

FOR LEASE

306 NW Broadway Ave.



Second Generation Restaurant /Retail Space

1,600 Main Floor SF

\$2,800/mo + NNN (\$954/mo.)

Basement Space: * No charge for 1st year - \$500/mo thereafter

Debbie Thomas | Listing Broker

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Email: deb@debbiethomas.com



YOUR URBAN REAL ESTATE RESOURCE

THE BUILDING

With its central location, large open floor plan and street corner frontage, this 3,200 SF versatile commercial space in the Everett Micro Lofts is ready for your thriving business.

Located in historic Old Town district, this space is just steps away from main bus lines, the Streetcar, the Max Line, Union Station, I-5 freeway access and mere blocks from Pacific Northwest College of Arts. Also conveniently close to some of Portland's most popular shops, restaurants, and entertainment, including Bowery Bagels, Pendleton Home Store, Powell's Books, Whole Foods Market, Silk Road, Janken, Roseland Theatre and the Desoto Building, which is home to some of Portland's finest art galleries.

FEATURED AMENITIES

- Ground floor commercial space
- Centrally located and highly walkable
- Versatile open floor plan
- Classic period tile entry
- Functional bar space
- High ceilings, large windows
- Kitchen with exhaust
- Wide plank wood floors
- Fresh neutral paint
- Plentiful storage
- Private ADA restrooms
- Full finished basement with walk-in refrigerator, prep and storage space.

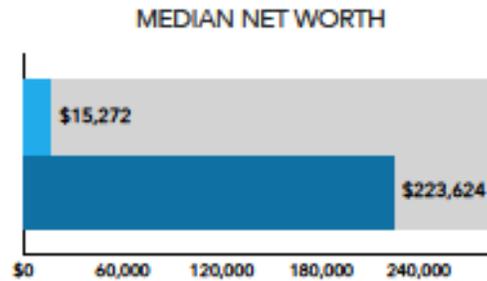
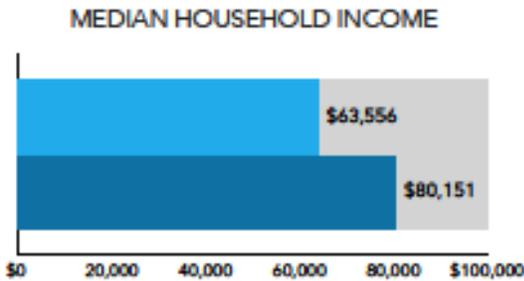




DEMOGRAPHICS

INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.

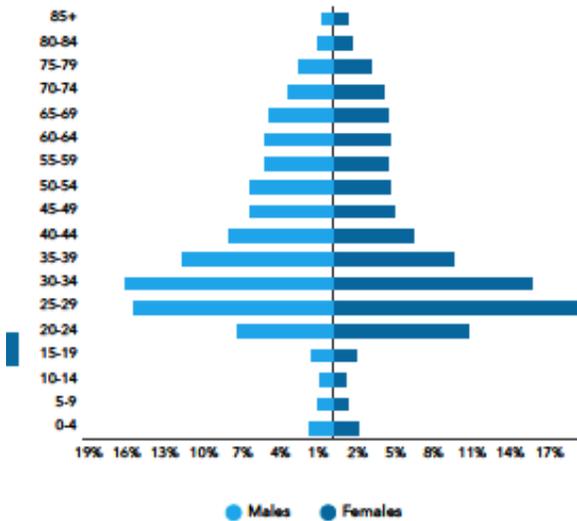


Bars show comparison to

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AGE BY SEX

Median Age: 36.1

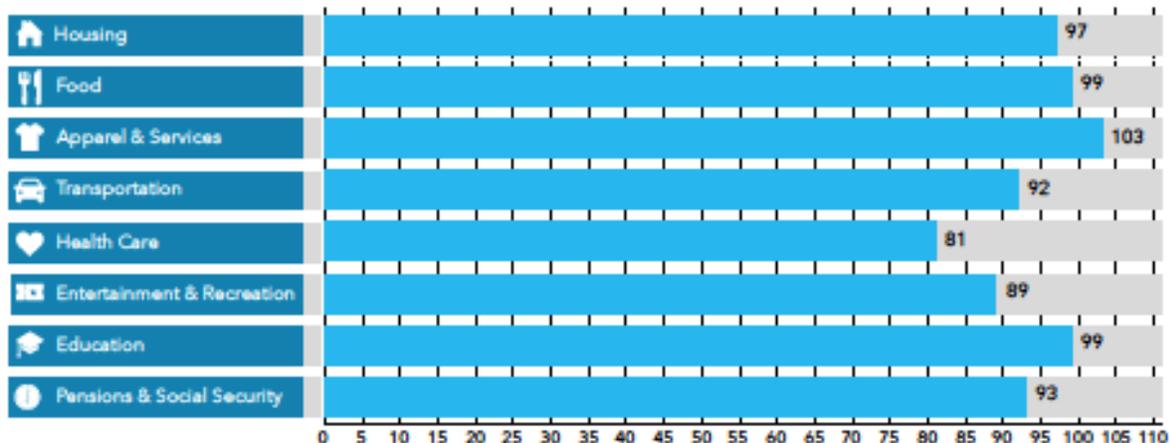


KEY FACTS FOR THE AREA

- POPULATION: 48,169
- HOUSEHOLDS: 31,147
- AVERAGE SIZE HOUSEHOLD: 1.44
- WEALTH INDEX: 61
- HOUSING AFFORDABILITY: 34
- DIVERSITY INDEX: 58
- MEDIAN HOME VALUE: \$722,522
- FORECASTED ANNUAL GROWTH: 1.55%

