

PRIME SQUARE 205

MULTIPLE RETAIL SPACES FOR LEASE IN PORTLAND, OR



COMMERCIAL
INTEGRITY *nw*

a real estate investment advisory company

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The image shows the exterior of a Unitus Community Credit Union building. The building is a single-story structure with a light beige facade and brick accents. The Unitus logo, featuring a stylized 'U' in a yellow square, is prominently displayed above the entrance. Below the logo, the words 'COMMUNITY CREDIT UNION' are written in a smaller, sans-serif font. The entrance area is paved with grey bricks and features a small red sign on a white stand. Large windows and glass doors are visible on the right side of the building. The sky is blue with some clouds, and there are some bushes in the foreground.

Unitus
COMMUNITY CREDIT UNION

TWO SPACES (5,000 SF FORMER BANK SPACE WITH POTENTIAL TO DEMISE & 12,000 SF OF BASEMENT SPACE) AVAILABLE FOR LEASE IN SE PORTLAND NEXT TO MALL 205.

\$32 PSF

5,000 SF

Call for Pricing

12,000 SF Basement

PRIME SQUARE 205 LEASE OPPORTUNITIES

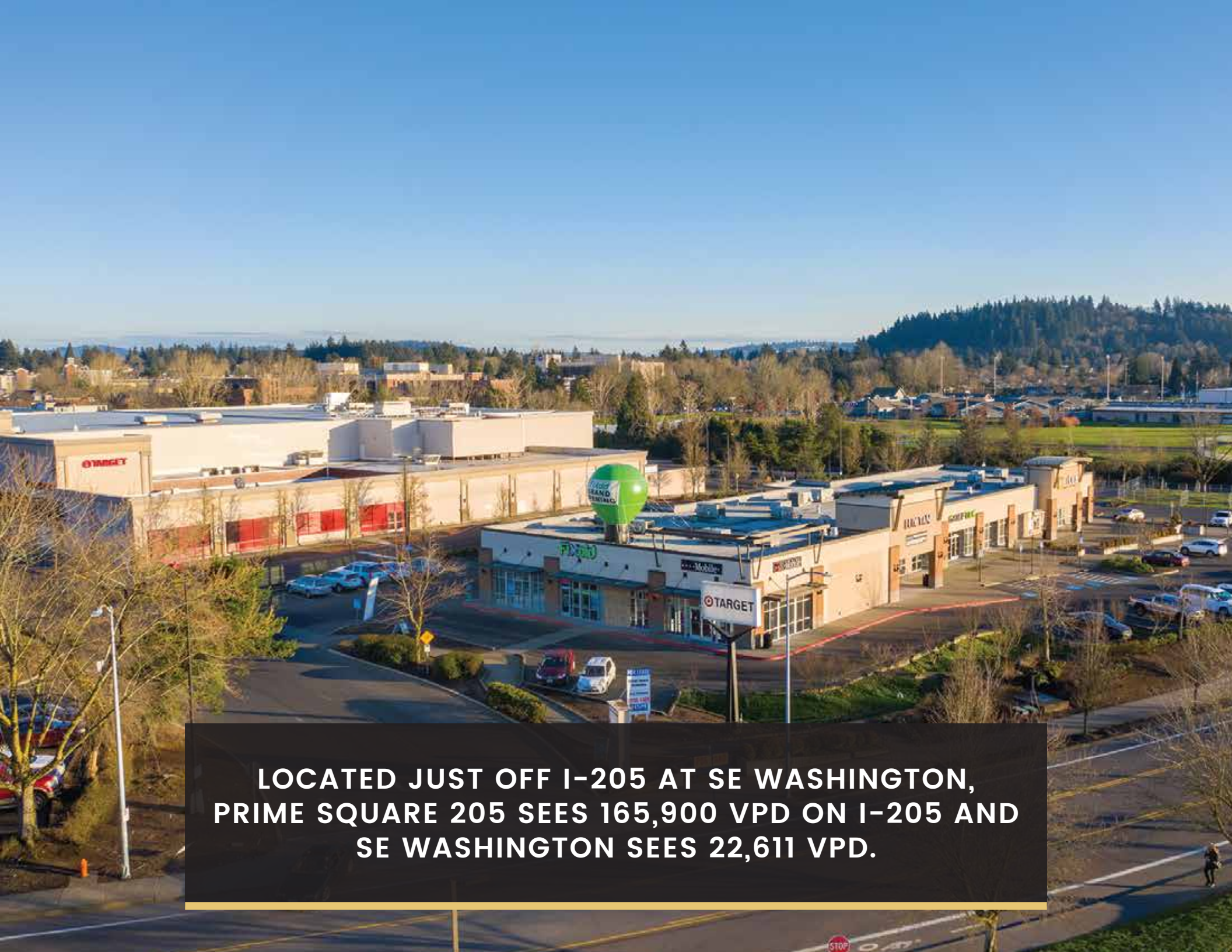
1010 SE 96TH AVE. PORTLAND, OR

Grd. Level SF	5,000 SF	Zoning	CG
Price	\$32 PSF	Use	Commercial
Basement SF	12,000 SF	Built	1971
Price	Call for pricing	Renovated	2008
Parking Lot	94 stalls	Building Type	Reinforced Concrete









