

FOR LEASE

IN THE VIBRANT CULLY NEIGHBORHOOD

4636 NE 42nd Ave | Portland, OR 97218

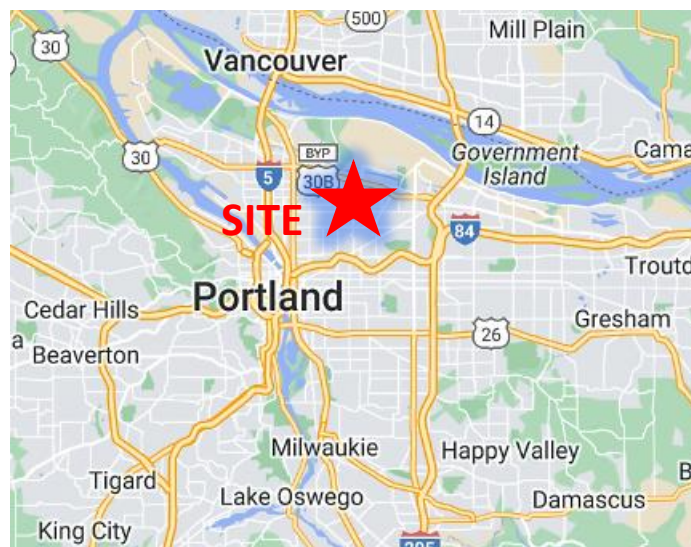


4800 Meadows, Suite 300, Lake Oswego, OR
503.367.0516 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Excellent location in NE Portland on the 42nd Avenue commercial corridor
- [Cully on the rise!](#)
- Retail/office available:
 - Suite E - 873 SF
 - \$19.00 SF/NNN
- Warehouse/production available:
 - Suite F - 2,380 SF
 - Space includes cooler/freezer space
 - \$17.00 SF/NNN
- Entrances to both spaces on NE Wygant



FOR MORE INFORMATION:

Steve Hunker, CCIM, Vice President/Broker
steve@fg-cre.com

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Suite E - 873 SF



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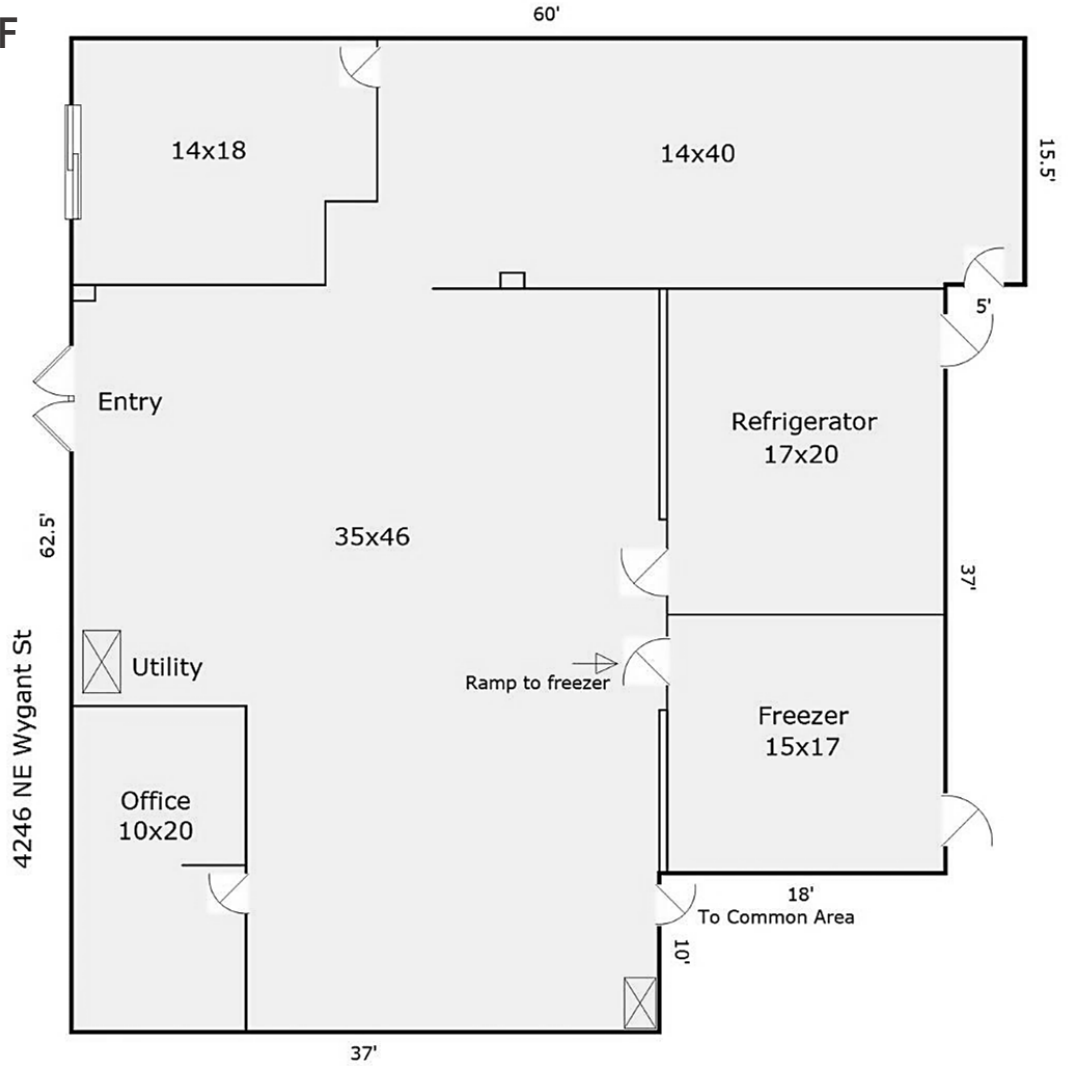
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Suite F – 2,380 SF



