

## SUBLEASE OPPORTUNITY

FOR SUBLEASE | APPROX ±1,500-3,000 SF RETAIL + BASEMENT W/OFFICE  
3037 N WILLIAMS AVE, PORTLAND, OR 97227



## PROPERTY DESCRIPTION

Available now - turnkey bar/restaurant in the Williams district of North Portland. Located in mixed-use building and next door to 215 unit apartment building.

## PROPERTY HIGHLIGHTS

- Ideal uses: Cafe, wine bar, general retail
- Exposed brick, wood floors, and tall ceilings
- Built-in bar & built-in coolers
- Prep kitchen area with hoodless electric stovetop
- 35-gal grease receptacle
- Bike room access
- Approx 1,500 SF basement storage w/office
- Common area restrooms
- Term ends 2/28/2030

## OFFERING SUMMARY

Main Floor Lease Rate:	\$30.00 SF/yr (NNN)
Basement Lease Rate:	\$4.00 SF/yr (NNN)
Main Floor SF:	1,500 SF
Basement SF:	1,500 SF
Building Size:	10,485 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,355	3,529	12,226
Total Population	2,719	7,182	25,656
Average HH Income	\$135,663	\$131,783	\$135,226

## MARISSA LEE

Commercial Broker  
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971.280.2222

Commercial Real Estate NW  
7320 SW Hunziker Rd, Ste 203  
Tigard, OR 97223  
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ADDITIONAL PHOTOS

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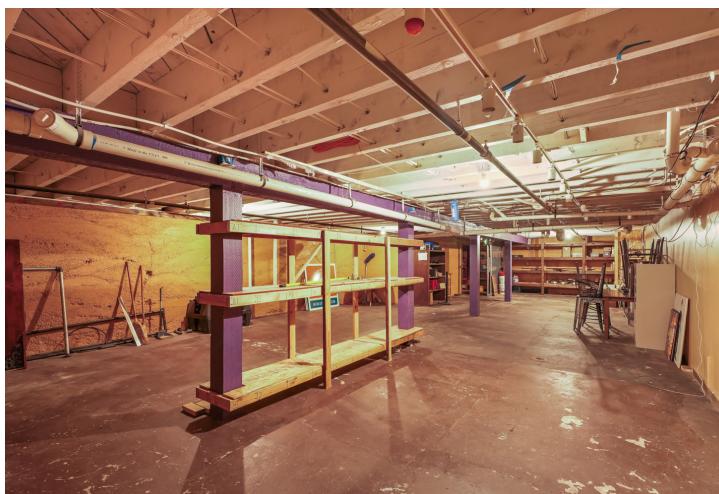
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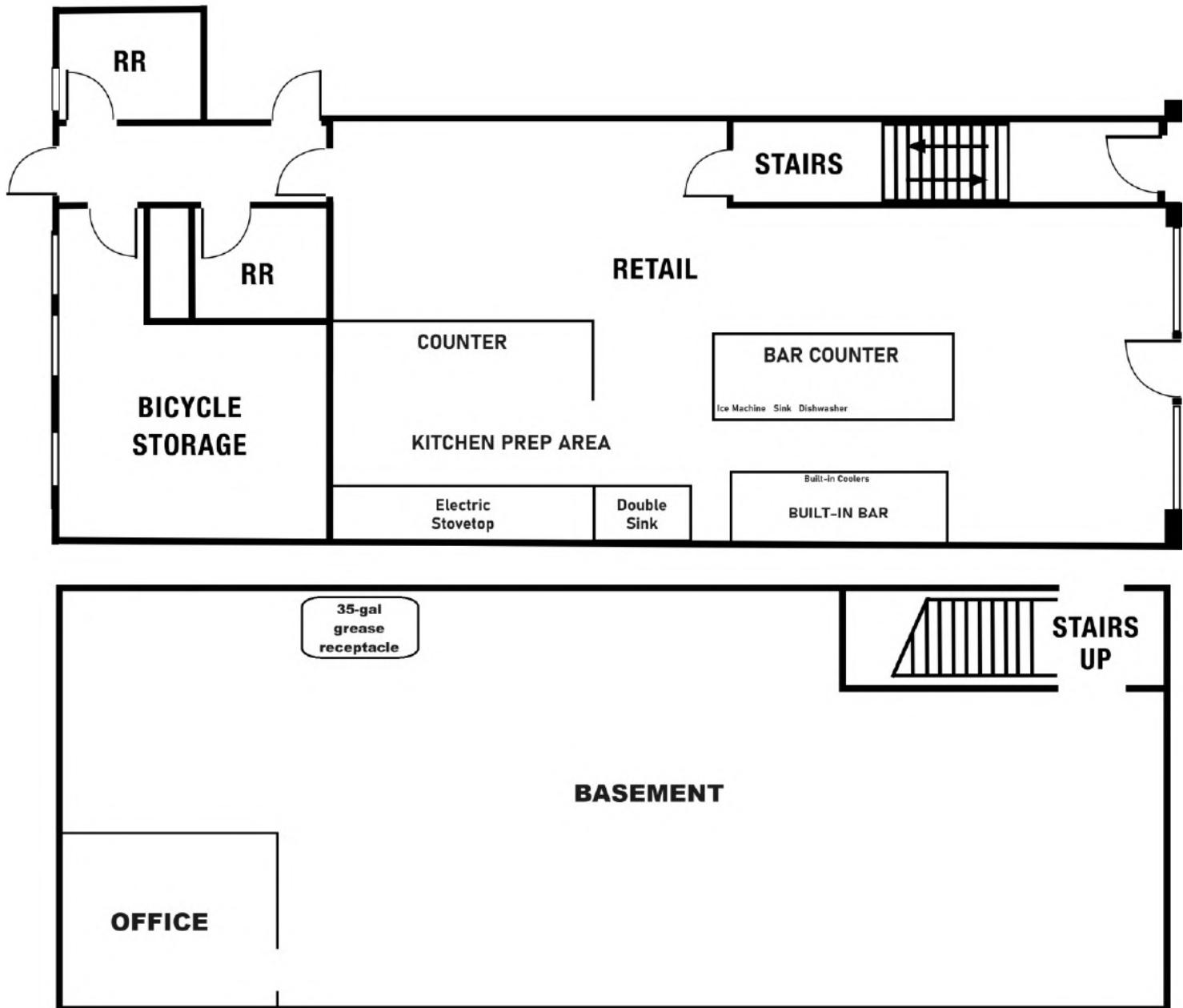


