunity!**



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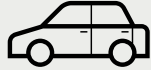
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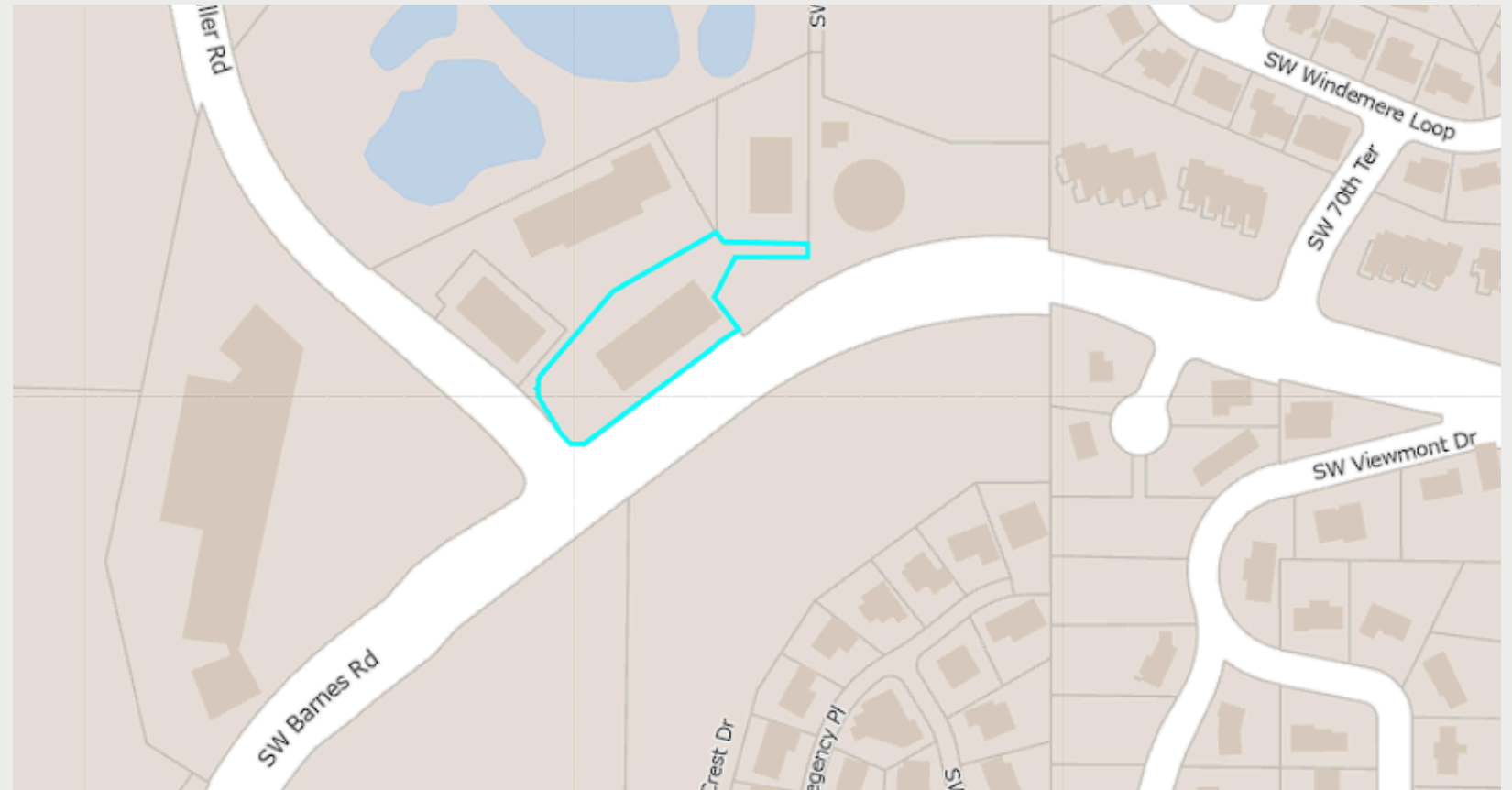
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### LOCATION HIGHLIGHTS

- **Prime Retail Location:** Situated within the popular Barnes Miller Village Shopping Center
- **High Visibility:** Located along SW Barnes Rd., easily accessible and visible to passing traffic
- **Ample Parking:** Convenient parking for customers and employees with multiple ingress and egress points
- **Strong Foot Traffic:** Surrounded by established retailers, drawing a steady stream of shoppers
- **Accessibility:** Easy access to major routes, making it convenient for both local and commuting customers
- **Community Hub:** Located in a vibrant area known for community-focused businesses and frequent visitors



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