

FOREST HEIGHTS VILLAGE CENTER

2,400 SQ FT COMMERCIAL SPACE

2041 NORTHWEST MILLER ROAD, PORTLAND, OR 97229



PRESENTED BY:

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EXECUTIVE SUMMARY

2041 NORTHWEST MILLER ROAD



OFFERING SUMMARY

AVAILABLE SF:	2,400
LEASE RATE:	\$30 / Sq Ft NNN
LEASE TERM:	Negotiable
YEAR BUILT:	1994
RENOVATED:	2017
PARKING:	Shared
PARKING RATIO:	4.16
ZONING:	CN2 - Commercial
VIRTUAL TOUR:	LINK

PROPERTY OVERVIEW

Opportunity to lease a 2,400 sq ft end-cap suite in the Forest Heights Village Center! This space, most recently used as a local market, is situated in the hills of NW Portland. The layout and retail center are suitable for a range of businesses, including retail, restaurant, office, medical, fitness, or educational.

The interior includes a primary retail area, a secondary space for storage or back-office operations, walk-in coolers, a walk-in freezer, and high ceilings that create a spacious environment. With two facades of windows, the space receives abundant natural light. The unit is equipped with a floor drain. Tenants have the option to rent additional storage in the building's lower level and can use the shared outdoor fire-pit area.

The property is part of an active shopping center with over 128,000 annual visitors. Your business will be located alongside established tenants such as Jim and Patty's Coffee, Pizzicato, and Kozan Ramen. The center provides shared parking with a ratio of 4.16. The location is a short drive from Highway 26 and downtown Portland, serving the surrounding neighborhoods of Cedar Mill, Bonny Slope, and Beaverton.

PROPERTY HIGHLIGHTS

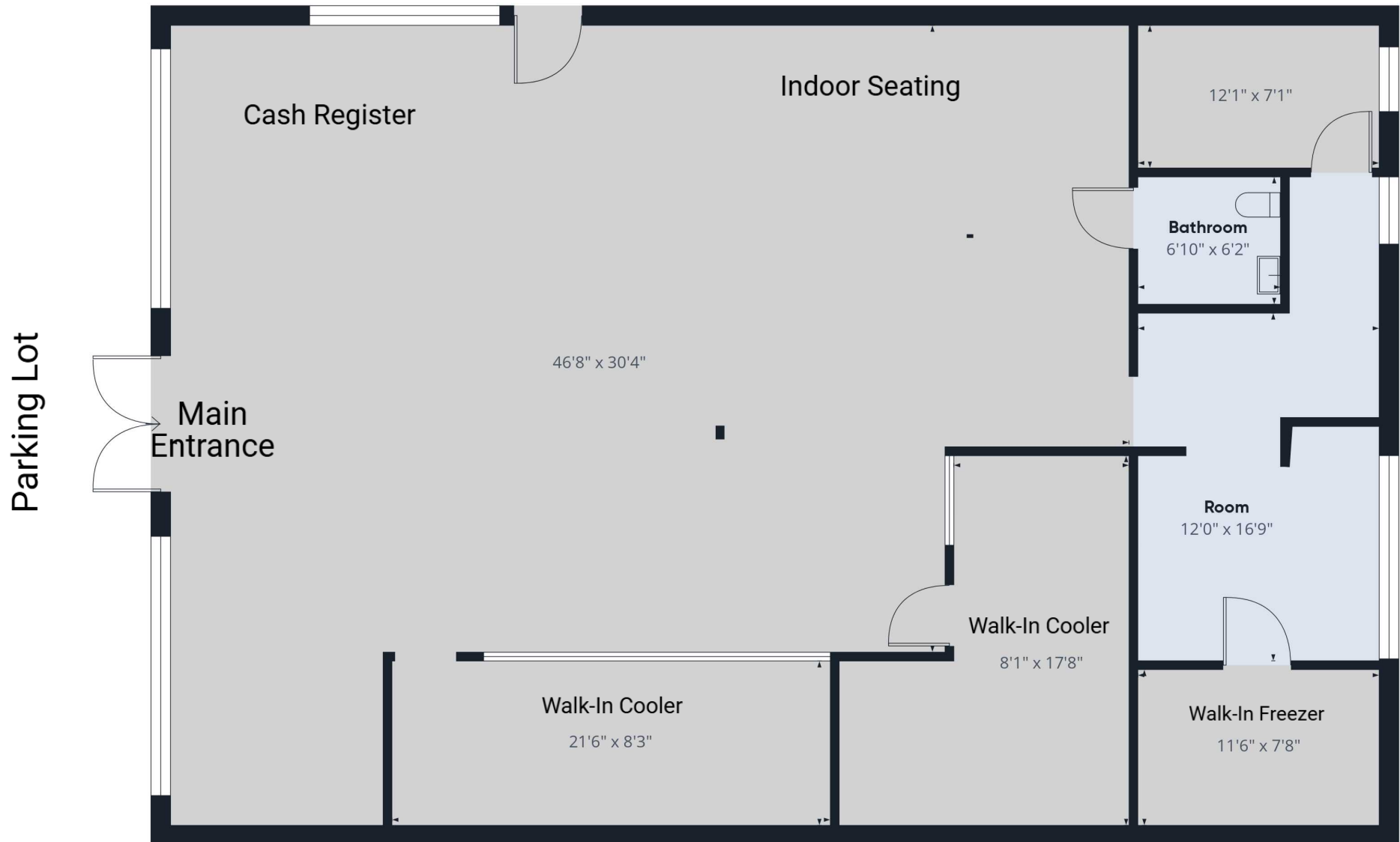
- End-cap suite.
- The retail center has a loyal customer base and attracts 128,000 annual visitors.
- Nearly half of all retail center customers have a median household income of \$200k+.
- Median household income of \$243k in a 1-mile radius.
- Only retail center in Forest Heights.
- Zoning permits a wide range of uses, including retail, restaurant, office, medical, fitness, and education.
- Walk-in coolers and freezer.
- Ample ceiling height.
- Shared outdoor seating and firepit with brand new furniture.
- 9 minute drive to Highway 26.
- 11 minute drive to Downtown Portland.