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FLOOR PLAN

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3037-3041 N WILLIAMS AVE & 18-20 N MONROE ST, PORTLAND, OR 97227



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RETAILER MAP

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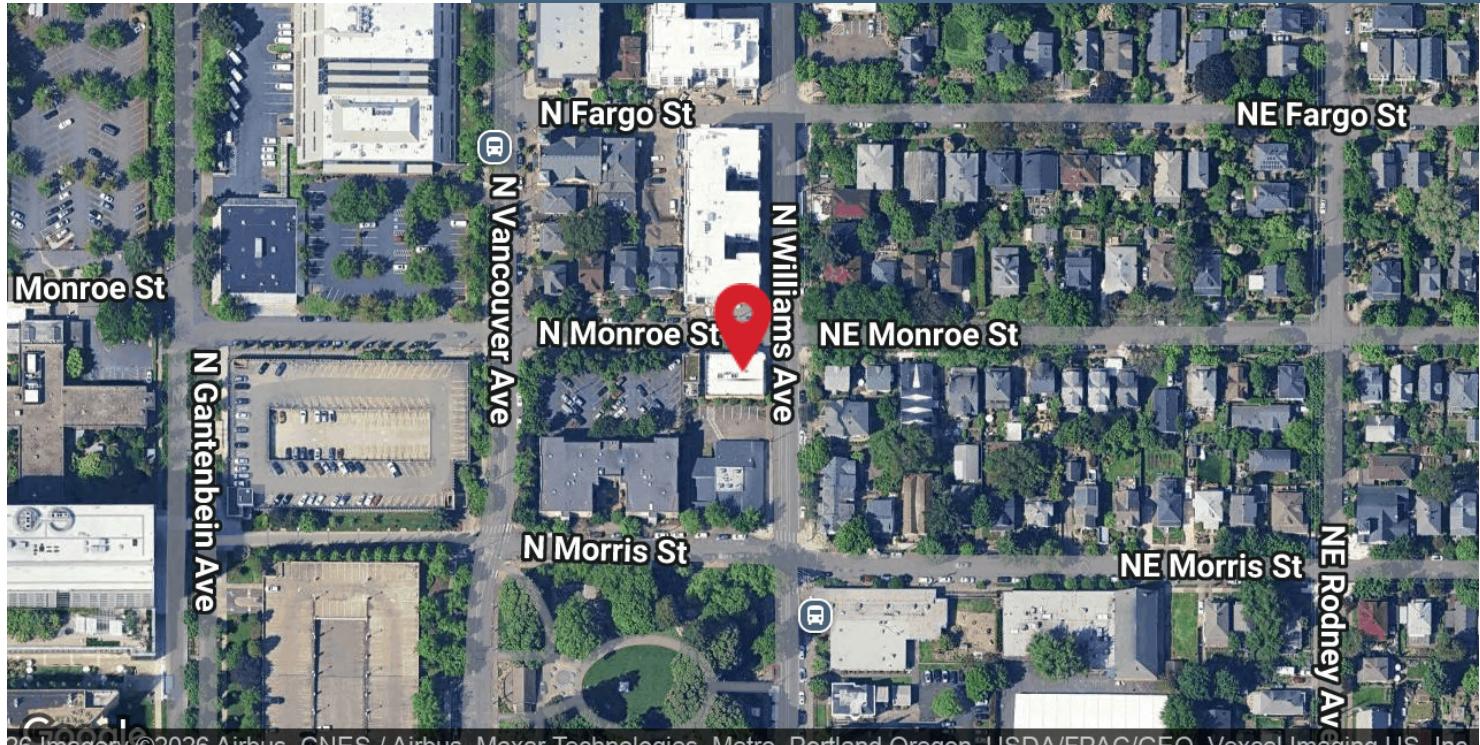
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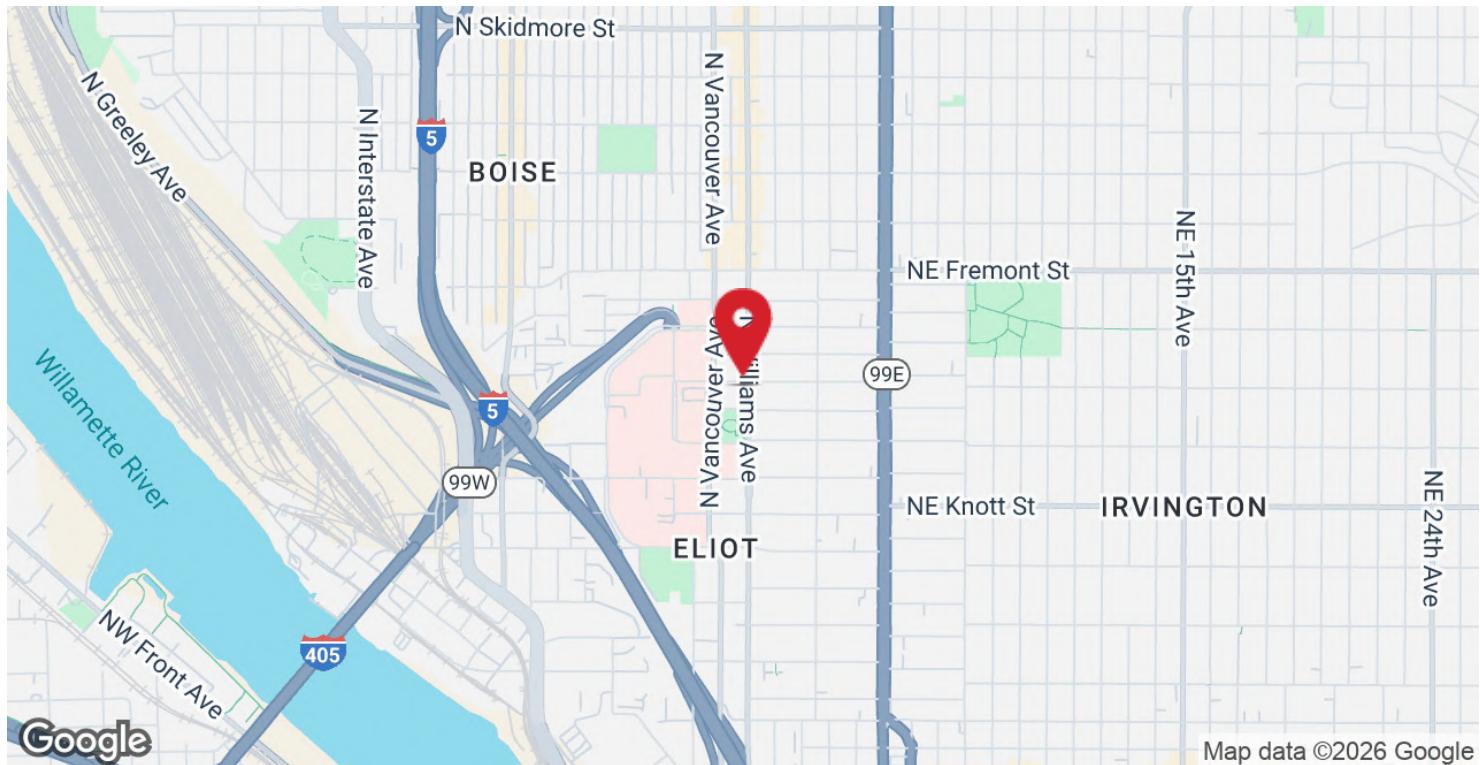
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LOCATION MAP