**LOCATED JUST OFF I-205 AT SE WASHINGTON,
PRIME SQUARE 205 SEES 165,900 VPD ON I-205 AND
SE WASHINGTON SEES 22,611 VPD.**

PROPERTY HIGHLIGHTS



EXCELLENT VISIBILITY

This property offers excellent visibility, located directly adjacent to the 205 freeway and off the SE 96th Avenue with high traffic counts and excellent signage. Prime 205 is part of a larger shopping center, Mall 205, which features over 20 retail destinations including 24 Hour Fitness, Target and Home Depot, making the entire collective center a major retail destination for Southeast Portland.



NEWELY REMODELED

The property has been renovated as recently as 2008 and features modern exterior finishings, excellent storefront signage and complimentary designs with Mall 205.



AN IMPRESSIVE MARKET

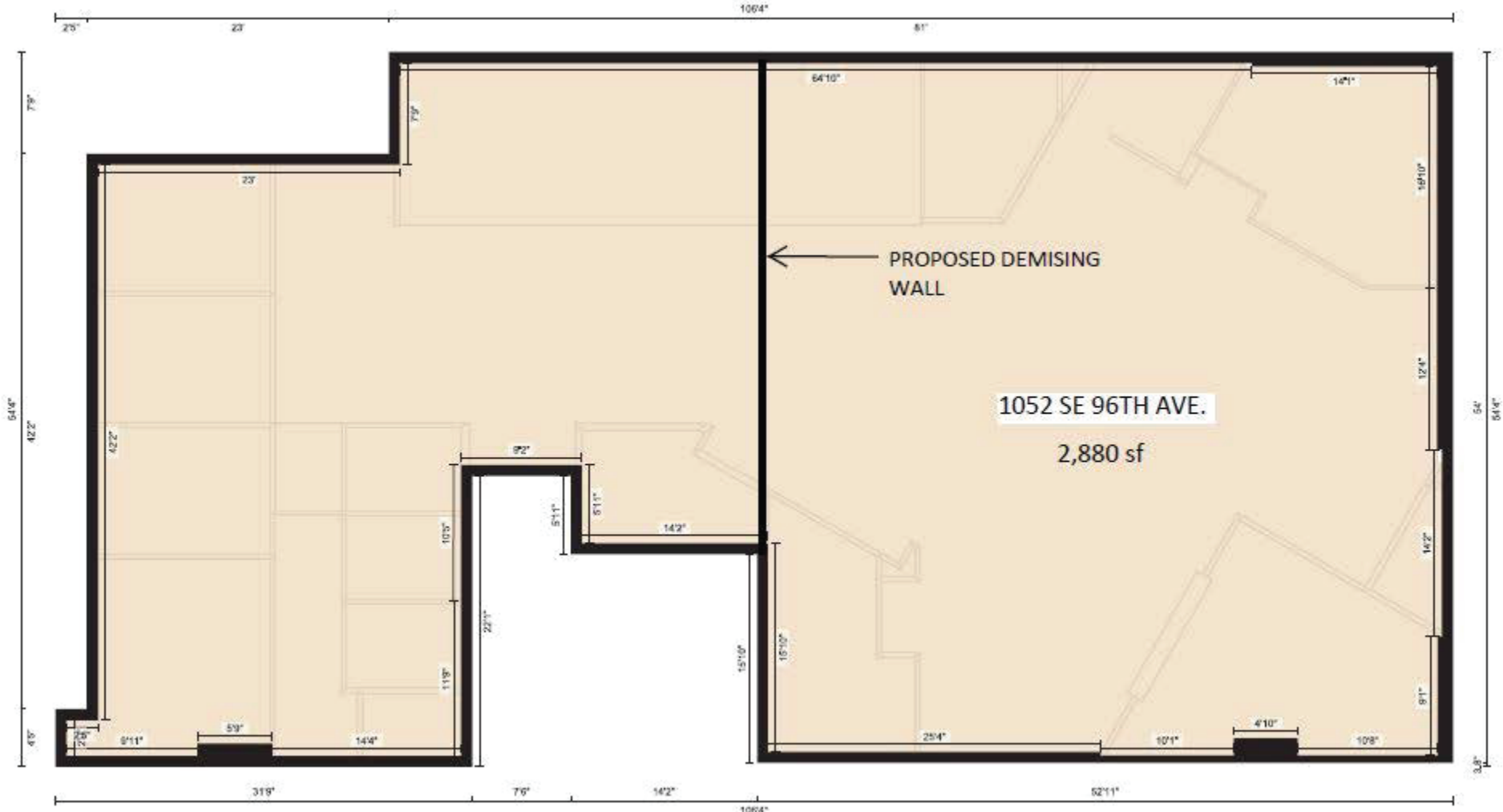
Portland continues to boast an impressive recovery to its retail market, reaching some metrics better than the market pre-covid. This retail submarket has a record low 3.5% retail vacancy as business return to spending at opportunistic times as the local economy continues to grow.