FLOOR PLAN

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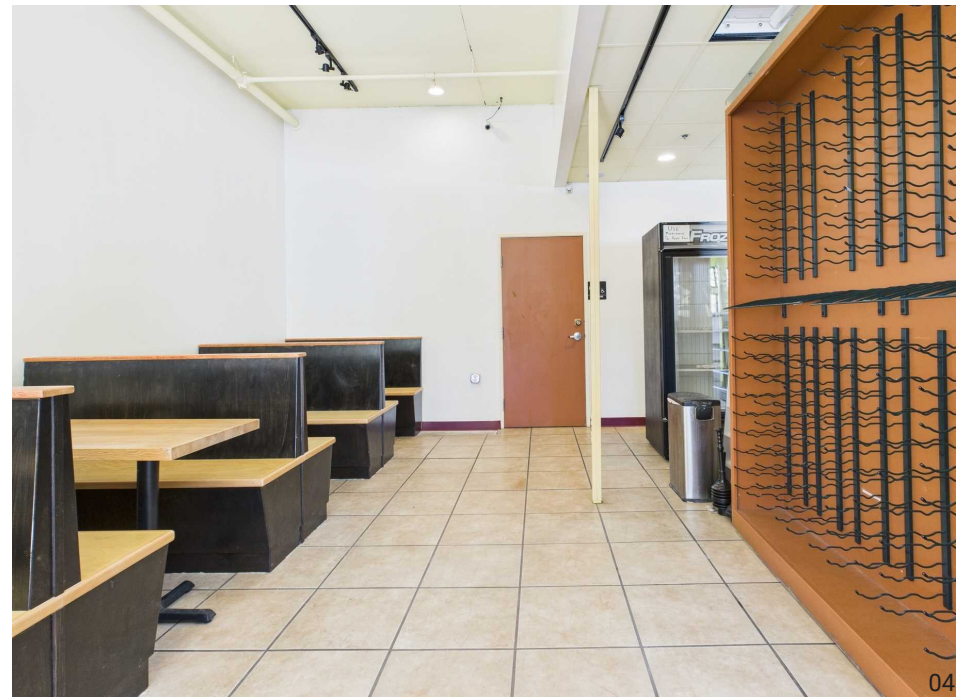


