

PROPERTY SUMMARY

FOR LEASE | APPROXIMATELY ±2,675 SF RETAIL SPACE  
2393 NE FREMONT ST SUITE C, PORTLAND, OR 97212



LOCATION DESCRIPTION

Located at the intersection of NE Portland's Alameda & Irvington neighborhoods on the signalized corner of NE 24th & NE Fremont. Great location with high visibility and plenty of car and foot traffic. Lyon Court is a beautiful newer building located within walking distance of multiple schools, parks, day care facilities, banks, grocery stores, restaurants, bars, and other retail establishments. It is a complement to a neighborhood renowned for its historic architecture and exceptional demographics.

PROPERTY HIGHLIGHTS

- +/- 2,675 SF = 1,826 main + 849 SF mezzanine
- Great location for restaurant, cocktail bar, or high-end retail
- Double height exposed ceilings with large windows & skylight
- Sprinklered, two ADA restrooms, building grease receptor
- High visibility and high traffic location
- High-end construction building completed in 2015.
- Off-street parking and extensive street parking

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,675 SF
Lot Size:	9,968 SF
Building Size:	5,741 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	644	2,631	13,305
Total Population	1,573	6,844	32,134
Average HH Income	\$190,341	\$192,446	\$136,938

MARISSA LEE

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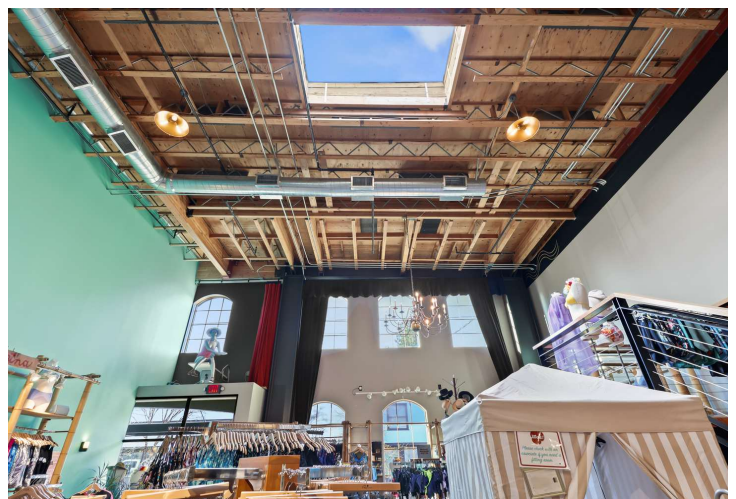
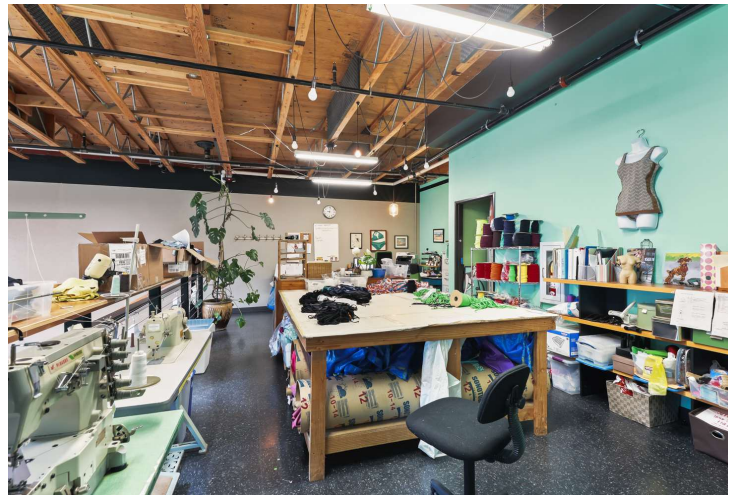
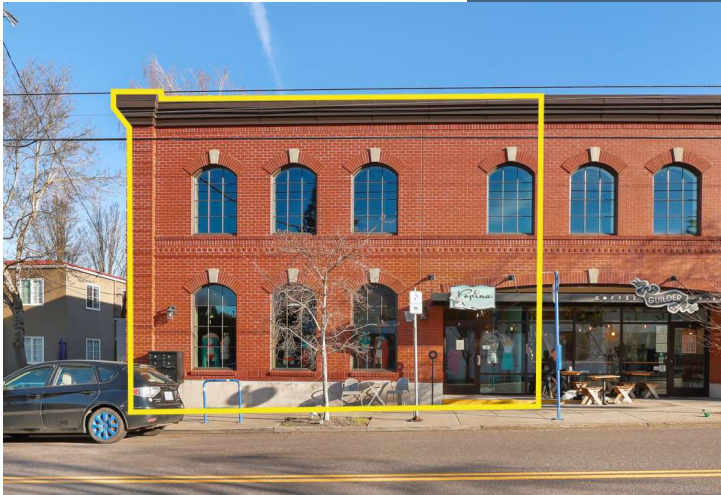
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CURRENT USE - RETAIL

