

FOR LEASE

The Fitz Retail Shops

1905 NW 23RD AVENUE - PORTLAND, OR



PROPERTY HIGHLIGHTS AND SURROUNDING RETAILERS

- THREE NEW RETAIL SPACES OF 1,152 SF, 1,873 SF AND 3,264 SF
- LOCATED AT THE GATEWAY OF NW 23RD AVE., HIGH VISIBILITY RETAIL STOREFRONTS NEAR BOUTIQUE RETAILERS AND RESTAURANTS.
- HIGH HOUSEHOLD INCOMES AND DENSE DAYTIME POPULATION IN THE IMMEDIATE AREA
- BRAND NEW 12' KITCHEN HOOD AND WALK-IN COOLER IN THE PRIMARY SPACE.

Vibrant Area Retailers



DOUG MAGNUSEN
503-245-1400 x516
DOUG@HSMPCIFIC.COM

MELISSA MARTIN
503-245-1400 x525
MELISSA@HSMPCIFIC.COM

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

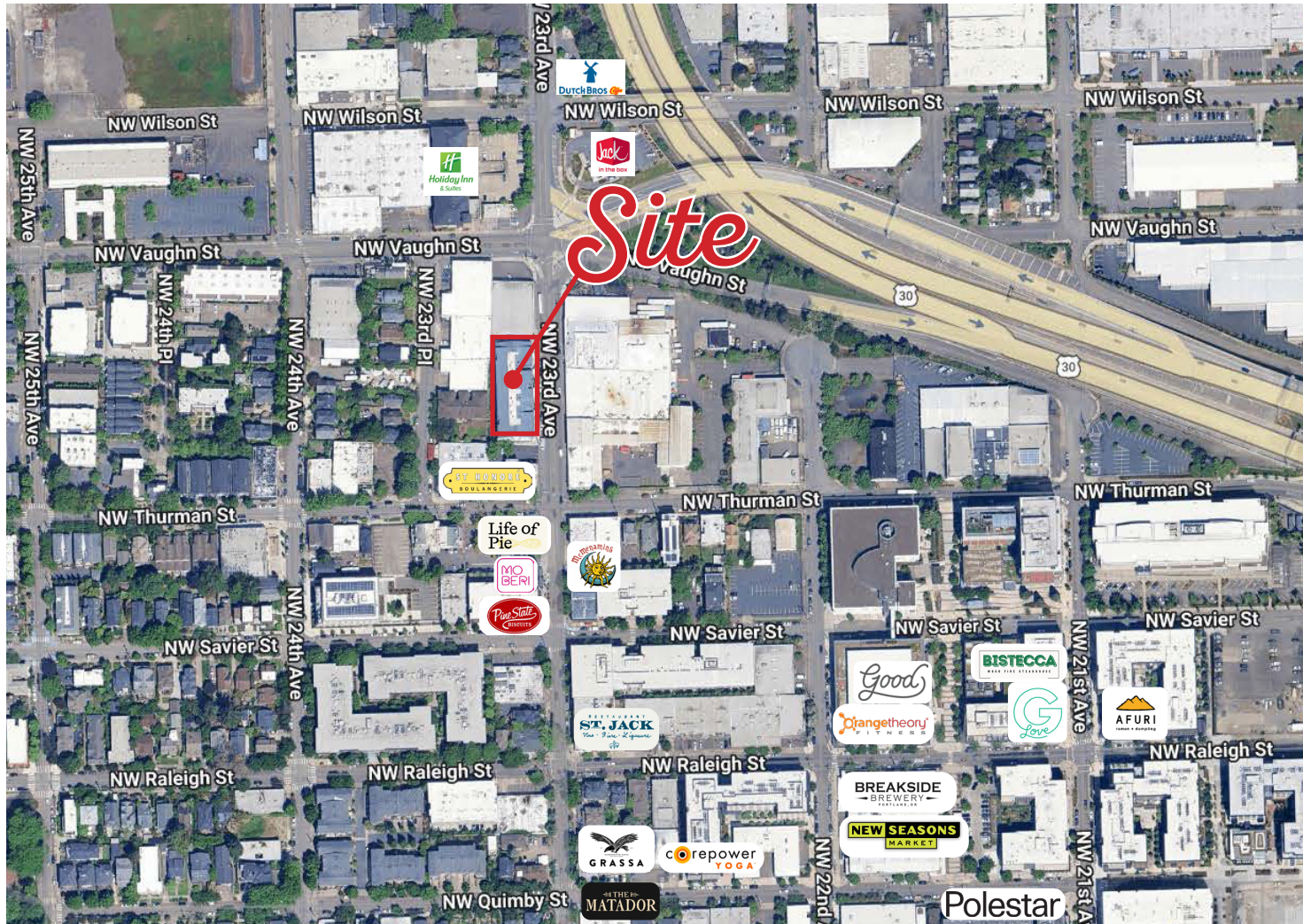


4260 GALEWOOD ST. SUITE B LAKE OSWEGO, OR 97035

INTERIOR PHOTOS & NEIGHBORING RETAILERS



AERIAL AND DEMOS



Demographics