Outdoor Seating & Fire Table



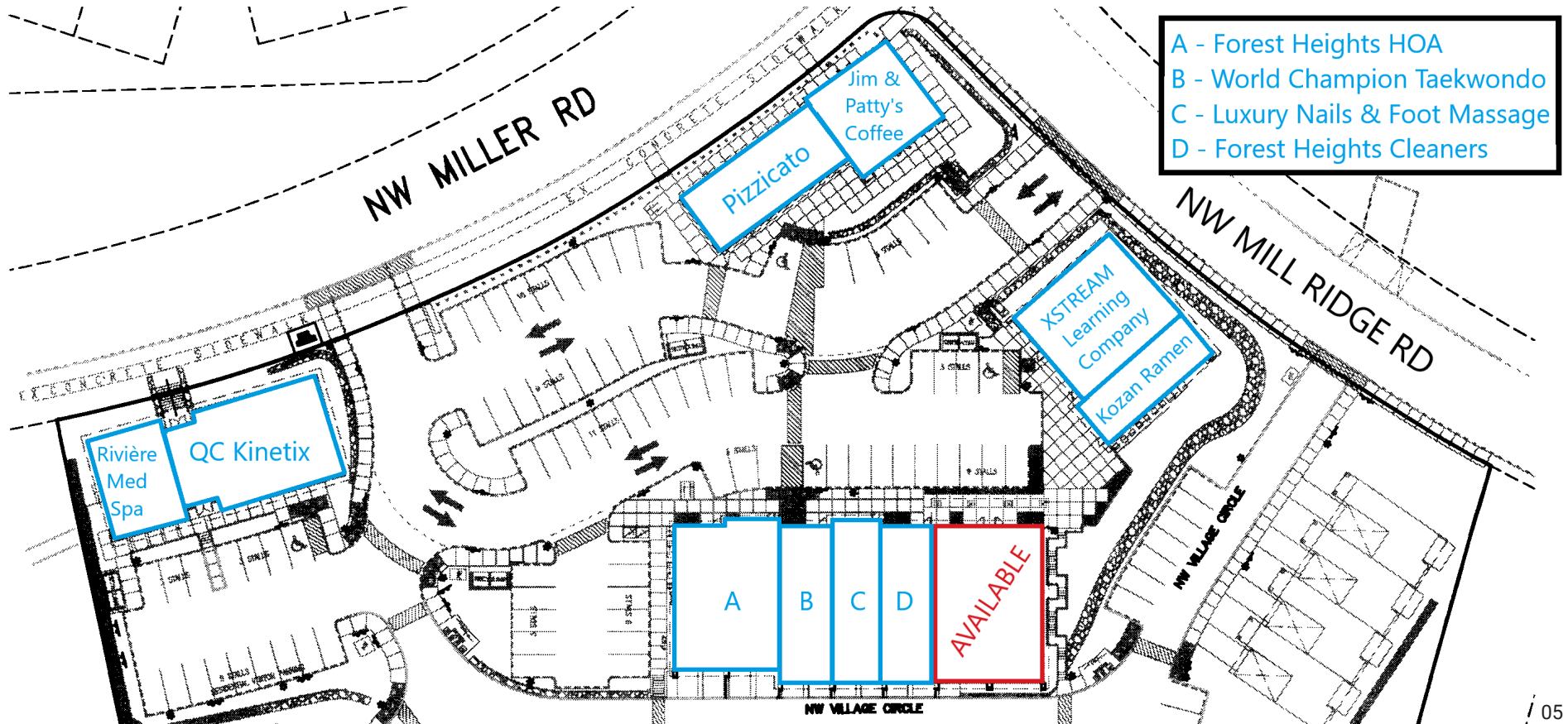
PHOTOS