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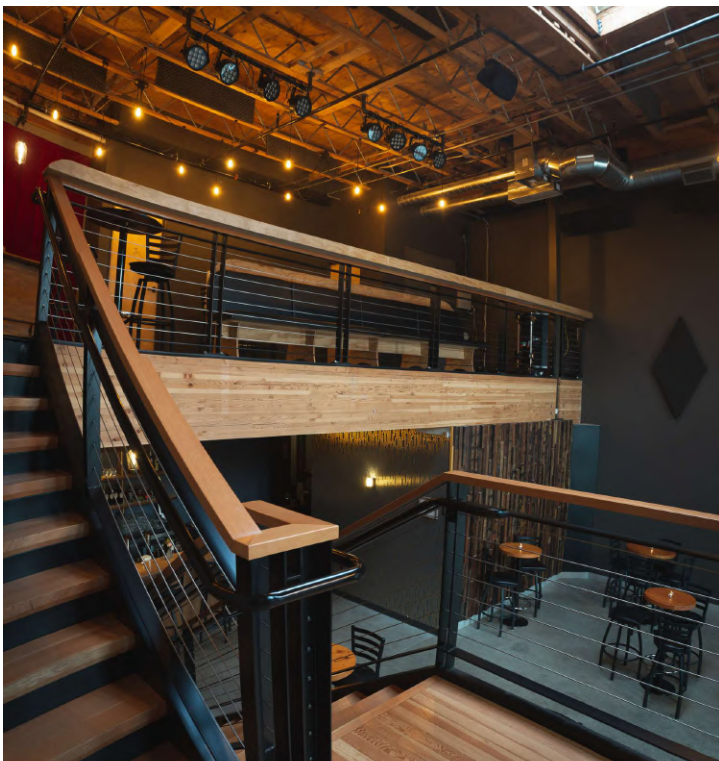
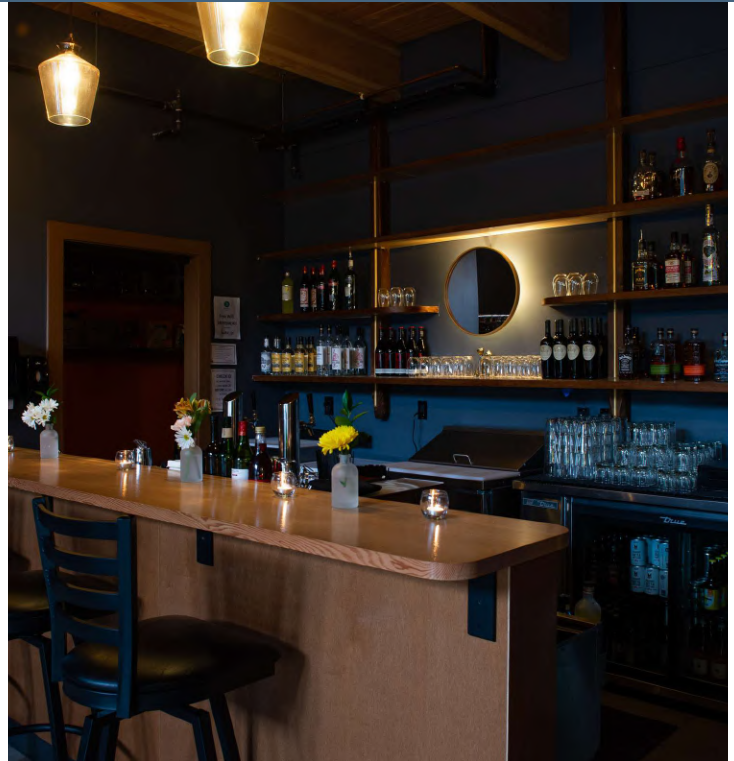
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PREVIOUS USE - BAR/VENUE