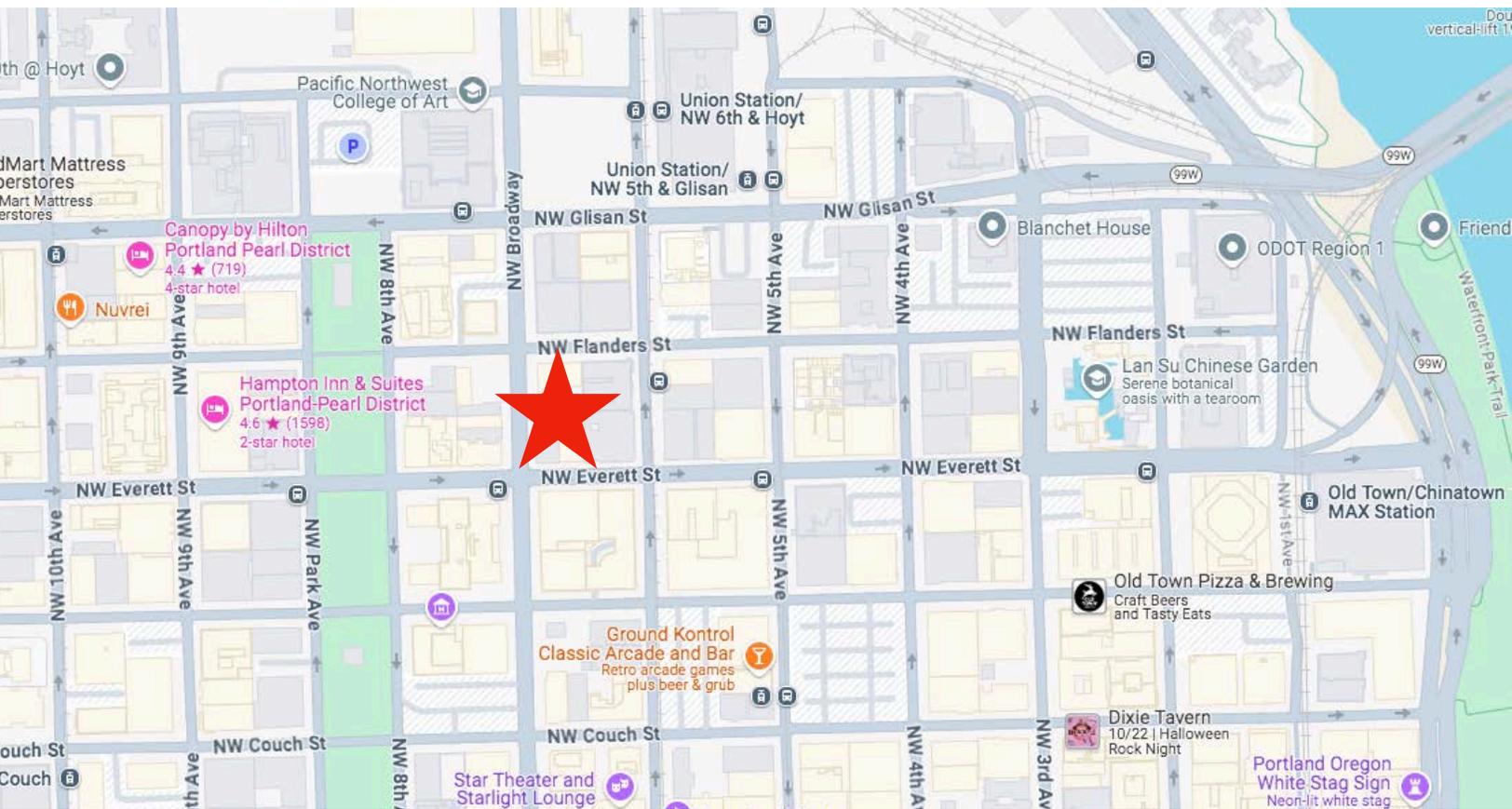
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



The information contained herein has been obtained from sources we deem reliable. All information should be verified prior to lease.

THE NEIGHBORHOOD



SHOP

Pendleton Home Store
 Tactics Portland
 Bridge City Soles
 Powell's Books
 Cal Skate Skateboards
 Unspoken Clothing
 EWF Modern
 Oregon Leather Co
 Blick Art Supply

EAT

Bowery Bagels
 Sushi Ichiban
 Kasbah Moroccan Cafe
 Above Grnd Coffee
 Monte Rossa Cafe
 Nuvrei Bakery
 Voodoo Doughnut
 Old Town Pizza and
 Brewing

PLAY

Blue Sky Gallery
 North Park Blocks
 Waterfront Park
 Froelick Gallery
 Augen Gallery
 Classic Chinese Garden
 Portland Art Museum
 Ground Kontrol
 Star Theatre

STAY

Canopy by Hilton
 Hampton Inn
 The Society Hotel
 Harlow Hotel
 Ace Hotel
 The Benson
 Crystal Hotel
 Ritz Carlton
 Kimpton Hotel Vintage

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100

WALKER'S PARADISE



92

EXCELLENT TRANSIT



99

VERY BIKEABLE