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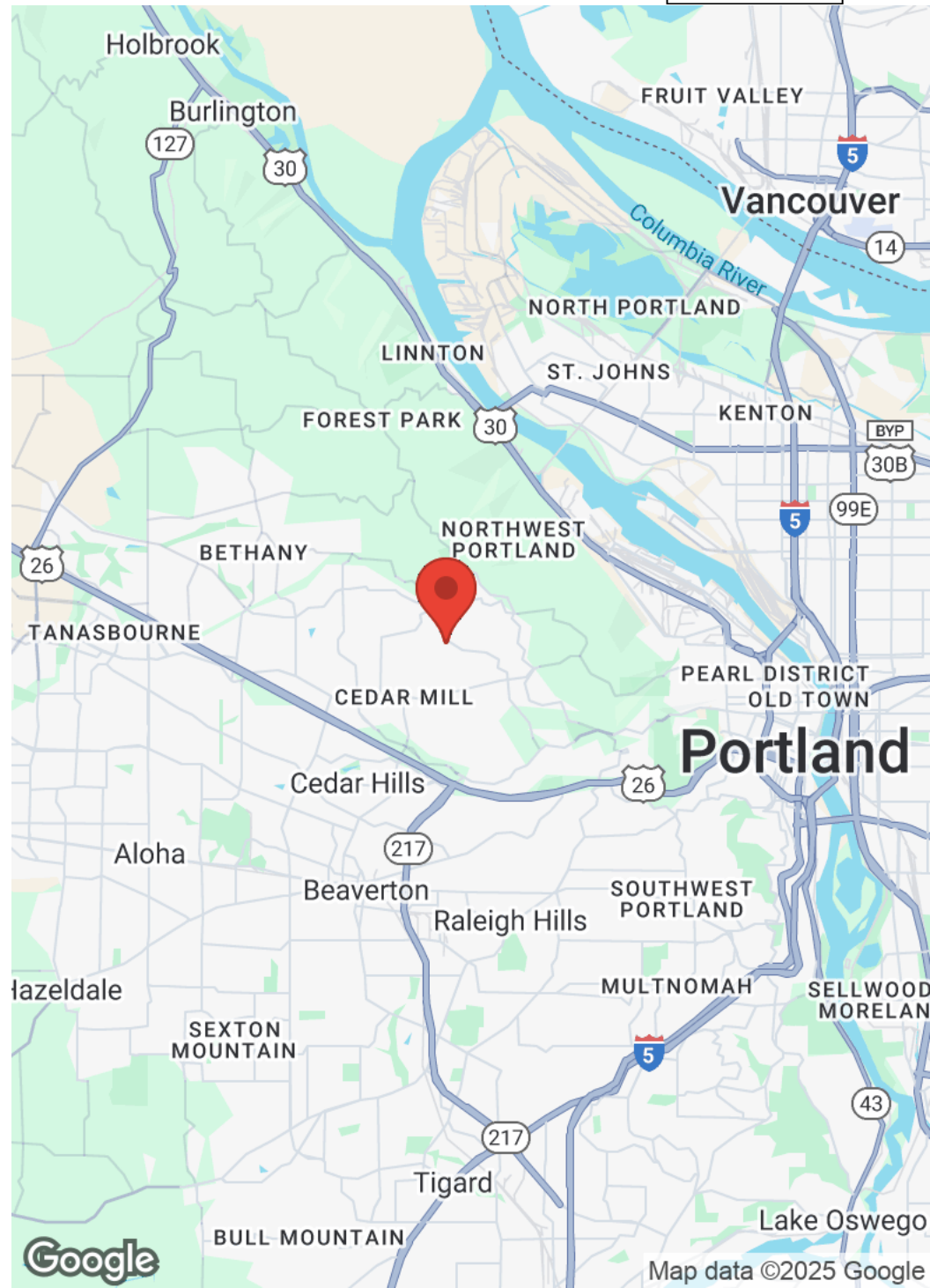