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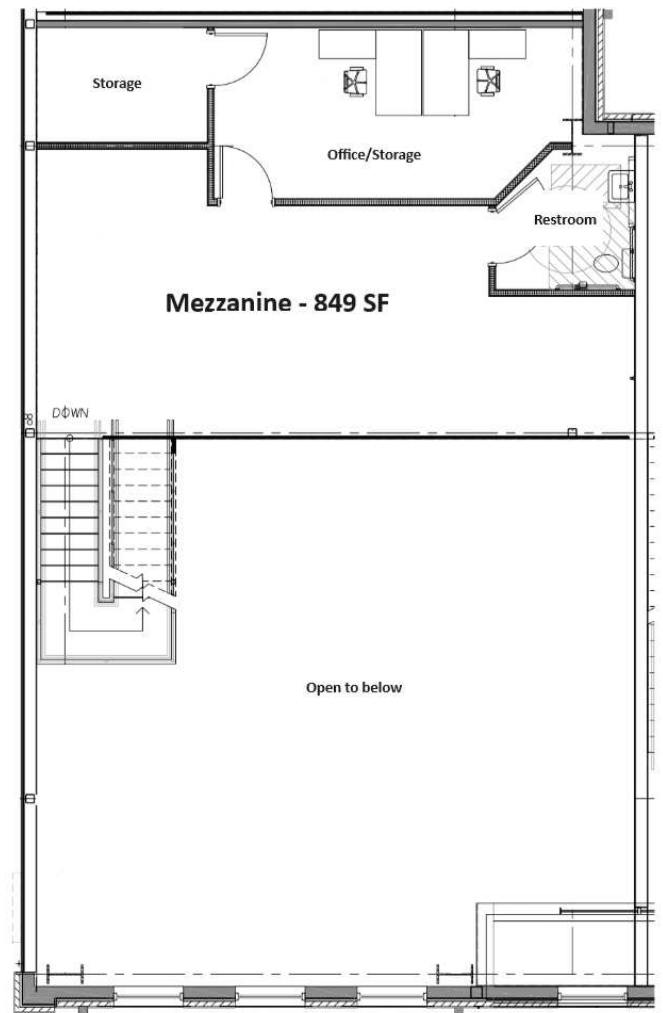
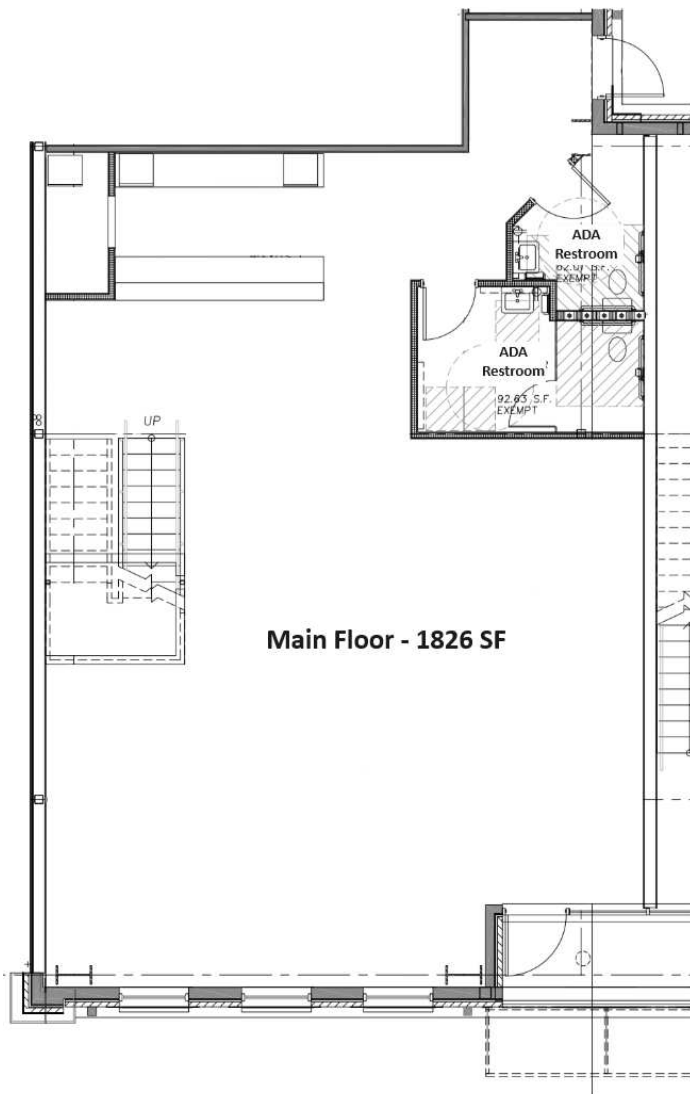
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FLOOR PLAN

