

# PRIME SQUARE 205

1026 SE 96TH AVE. PORTLAND, OR



COMMERCIAL  
INTEGRITY *nw*

*a real estate investment advisory company*

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**\$29/SF**

2,038 SF

# PRIME SQUARE 205 LEASE OPPORTUNITY

1026 SE 96TH AVE. PORTLAND, OR

NRSF	2,038 SF	Built	\$1,971
Price	\$29 + NNN	Renovated	2008
Zoning	CG	Building Type	Reinforced Concrete
Use	Commercial		







**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

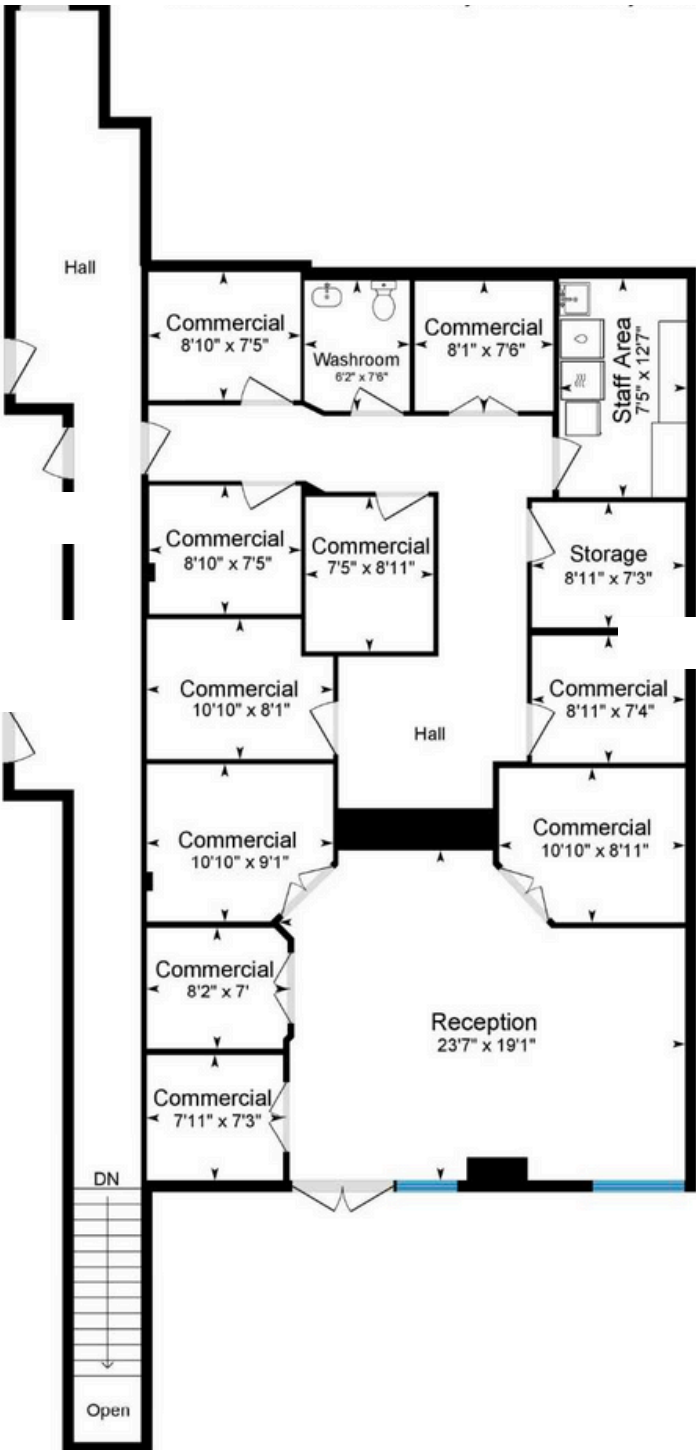
Portland continues to boast an impressive recovery to its retail market, reaching some metrics better than the market pre-covid. This retail submarket has a record low 3.5% retail vacancy as business return to spending at opportunistic times as the local economy continues to grow.

