

SPACE FOR LEASE

SW 14th & Columbia

1411 SW 14th Avenue , Portland OR

PROPERTY ALSO FOR SALE AT \$1,450,000 | PLEASE CALL

RATE REDUCED | \$2,900 / Month, Modified Gross
on Short Term Leases (2 years)

Veterinary / Medical / Dental / Office Space for Lease

3,589 - 4,489 SF Available

SIGNAGE OPPORTUNITY & 17 OFF-STREET PARKING SPACES



VETERINARY | MEDICAL | DENTAL | OFFICE FOR LEASE

ACCESSIBLE URBAN LOCATION NEAR DOWNTOWN PORTLAND • NEXT TO INTERSTATE 405

Opportunity to Lease Next to Downtown PDX

SEE INSIDE & CONTACT BROKER FOR FULL DETAILS

Prime Veterinary | Medical | Dental | Office Space

JUST SOUTHWEST OF DOWNTOWN IN THE GOOSE HOLLOW NEIGHBORHOOD
GREAT FOR VETERINARIAN, HEALTHCARE / QUICK CLINIC, DENTAL PRACTICE



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06.13.2023

SW 14TH & Columbia

1411 SW 14th Avenue, Portland OR

RATE REDUCED



GOOSE HOLLOW NEXT TO DOWNTOWN PORTLAND

Veterinary | Medical | Dental | Office Suite for Lease • Next to Downtown Portland

Lease Offering

URBAN PORTLAND OPPORTUNITY

Presented Exclusively by Capacity Commercial Group



- **Veterinary / Medical / Dental / Office Space for Lease in Goose Hollow**
- 2nd-Gen Veterinary Space - Full Buildout
- 17 Total Off-Street Parking Spaces; Two Spaces per 1,000 SF Included in Lease with Additional Spaces Available
- **Ideal for Veterinary Practice, Medical / Walk-In Clinic, Dental Office, Other Office Uses - Flexible Landlord**
- **Main Suite is 3,589 SF - Opportunity to Occupy Adjacent Suite for 4,489 SF Total**

- Goose Hollow Neighborhood in Southwest Downtown Portland, Next to I-405 and Close to HWY 26
- Highly-Walkable Area Just Blocks to Retail, Dining, MAX Light Rail and Portland State University Campus
- Nearby Highlights: Lincoln High, Multnomah Athletic Club, Providence Park, PSU **LEASE HIGHLIGHTS PAGE 2**