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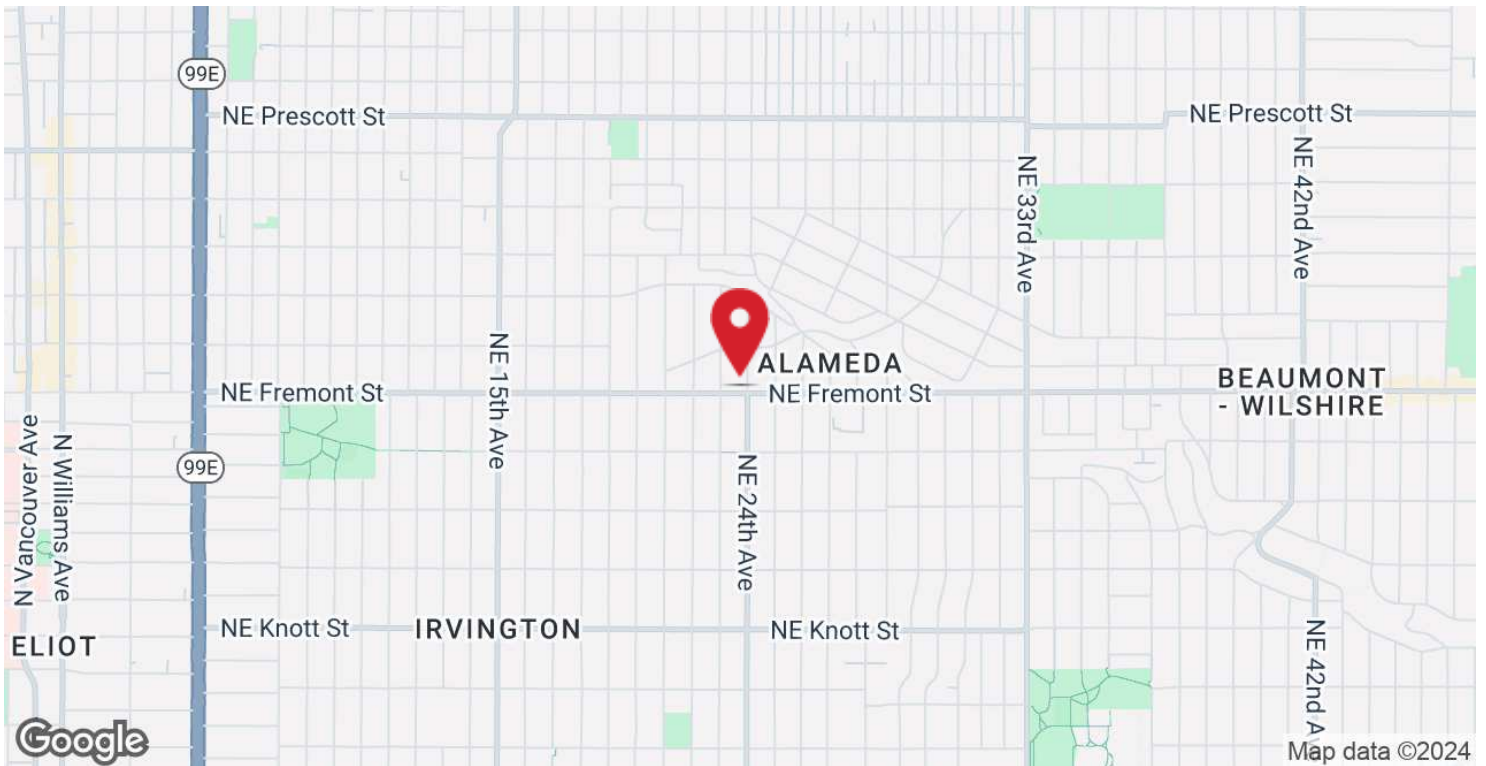