- 1 MILE – 31,187
- 3 MILE – 167,333
- 5 MILE – 402,040

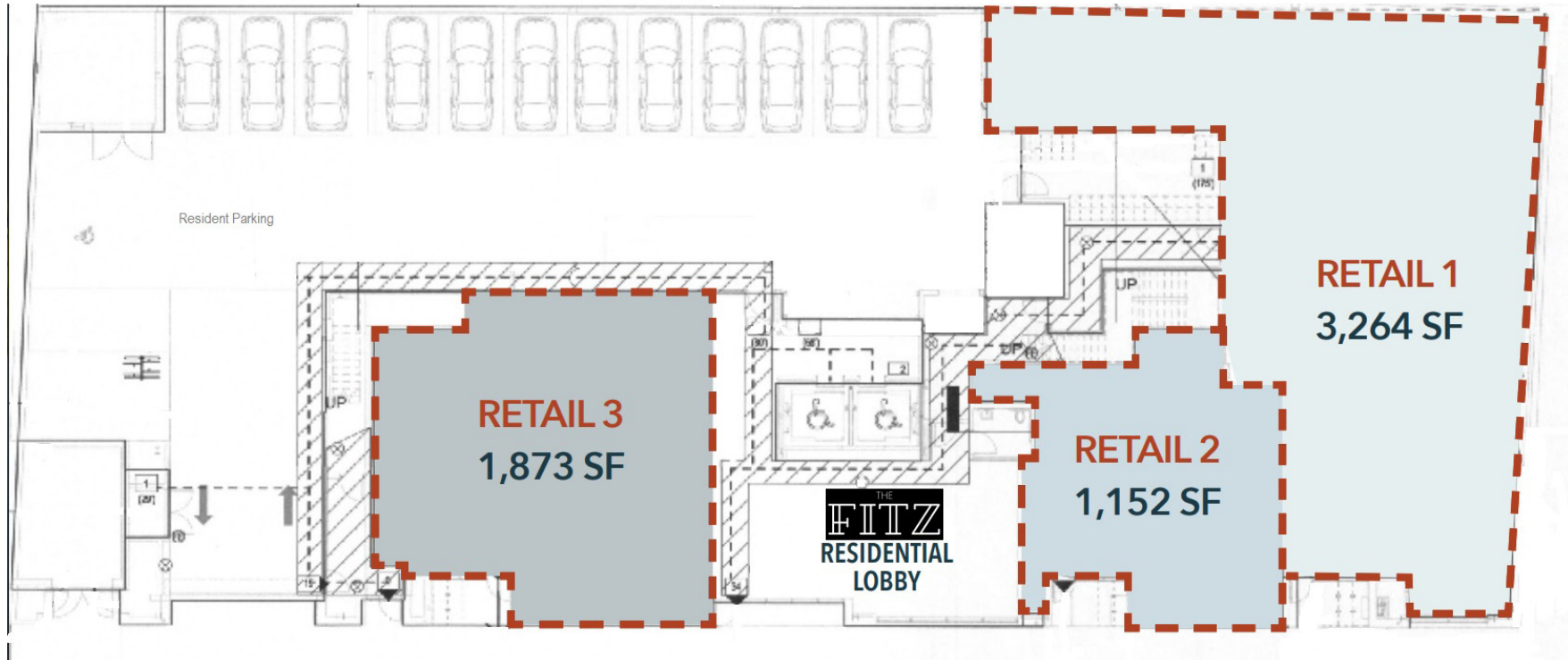


- 1 MILE – 39,944
- 3 MILE – 201,897
- 5 MILE – 297,644



- 1 MILE – \$144,354
- 3 MILE – \$138,177
- 5 MILE – \$149,243

SPACE PLANS



RETAIL 1 - 3,264 SF

- New construction/ vanilla shell
- Type 1 Hood (12 Feet)
- Grease Interceptor
- Walk in refrigeration (10'x12')
- 2 ADA restrooms
- 12' ceiling height

RETAIL 2 - 1,152 SF

- New construction/ vanilla shell
- Grease Interceptor
- 1 ADA restroom
- 12' ceiling height

RETAIL 3 - 1,873 SF

- Shell space
- 12' ceiling height

DOUG MAGNUSEN

503-245-1400 x516

DOUG@HSPACIFIC.COM

MELISSA MARTIN

503-245-1400 x525

MELISSA@HSPACIFIC.COM

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS



4260 GALEWOOD ST. SUITE B LAKE OSWEGO, OR 97035