

# Shell Condition Retail Space

6545 SE MILWAUKIE AVENUE | PORTLAND, OR 97202



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FOR  
SUBLEASE

 **MACADAM  
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COMMERCIAL REAL ESTATE SERVICES

# FOR SUBLEASE

6545 SE Milwaukie Avenue, Portland, OR 97202



## PROPERTY DESCRIPTION

Leased by Basics Market but never opened due to COVID-19, this sublease is in shell condition ready for tenant improvements. Formerly used as a restaurant, the space has existing infrastructure that can be leveraged in the buildout.

## LOCATION DESCRIPTION

Sellwood is a charming and vibrant neighborhood located in the southeastern part of Portland, Oregon. It is bordered by the Willamette River to the west, the Eastmoreland neighborhood to the east, and the Brooklyn and Woodstock neighborhoods to the north and south, respectively.

## PROPERTY HIGHLIGHTS

- Sublease through January 2031
- In-place grease trap
- Shell condition
- 1.5% annual rent escalations
- Location considered to be a "Walker's Paradise" with a high score of 92

## OFFERING SUMMARY

Sublease Rate:	\$30.00 SF/yr (NNN)
Available SF:	1,600 SF
Building Size:	4,867 SF

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	6,187	29,261	72,864
Total Population	14,165	65,154	160,661
Average HH Income	\$115,777	\$108,861	\$103,609



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