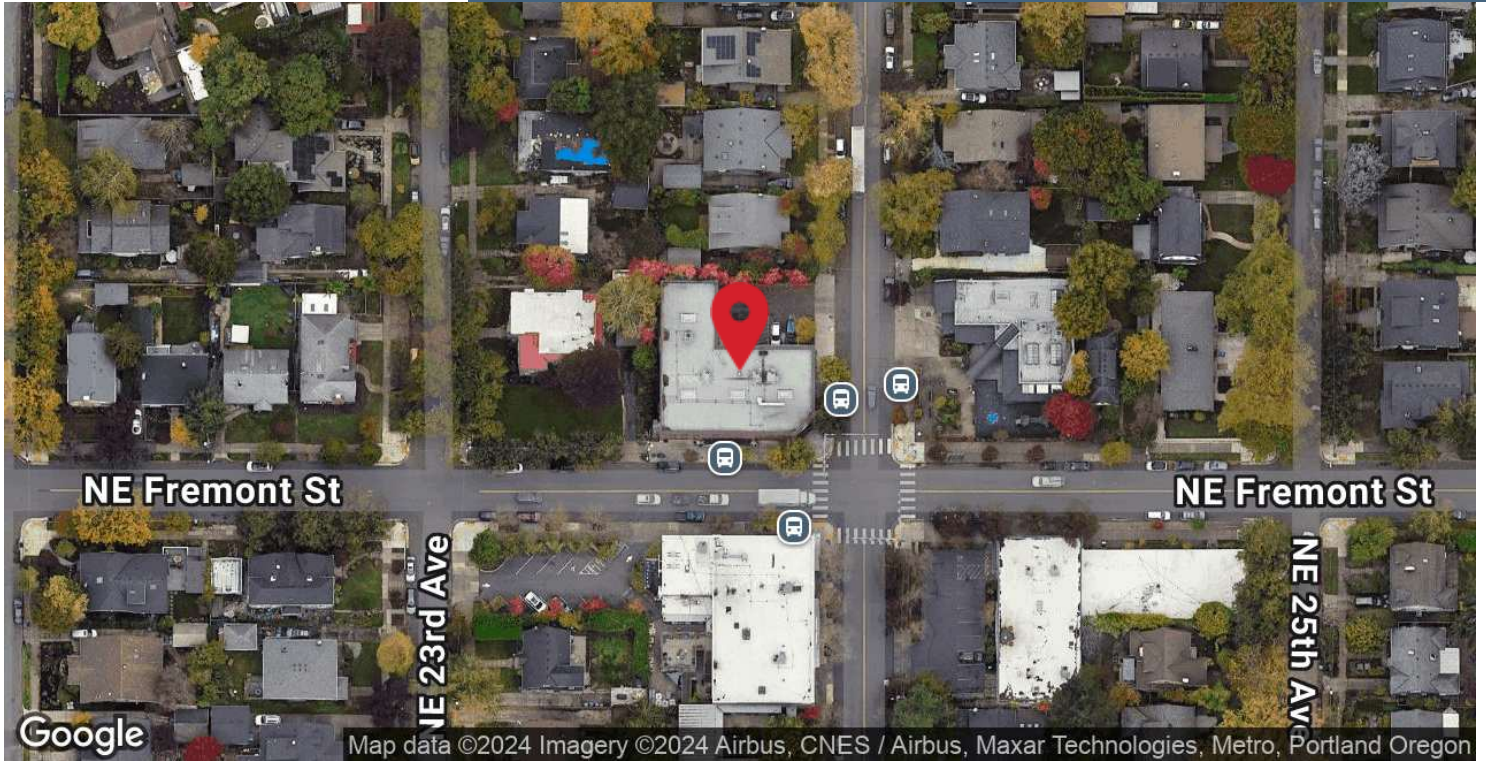
