



FOR LEASE

MACADAM VILLAGE SHOPPING CENTER

7121 SOUTH MACADAM AVENUE, PORTLAND, OR 97219

TYLER COLLINS

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

The Macadam Village Shopping Center is Anchored by Zupans Market, Portlands long standing upscale grocery chain, offering tenants access to South Portland's strong demographics and high daily traffic counts. The current space is approximately 38' deep by 34' wide with high ceilings, private offices, a restroom, and storage areas. Perfect for retail or office facing business' looking to plant a flag in South Portland.

PROPERTY HIGHLIGHTS

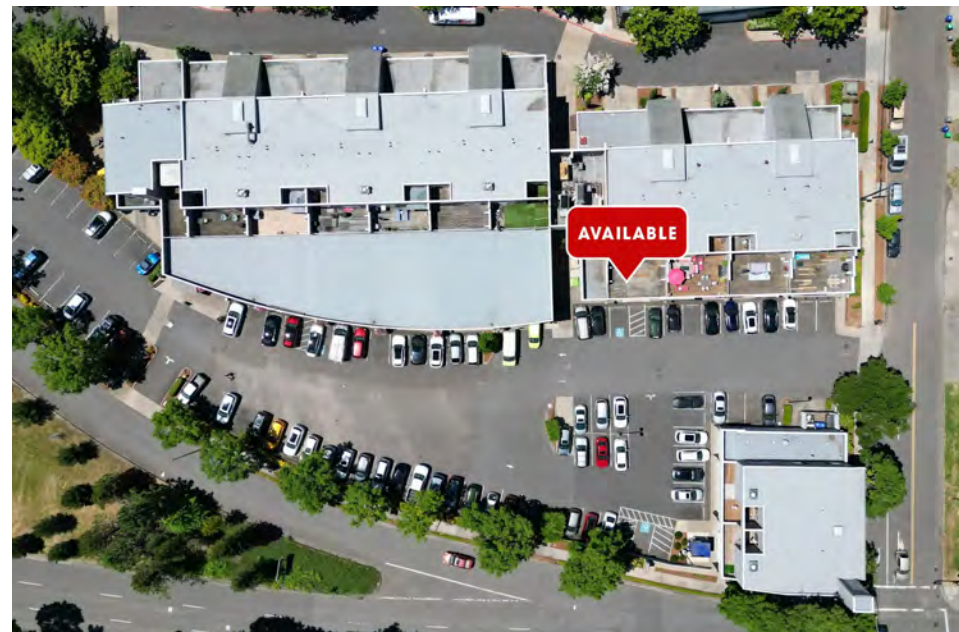
- Grocery Anchored Retail Center.
- Off-Street Parking.
- Healthy mix of front and back office layout.

OFFERING SUMMARY

Lease Rate:	NNN Lease - Call Broker for Rates
Available SF:	1,980 SF
Building Size:	5,000 SF

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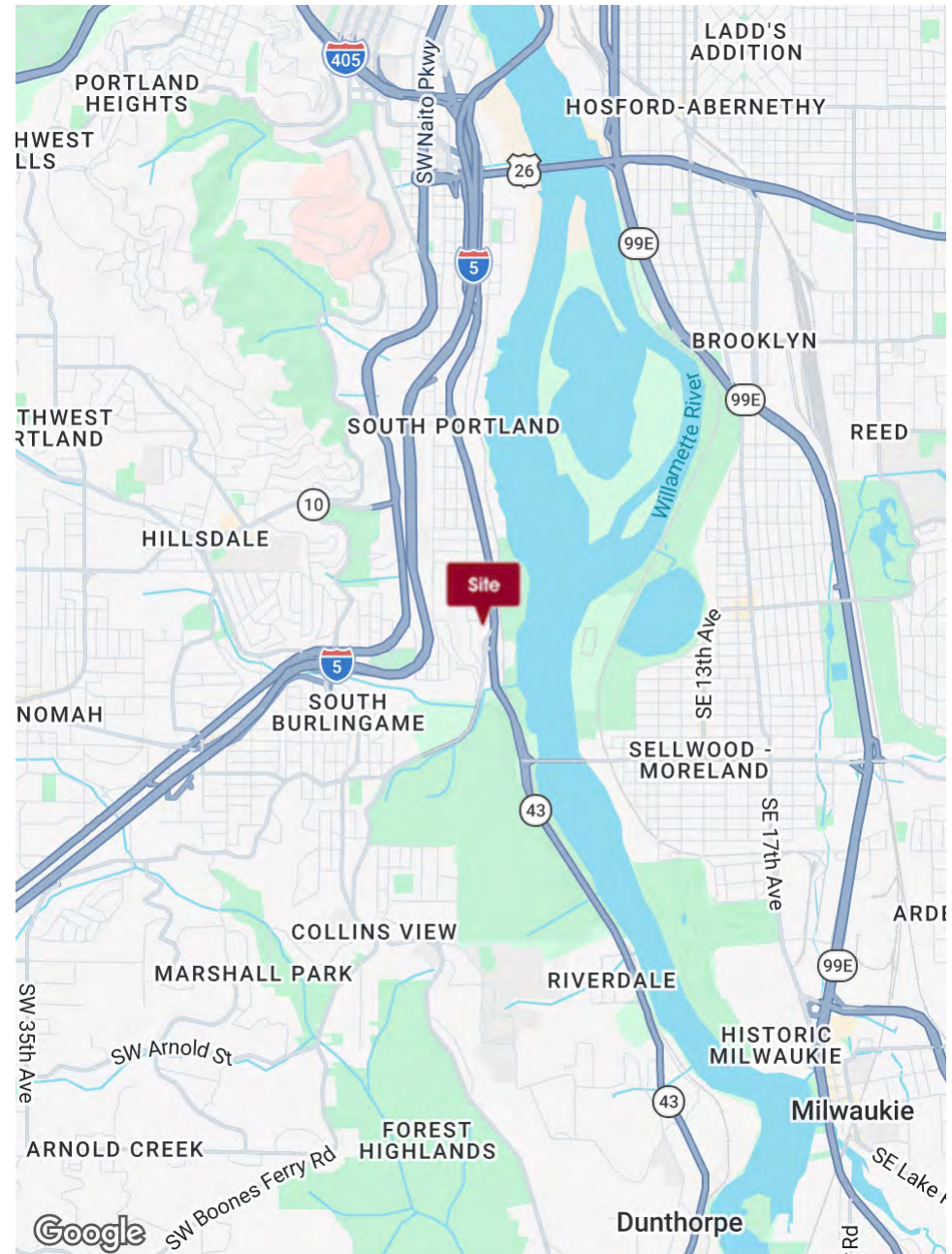
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LOCATION OVERVIEW

Located in Portland's John's Landing neighborhood, this retail property anchors a well-established, high-traffic corridor along South Macadam Avenue (Highway 43), one of the city's primary north-south arterials that follows the Willamette River. The center draws steady foot traffic anchored by Zupan's Markets and a strong mix of complementary retail, dining, and service tenants. High daily vehicle counts and excellent street visibility ensure consistent exposure for any business. Just minutes from downtown Portland, the booming South Waterfront district, OHSU, and Lake Oswego, the site sits in an affluent, densely populated pocket of Southwest Portland that combines strong residential spending power with convenient regional access.



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