TENANT PROFILE

Prime 205 and Mall 205 have a combined 25+ retail locations including major national anchor tenants.



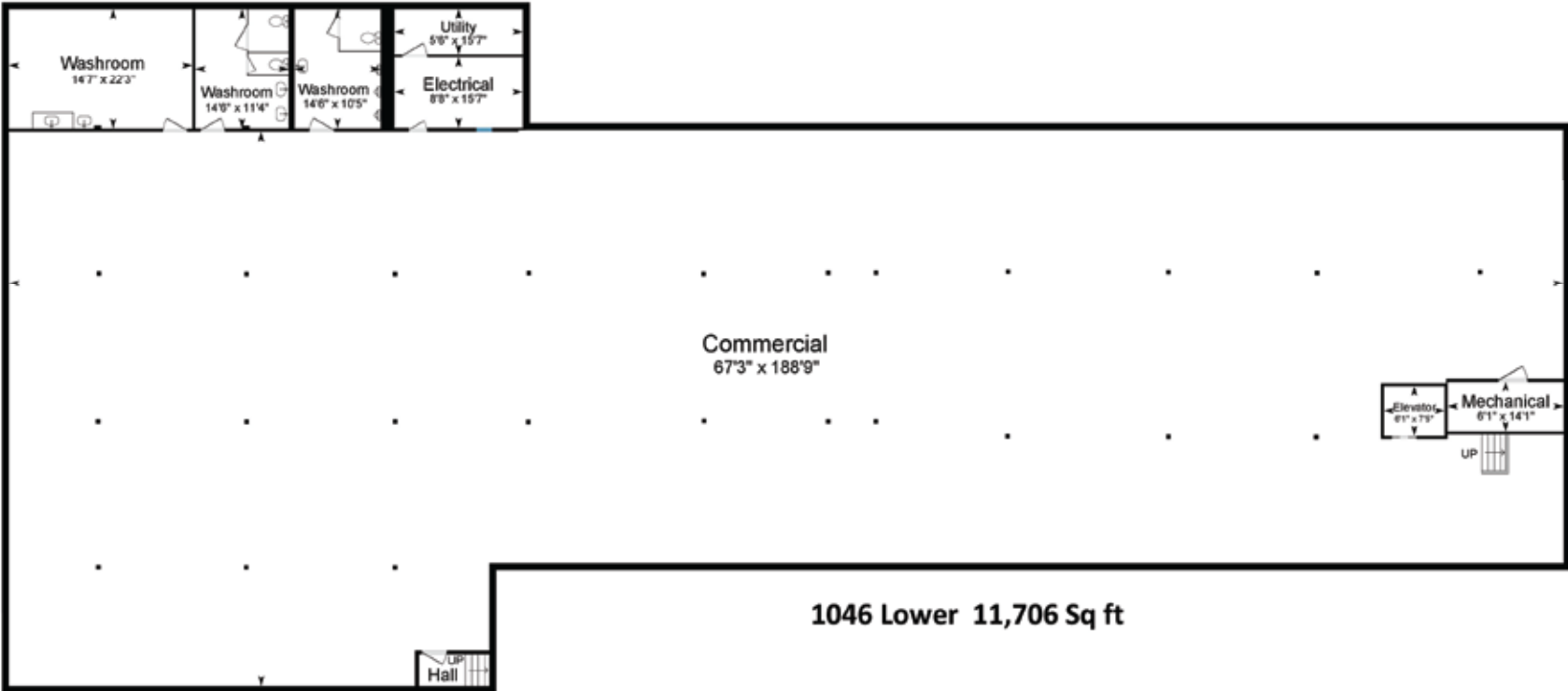
FORMER BANK FLOOR PLAN



BASEMENT FLOOR PLAN

1046 SE 96th Ave., Portland, OR 97216

1046 Main 319 Sq ft



1046 Lower 11,706 Sq ft

AREA HIGHLIGHTS



	1 MILE	3 MILES	5 MILES	DEMOGRAPHICS
WORK DAY POPULATION	22,579	175,251	418,879	
HOUSEHOLDS	8,227	78,847	180,267	
HH INCOME	\$87.5k	\$95.7k	\$105.4k	
CONSUMER SPENDING	\$427m	\$4b	\$10b	

WALKSCORE: 79 TRANSITSORE: 47	TRANSPORTATION
BIKESCORE: 63	
AIRPORT: 10 MIN DRIVE TO PDX PORTLAND INTERNATIONAL AIRPORT	

22,6611 VPD SE WASHINGTON	TRAFFIC
165,900 VPD INTERSTATE 205	

STATE	OREGON	4.18 M	POPULATION
COUNTY	MULTNOMAH COUNTY	809,869	
MSA	PORTLAND METRO AREA	2.47 M	
CITY	PORTLAND	650,380	



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