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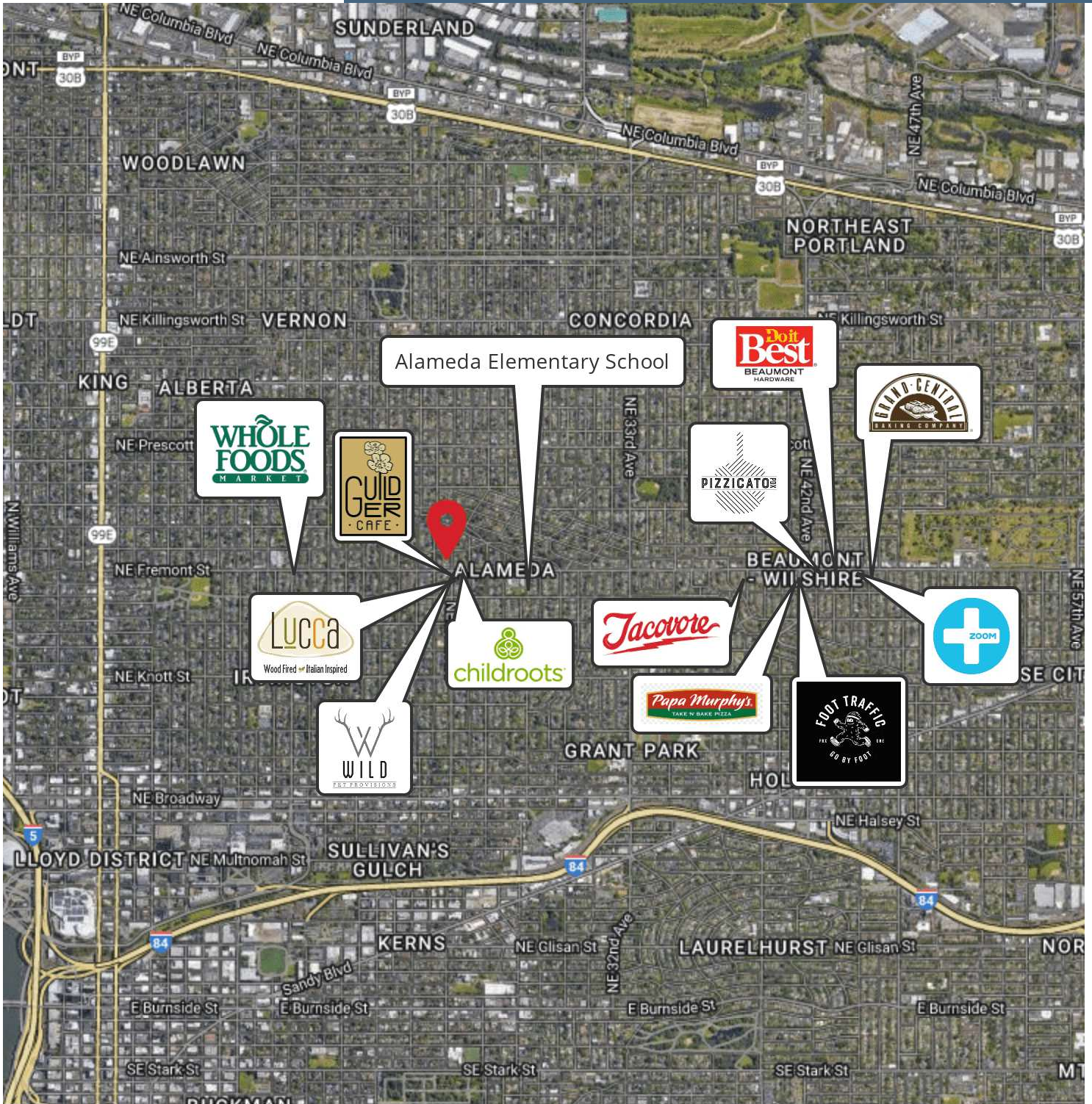