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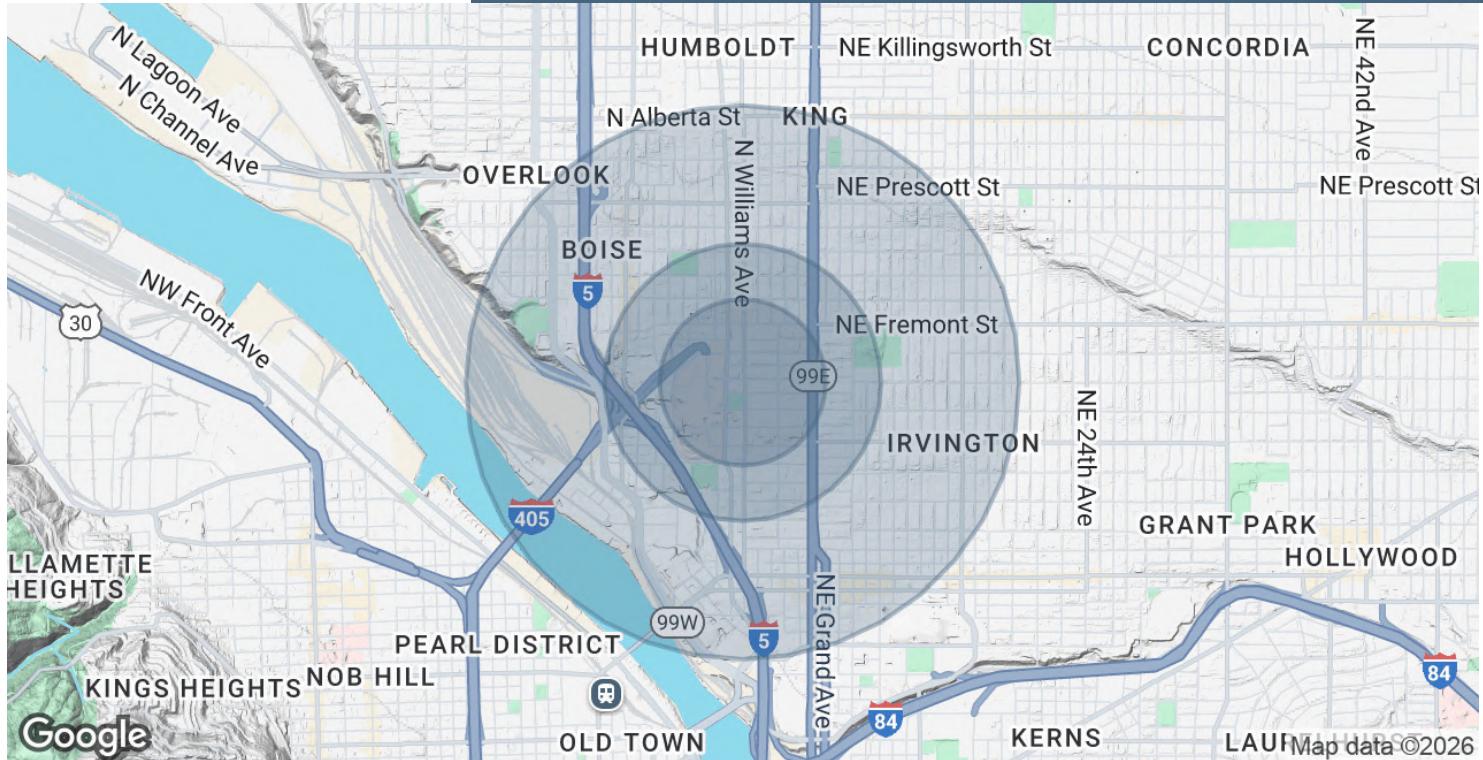


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,719	7,182	25,656
Average Age	37	38	39
Average Age (Male)	37	38	39
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,355	3,529	12,226
# of Persons per HH	2	2	2.1
Average HH Income	\$135,663	\$131,783	\$135,226
Average House Value	\$719,576	\$708,570	\$763,719

Demographics data derived from AlphaMap

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