## TENANT PROFILE

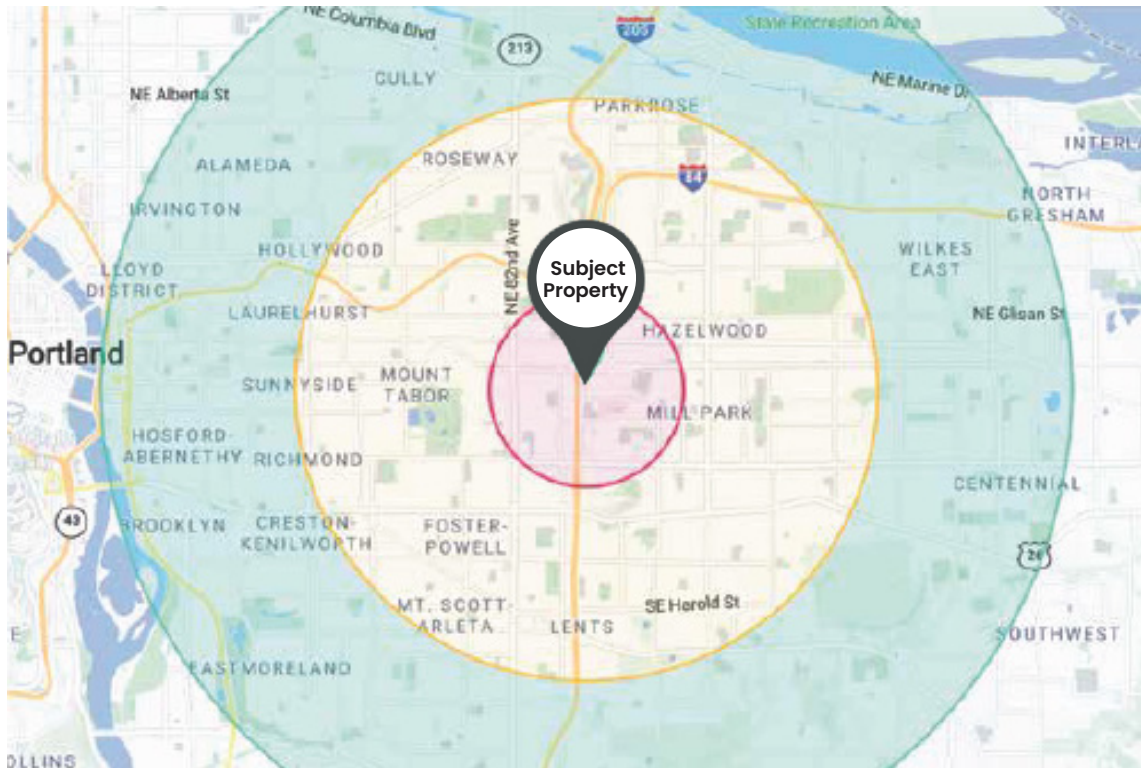
Prime 205 and Mall 205 have a combined 25+ retail locations including major national anchor tenants.



# FLOOR PLAN



# AREA HIGHLIGHTS



	1 MILE	3 MILES	5 MILES
<b>WORK DAY POPULATION</b>	22,579	175,251	418,879
<b>HOUSEHOLDS</b>	8,227	78,847	180,267
<b>HH INCOME</b>	\$87.5k	\$95.7k	\$105.4k
<b>CONSUMER SPENDING</b>	\$427m	\$4b	\$10b
<b>WALKSCORE: 79</b> <b>TRANSITSCORE: 47</b>			
<b>BIKESCORE: 63</b>			
<b>AIRPORT:</b> <b>10 MIN DRIVE TO PDX</b> <b>PORTLAND INTERNATIONAL AIRPORT</b>			
<b>22,661 VPD SE WASHINGTON</b> <b>165,900 VPD INTERSTATE 205</b>			
<b>STATE</b>	OREGON	4.18 M	
<b>COUNTY</b>	MULTNOMAH COUNTY	809,869	
<b>MSA</b>	PORTLAND METRO AREA	2.47 M	
<b>CITY</b>	PORTLAND	650,380	