

FOR LEASE: 730 SW 10TH AVE, PORTLAND, OR 97205



THE STASH TEA BUILDING is conveniently located between 10th and 11th with MAX stops in front of the retail suites on Morrison and Yamhill. The building consists of 21,428 SF of twelve dedicated retails spaces with SmartPark garage on the

upper floors. Current tenants include: Compound, OROX, Abbey Creek and coming soon Stash Tea. Available spaces range from 619 SF - 2,939 SF restaurant space which includes hood and grease trap. Storage units are also available to tenants.

CHRIS GUINN III

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*The information contained herein is deemed reliable, but cannot be guaranteed as to its accuracy and should be independently verified.



- Price: \$23/SF
- Estimated NNN: \$10/SF
- Tenant Improvement Allowance: negotiable
- Zoning: CX

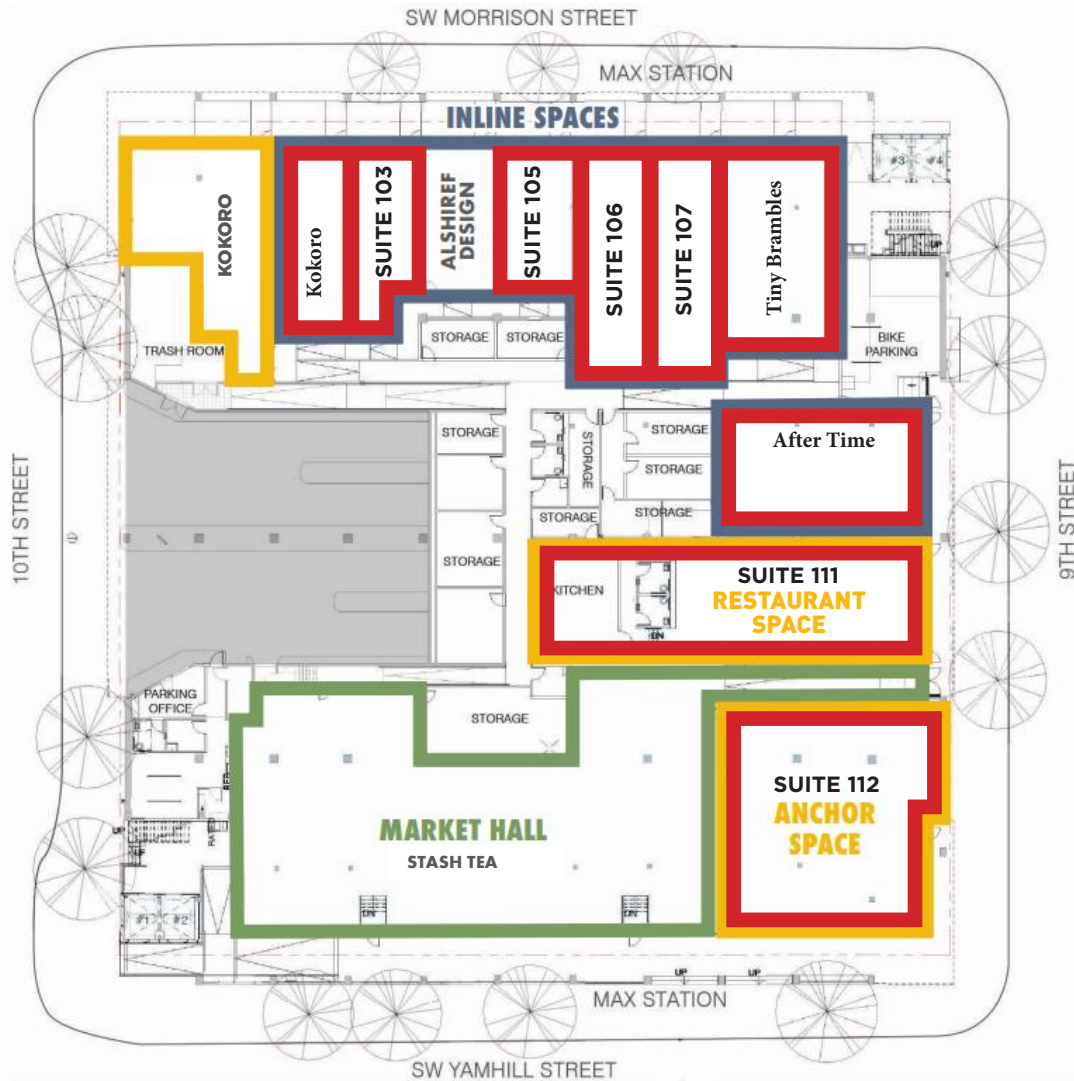


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THE STASH TEA BUILDING SITE PLAN



AVAILABLE SPACES:

- Suite 103:** \$23/SF NNN, 733 SF
- Suite 105:** \$23/SF NNN, 619 SF
- Suite 106:** \$23/SF NNN, 989 SF
- Suite 107:** \$23/SF NNN, 989 SF
- Suite 111:** \$23/SF NNN, 2937 SF
- Suite 112:** \$23/SF NNN, 2,634 SF

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Nearby businesses with similar land use



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Trade Area: 730 SW 10th Ave - 3 mi.



POPULATION

The population in this area is estimated to change from **146,589** to **175,032**, resulting in a growth of **19.4%** between 2010 and the current year. Over the next five years, the population is projected to grow by **4.6%**.

The population in the base area is estimated to change from **308,745,538** to **334,279,739**, resulting in a growth of **8.3%** between 2010 and the current year. Over the next five years, the population is projected to grow by **3.2%**.

The current year median age for this area is **39.7**, while the average age is **41.7**. Five years from now, the median age is projected to be **42.3**.

The current year median age for the base area is **39.0**, while the average age is **40.0**. Five years from now, the median age is projected to be **40.1**.

Of this area's current year estimated population:

82.8% are White Alone, **3.9%** are Black or African American Alone, **0.7%** are American Indian and Alaska Nat. Alone, **6.1%** are Asian Alone, **0.2%** are Nat. Hawaiian and Other Pacific Isl. Alone, **1.4%** are Some Other Race, and **4.8%** are Two or More Races.

Of the base area's current year estimated population:

69.0% are White Alone, **12.9%** are Black or African American Alone, **1.0%** are American Indian and Alaska Nat. Alone, **6.0%** are Asian Alone, **0.2%** are Nat. Hawaiian and Other Pacific Isl. Alone, **7.2%** are Some Other Race, and **3.6%** are Two or More Races.

This area's current estimated Hispanic or Latino population is **5.6%**, while the base area's current estimated Hispanic or Latino population is **19.3%**.



HOUSEHOLD

The number of households in this area is estimated to change from **75,440** to **92,304**, resulting in an increase of **22.4%** between 2010 and the current year. Over the next five years, the number of households is projected to increase by **5.1%**.

The number of households in the base area is estimated to change from **116,716,292** to **127,073,679**, resulting in an increase of **8.9%** between 2010 and the current year. Over the next five years, the number of households is projected to increase by **3.4%**.



EDUCATION

Currently, it is estimated that **19.0%** of the population age 25 and over in this area had earned a Master's Degree, **6.9%** had earned a Professional School Degree, **4.1%** had earned a Doctorate Degree and **38.8%** had earned a Bachelor's Degree.

In comparison, for the base area, it is estimated that for the population over age 25, **9.1%** had earned a Master's Degree, **2.2%** had earned a Professional School Degree, **1.5%** had earned a Doctorate Degree and **20.2%** had earned a Bachelor's Degree.



INCOME

The average household income is estimated to be **\$130,881** for the current year, while the average household income for the base area is estimated to be **\$103,625** for the same time frame.

The average household income in this area is projected to change over the next five years, from **\$130,881** to **\$149,275**.

The average household income in the base area is projected to change over the next five years, from **\$103,625** to **\$116,275**.

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