

FORMER SHARI'S LEASING OPPORTUNITY

11335 NE AIRPORT WAY, PORTLAND, OR



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**COMMERCIAL
INTEGRITY *nw***
a real estate investment advisory company

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THE SYNOPSIS

FORMER SHARI'S OF PORTLAND

CALL FOR
PRICING

FORMER SHARI'S LEASING OPPORTUNITY

11335 NE AIRPORT WAY, PORTLAND, OR

Building ... 3,950 SF
Land ... 52,264 SF
Acres ... 1.2 AC
Built ... 1994/Renov. 2017

Zoning ... EG-2 (General Employment Zone)
Parking ... Approx. 50 Stalls
Parcel ... R187002
Construction ... Wood Frame



PROPERTY SYNOPSIS



- The Property consists of a 3,950 SF Single-Tenant **Vacant Restaurant** building situated on 1.2 acres located in Multnomah County, Portland, OR.
- Ideally Located on a **High Volume Home Depot Outpad** next to Portland International Airport.
- Portland International Airport (PDX) Brings **49,000+ Travelers Daily** to the Area.
- This Property Was Originally **Built in 1994** and Extensively Remodeled in 2017. Situated at a **Signalized, High Volume** Intersection.
- The Property is Nestled Comfortably Between Multiple Hotels Including **Courtyard By Marriott, Shiloh Inns, Clarion Inn & Suites, Homewood Suites By Hilton, Fairfield By Marriott, Springhill Suites by Marriott, Best Western, and Comfort Inn.**

The background image shows a building with a red-tiled roof and a stone wall in the foreground. A large, dark, semi-transparent rectangular overlay is centered on the image, containing the text. The text is white and bold, with a thin yellow horizontal line underlining the word 'DETAILS'. The entire image is framed by a thin yellow border.

THE DETAILS

FORMER SHARI'S OF PORTLAND

BUILDING PROFILE

ABOUT the FORMER SHARI'S Building

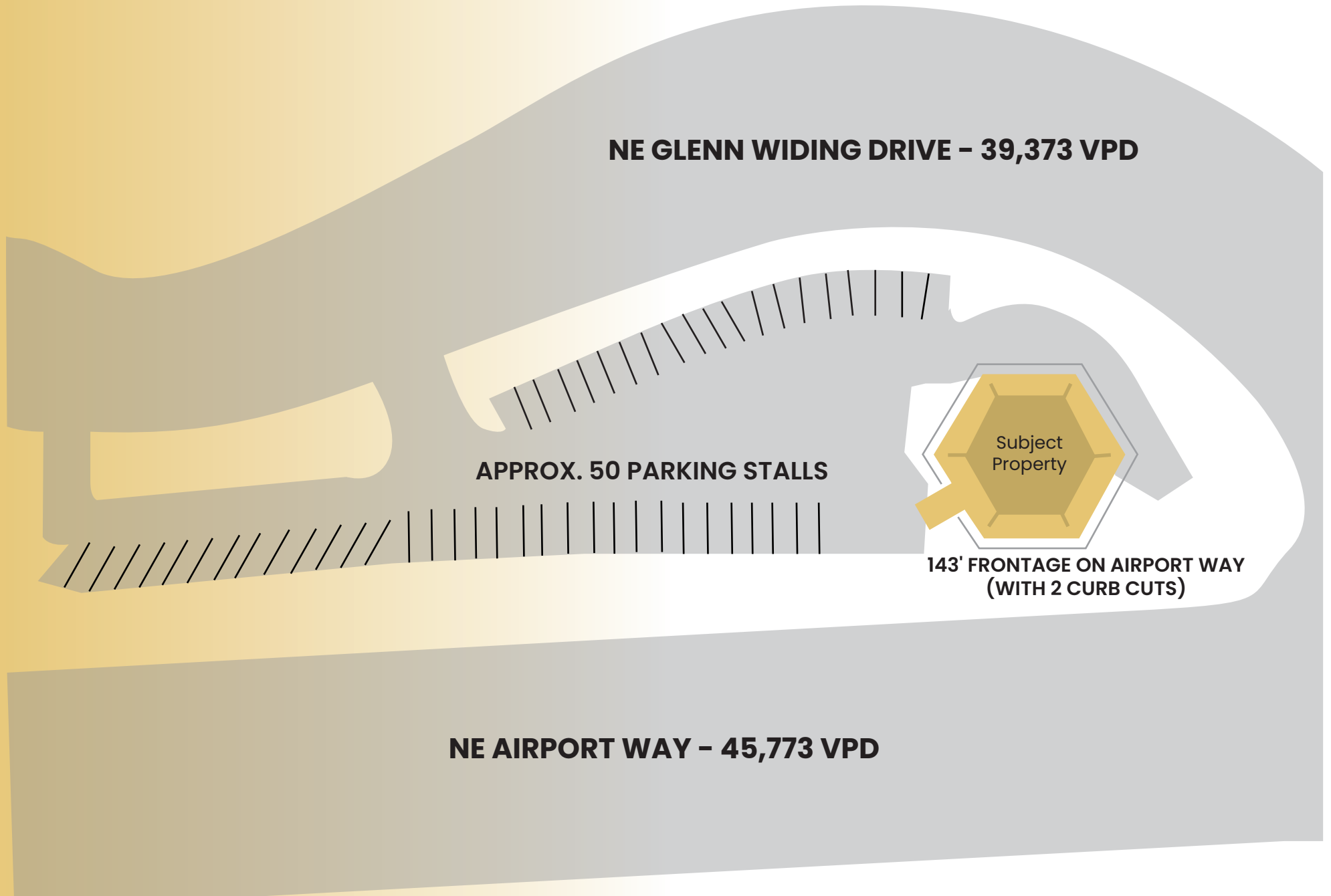
Built in 1994 and renovated in 2017, the 3,950 SF building stands a modest single story on it's 52,264 SF (1.2 AC) lot. The remaining portion of this 52,264 SF property is primarily parking lot with 50 surface stalls. 143' of frontage along NE Airport way and 2 ingress/egress' on NE Glen Winding Drive allowing easy traffic flow. The Building sits in highly visible corner of its meticulously manicured and landscaped property.