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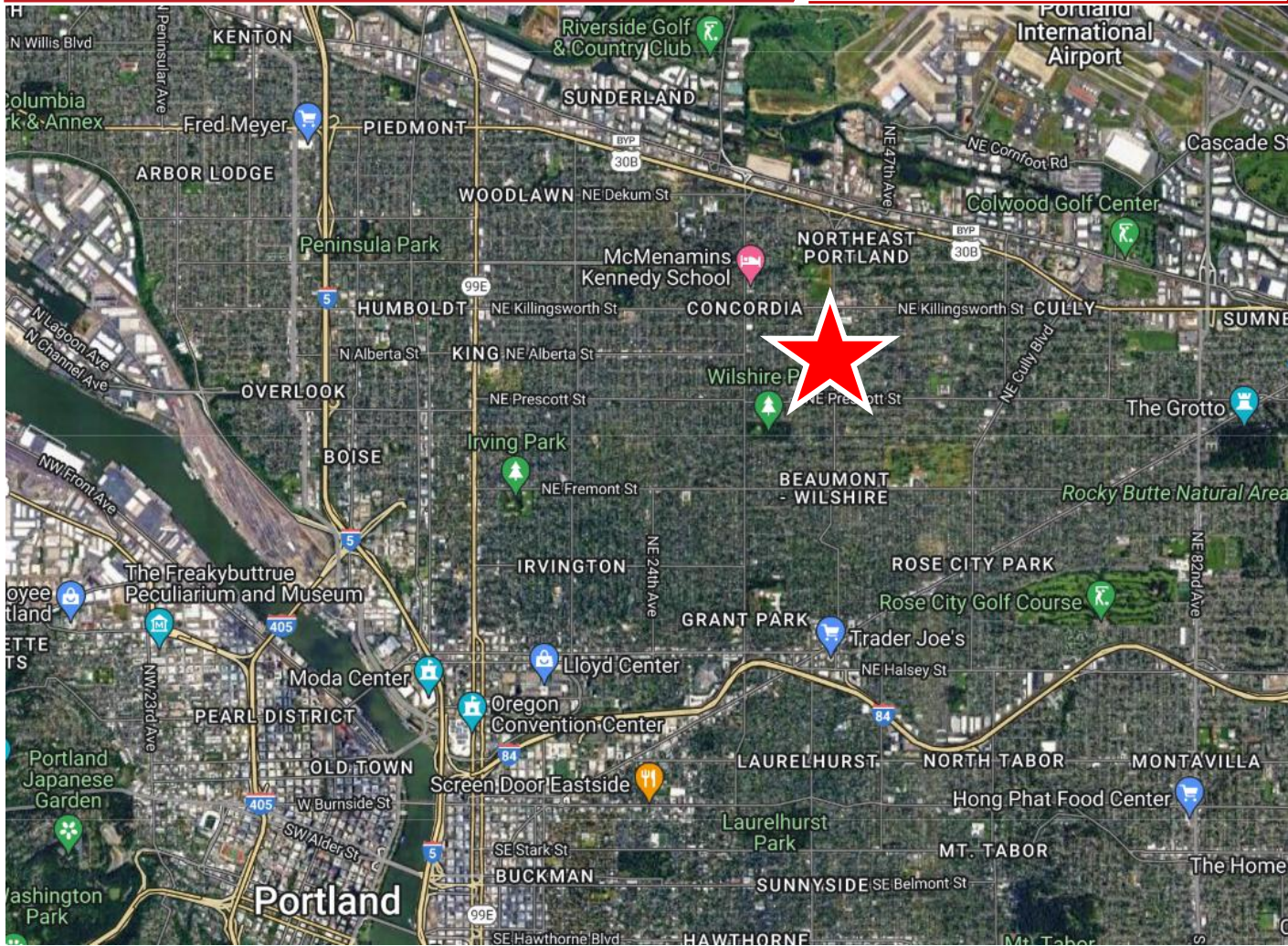
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	22,187	156,763	399,292
2029 Projected Population	21,536	153,598	394,972
Est. Average Household Income	\$130,028	\$114,711	\$107,303
Est. Total Businesses	799	14,961	41,976
Est. Total Employees	4,873	112,509	345,836

Average Daily Traffic

NE 42nd Ave @ NE Wygant St S – 8,590

NE Alberta Ct @ NE 42nd Ave W – 854

NE 42nd Ave @ NE Prescott St S – 9,522

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.