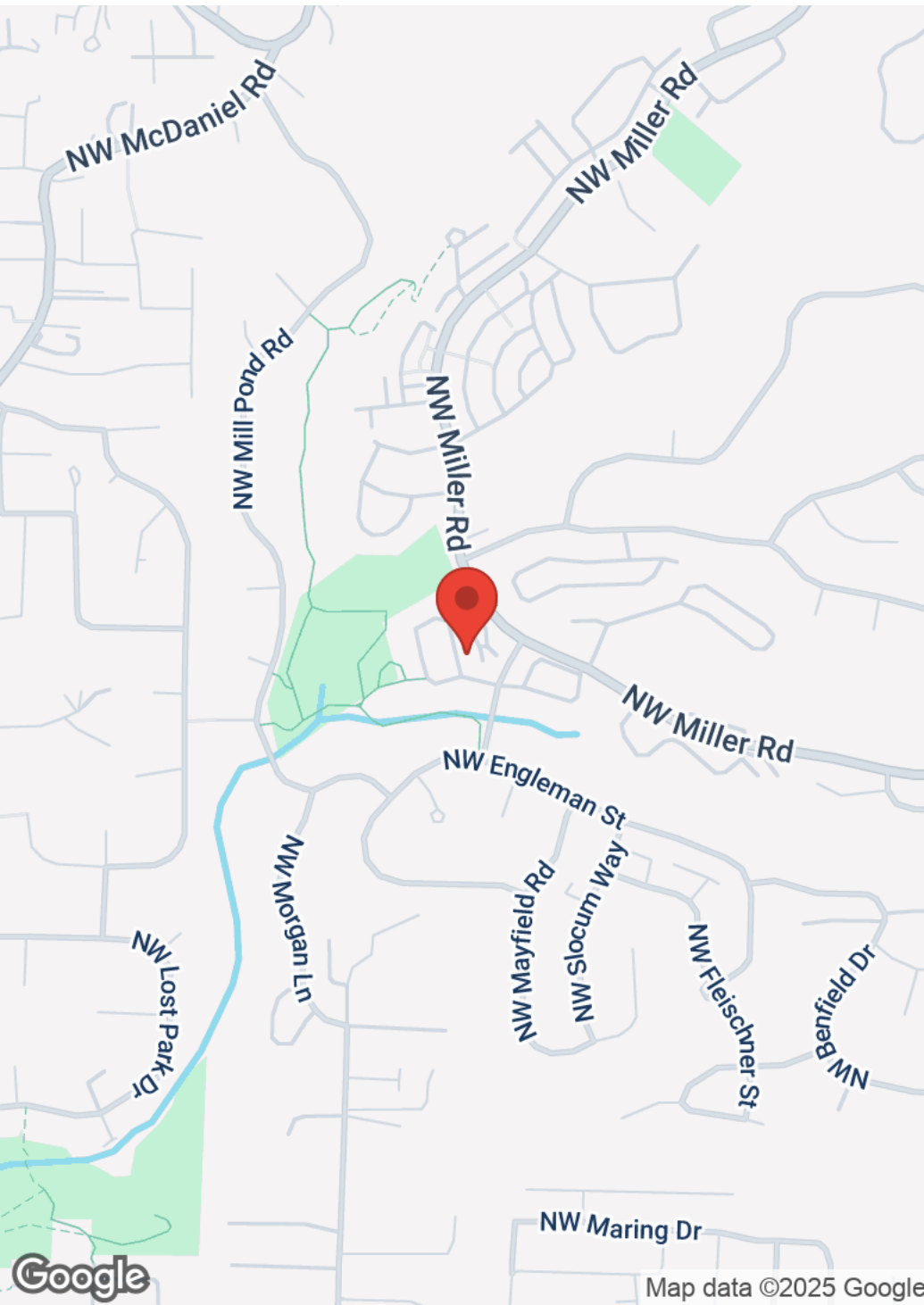
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LOCATION MAPS