AMENITY MAP



SITE PLAN



AREA HIGHLIGHTS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	2,477	68,415	299,282
 HOUSEHOLDS	824	27,166	118,764
 HH INCOME	\$80.3K	\$105.4K	\$110.4
 CONSUMER SPENDING	\$66.7M	\$2.2B	\$8.3B

TRAFFIC



39,373 VPD ON NE AIRPORT WAY & NE GLENN WILDING DR NW



45,773 VPD ON NE AIRPORT WAY & NE 112TH AVE SE

TRANSPORTATION



ANNUAL FOOT TRAFFIC: 254,631 SITE VISITS
HOURLY FOOT TRAFFIC: 12PM PEAK
DAILY FOOT TRAFFIC: SUNDAY PEAK



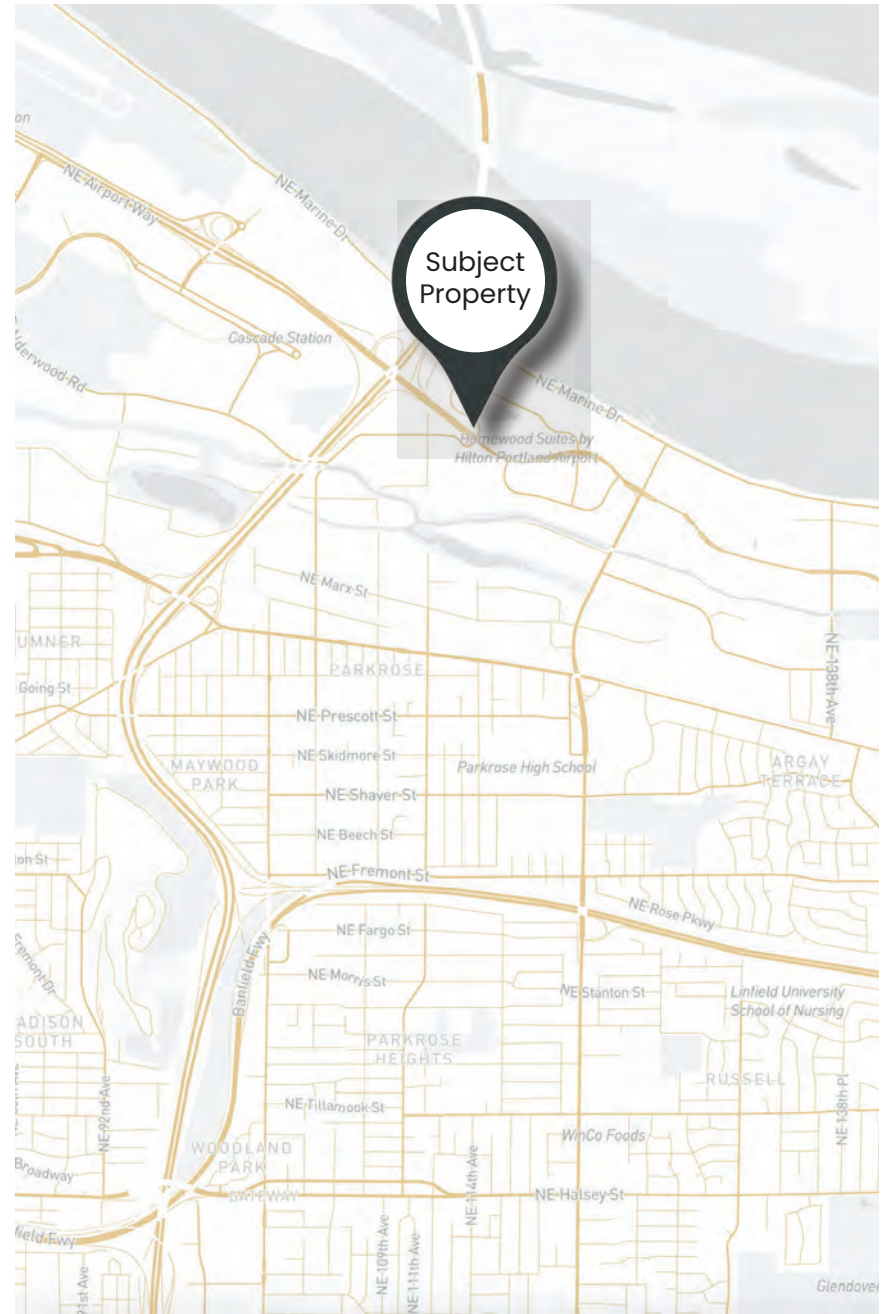
WALKSCORE: 35 (CAR DEPENDENT)
TRANSITSORE: 36 (SOME TRANSIT)



AIRPORT:
7 MIN DRIVE TO PDX
PORTLAND INTERNATIONAL AIRPORT

POPULATION

STATE	OREGON	4.18M
COUNTY	MULTNOMAH COUNTY	812.86K
MSA	PORTLAND METRO AREA	2.49 M
CITY	PORTLAND	650.38K





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