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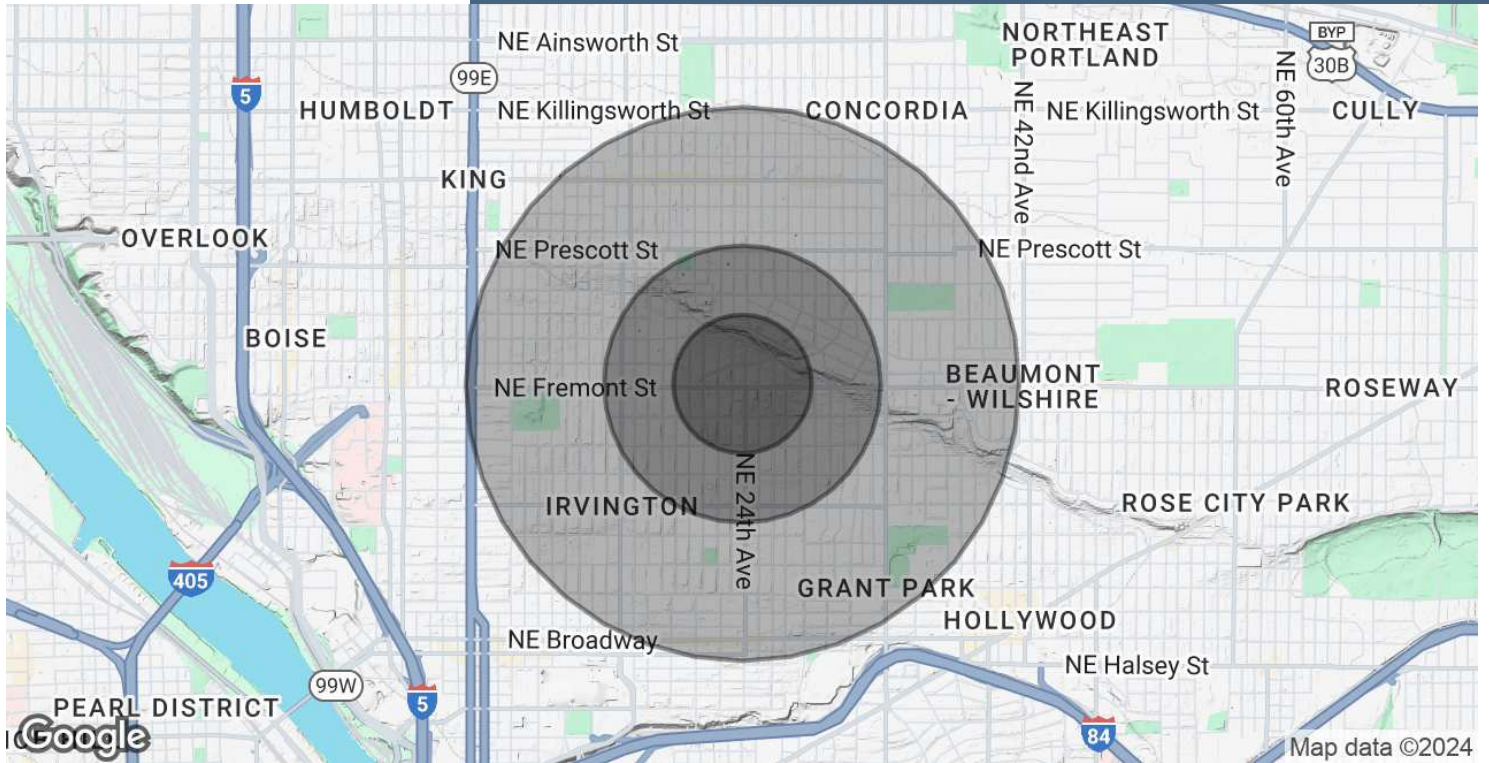
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**DEMOGRAPHICS MAP & REPORT**

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,573	6,844	32,134
Average Age	46.9	46.0	40.8
Average Age (Male)	45.4	45.3	40.0
Average Age (Female)	48.3	46.2	41.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	644	2,631	13,305
# of Persons per HH	2.4	2.6	2.4
Average HH Income	\$190,341	\$192,446	\$136,938
Average House Value	\$691,065	\$712,112	\$650,170

2020 American Community Survey (ACS)

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