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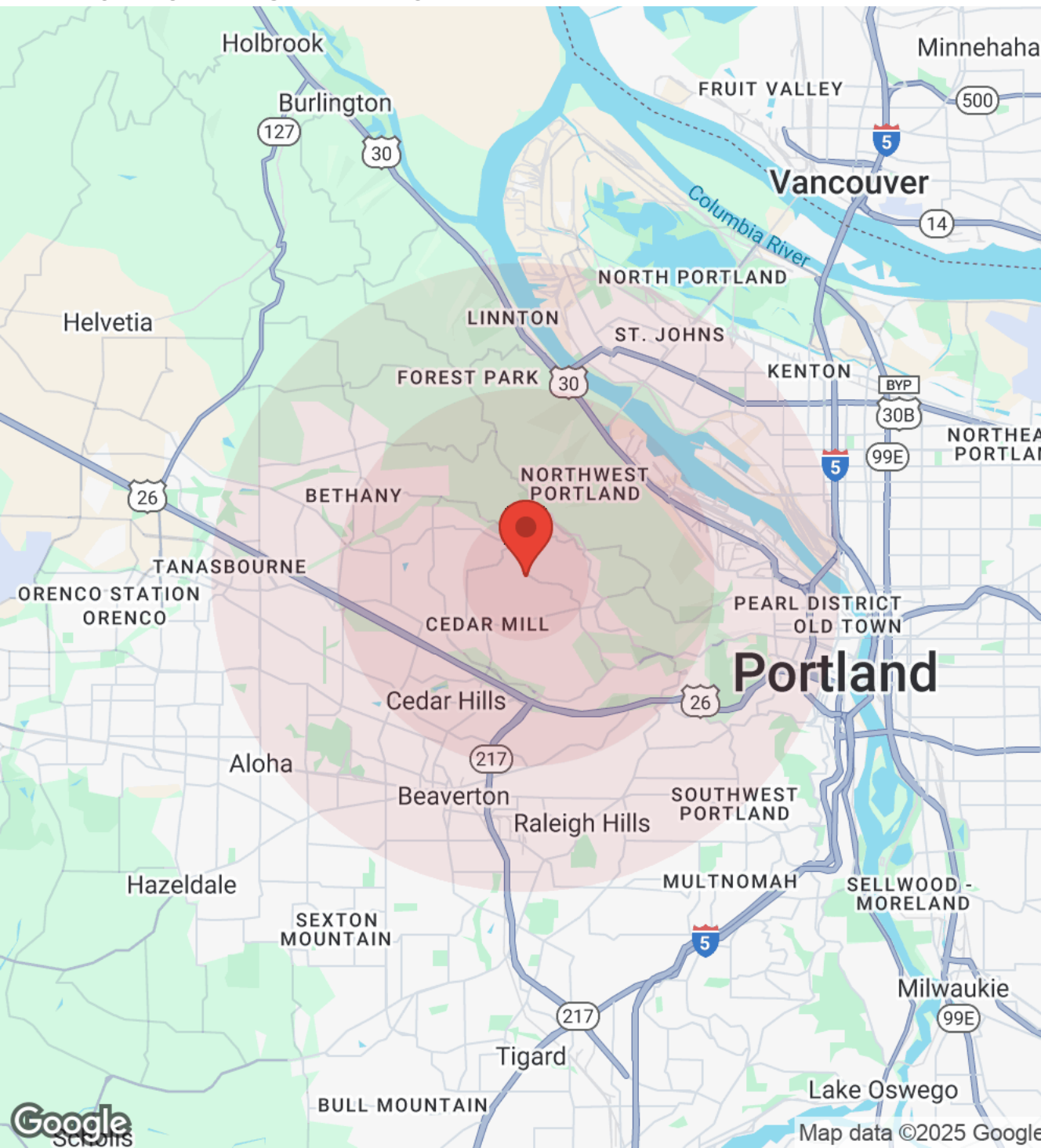
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,656	37,771	162,433
Female	6,734	38,047	157,992
Total Population	13,390	75,818	320,425

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,598	13,146	48,732
Ages 15-24	1,395	8,011	37,380
Ages 25-54	5,687	33,419	153,726
Ages 55-64	1,712	8,629	32,385
Ages 65+	1,997	12,613	48,202

Income	1 Mile	3 Miles	5 Miles
Median	\$243,070	\$149,895	\$106,216
< \$15,000	72	935	10,143
\$15,000-\$24,999	117	835	5,957
\$25,000-\$34,999	43	989	6,460
\$35,000-\$49,999	219	1,543	10,459
\$50,000-\$74,999	163	2,841	17,996
\$75,000-\$99,999	179	3,036	15,860
\$100,000-\$149,999	499	4,992	24,663
\$150,000-\$199,999	719	4,276	16,869
> \$200,000	2,821	10,877	32,397

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,143	32,045	151,248
Occupied	4,832	30,325	140,804
Owner Occupied	4,200	20,214	67,786
Renter Occupied	632	10,111	73,018
Vacant	311	1,720	10,444

DISCLAIMER

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