

FOR LEASE



PORTLAND - PAD OPPORTUNITY

5950 NE 122nd, Portland, OR
(Anchored by Goodwill)

FOR
LEASE

• RETAIL PAD SITES

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5950 NE 122nd Avenue

LOCATION | 5950 NE 122nd Ave, Portland, OR
AVAILABLE | Ground lease - Built-To-Suit PADS
TIMING | Q1 2014
PARKING | 4/1,000

SITE | The site is located in the heart of the Airport Way trade area and strategically located at NE 122nd Ave & Airport Way. This intersection has become one of the busiest within the trade area, with an average daily traffic count around 35,000.

The Airport Way trade area is known as the gateway to Portland International Airport and is now characterized by its many standout companies in the advanced manufacturing and athletic outdoor clusters. The development will be anchored by a 143,000 square foot Goodwill industries outlet store and distribution center and will include three curb cuts along NE 122nd Ave.

OPPORTUNITIES |

THE DEVELOPMENT WILL OFFER FOUR PAD OPPORTUNITIES ALONG NE AIRPORT WAY:

- TWO POTENTIAL DRIVE-THRU OPPORTUNITIES AT THE INTERSECTION OF NE AIRPORT WAY & NE 122ND AVE.
- TWO MID-BLOCK PADS ALONG NE AIRPORT WAY.



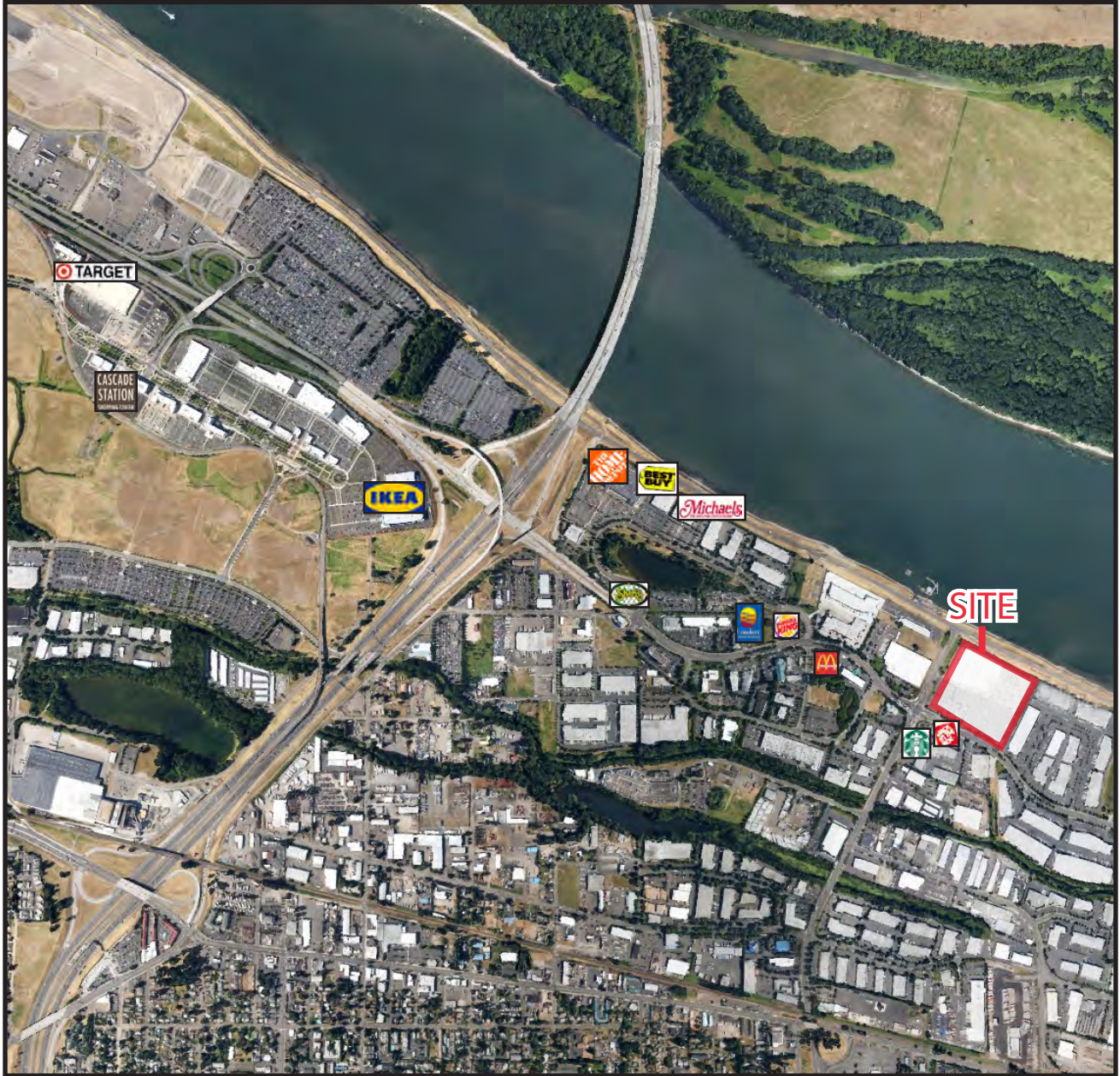
SITE PLAN

NE MARINE DRIVE



DEMOGRAPHICS	1 mile	3 mile	5 miles
POPULATION	3,865	72,457	296,818
MEDIAN AGE	33	41	37
AVERAGE HH INCOME	\$46,033	\$62,049	\$61,085
DAYTIME POPULATION	5,416	31,662	117,291
EDUCATION: COLLEGE	50%	61%	60%
WHITE COLLAR PROFESSIONALS	53%	60%	59%

AERIAL



TRAFFIC COUNTS: NE Airport Way 30,399 CPD

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