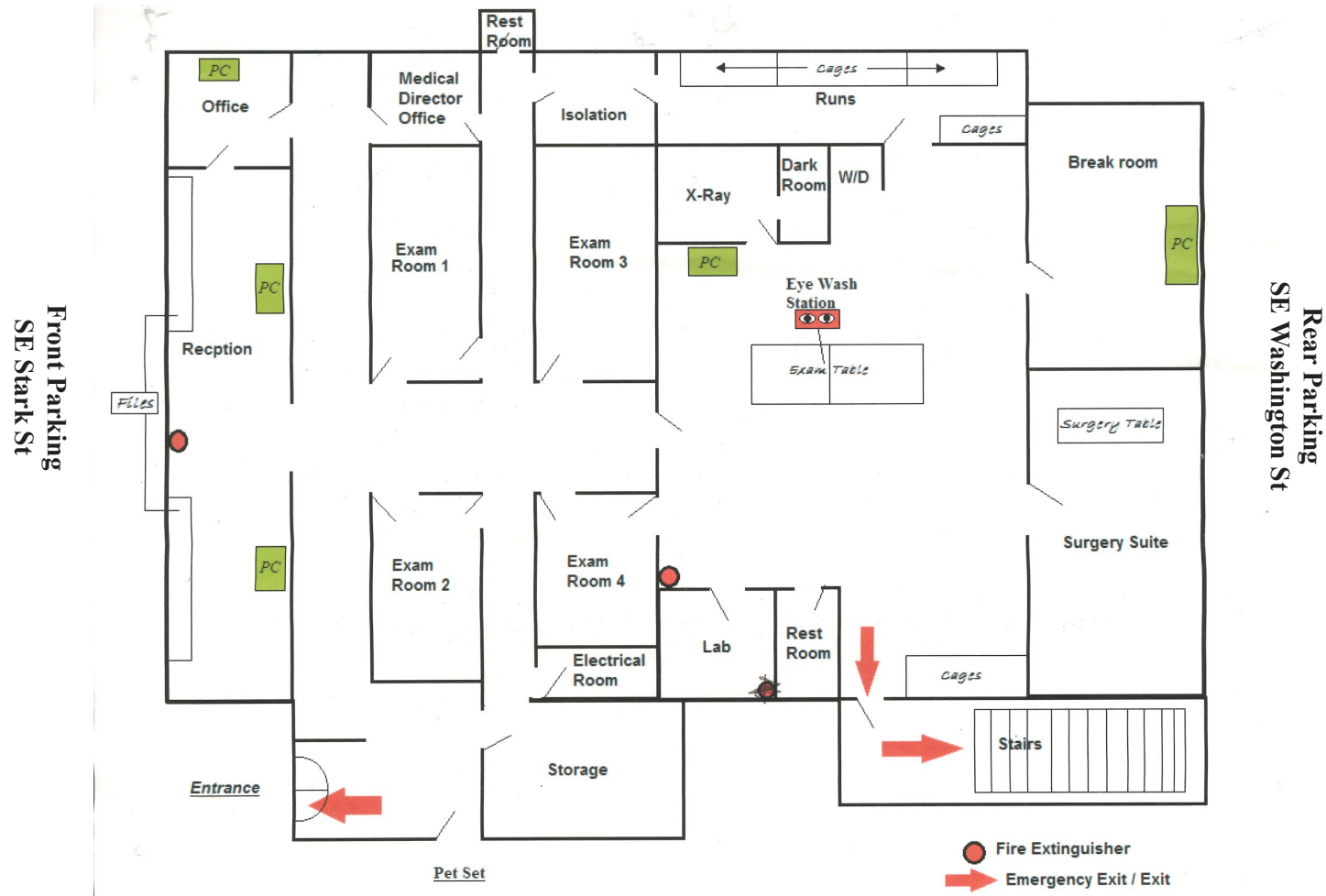
The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.

SW 14TH & Columbia

Space Plan

*Pictured: Vacant 3,589 SF Suite - Former Veterinary Clinic - **FOR LEASE***

*Not Pictured: 900 SF Suite (Animal Groomer Tenant) - **Opportunity to Lease for 4,489 SF Total***



Vetinary / Medical Space for Lease

SW 14TH & Columbia



Veterinary / Medical Space for Lease

SW 14TH & Columbia

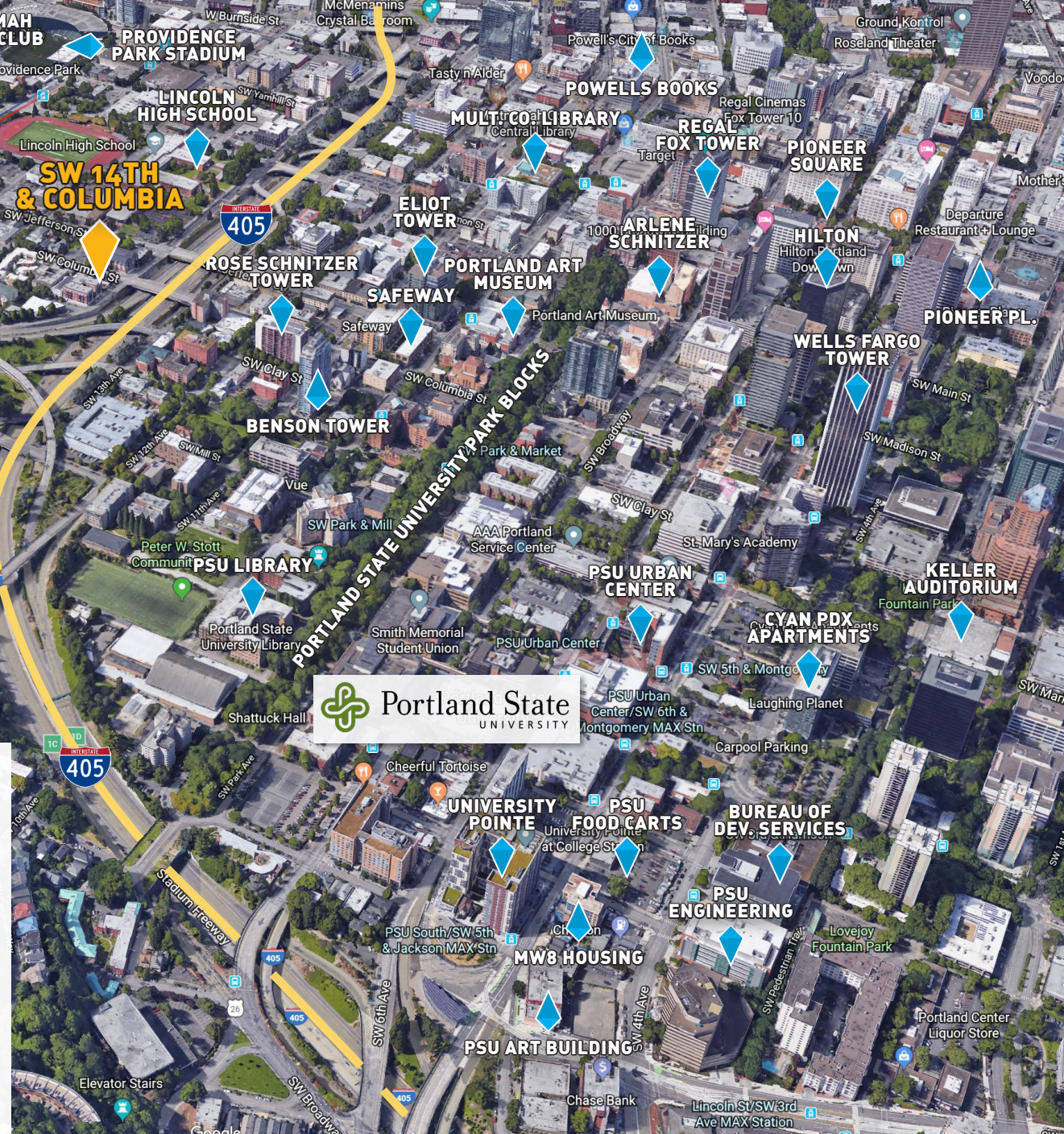


NEARBY HIGHLIGHTS WITHIN 10 BLOCKS

- LINCOLN HIGH SCHOOL
- GOOSE HOLLOW MAX STATION
- PROVIDENCE PARK
- MULT. ATHLETIC CLUB
- FRED MEYER
- SAFeway
- PORTLAND STATE CAMPUS
- PORTLAND ART MUSEUM
- ARLENE SCHNITZER HALL
- MULT. CO. LIBRARY
- TARGET DOWNTOWN
- PSU PARK BLOCKS
- PSU SATURDAY MARKET

1411 SW 14th Ave Portland, OR 97201	1 mi radius	3 mi radius	5 mi radius
AREA DEMOGRAPHICS			
2019 Estimated Population	42,049	166,614	428,355
2024 Projected Population	43,125	170,771	438,456
2010 Census Population	35,840	135,172	373,476
2000 Census Population	27,976	118,508	345,061
Projected Annual Growth 2019 to 2024	0.5%	0.5%	0.5%
Historical Annual Growth 2000 to 2019	2.6%	2.1%	1.3%
2019 Est. HH Income Under \$15,000	18.4%	11.2%	8.4%
2019 Est. Average Household Income	\$89,676	\$107,613	\$112,630
2019 Est. Median Household Income	\$64,273	\$80,987	\$87,873
2019 Est. Per Capita Income	\$57,916	\$59,492	\$54,209
2019 Est. Total Businesses	8,243	21,838	33,742
2019 Est. Total Employees	101,740	271,950	369,379

*Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com



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AREA MAP PAGE 6

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